



Townsend Town Council Meeting Agenda
August 5th, 2026 @ 7:00 pm
VIA CONFERENCE CALL & Town Hall
141 Main St, Townsend, DE 19734

7:00 pm Town Council Meeting

- I. Call to Order:
- II. Opening Ceremonies
 - A. Roll Call:
 - B. Pledge of Allegiance:
 - C. Moment of Silence:
 - D. Recognition of Visitors:
 - E. Announcements:
- III. General Citizen Comments:
- IV. Review/Adoption of Agenda:
- V. Approval/ Rejection of Minutes:
 - A. **ACTION ITEM:** Approval/Rejection of Town Council Minutes from June 24th, 2026, Special Town Council Meeting.
 - B. **ACTION ITEM:** Approval/Rejection of Town Council Minutes from July 1st, 2026, Town Council Meeting.
- I. Departmental Reports:
 - A. Mayor S. Lobdell
 1. **ACTION ITEM:** Swearing in of new PC Member J. Hollis.
 - B. New Castle County Councilman Dave Carter
 - C. Town of Townsend Police Chief's Report
 1. **ACTION ITEM:** Discussion and review of CRF Funding Award.
 2. **ACTION ITEM:** Discussion and Review of updates on Police Vehicle Purchases.
 - D. Town Solicitor Lisa Hatfield
 - E. Town Engineer Brian Miller
 1. **ACTION ITEM:** Discussion and Review of Bond Recommendation for Major Subdivision "Townsend Crossing" with potential vote of Council for approval.
 2. **ACTION ITEM:** Discussion and Review of Bond Reduction Request from Developer for "Townsend Crossing" with potential vote of Council for approval.
 - F. Town Manager Julie Goodyear

Town Meetings will be held both in person and in a virtual format.

Those wishing to attend virtually may dial **1(301)715-8592**. When directed, provide following meeting ID **827- 6421-7575#** and then the following password **361631#** to enter the meeting. If you choose to access the meeting online click the following link: <https://us02web.zoom.us/j/82764217575?pwd=aHI4RDhTZ0xiME1HV0ZOcHRxSHZ3QT09>

Residents will be able to view documents posted to the meeting tab on the Town website at <https://townsend.delaware.gov> or by joining the meeting via computer.

1. **ACTION ITEM:** Discuss and review of CRF funding Awards.
2. **ACTION ITEM:** Discussion and review of MSA Funding Award.
3. **ACTION ITEM:** Discussion and review with potential vote of Council to consider Planning Commissions recommendation for Annexation of Parcel #'s 1401600043, 1401600045 & 1401600046"
4. **ACTION ITEM:** Discussion and possible vote of Council to approve Resolution 2026-008, a resolution for the Inter-abled Playground Project.

G. Public Works Supervisor Rick Boyer

II. Committee Reports:

A. **Finance Committee:** Chair: Councilman J. Bangura, Co-Chair: Mayor S. Lobdell

1. **ACTION ITEM:** Review and possible discussion on June 2026 Budget vs. Actual Reports.
2. **ACTION ITEM:** Discussion and review with potential vote of Council for Resolution 2026-006 "A Resolution for new Tax Rates"
3. **ACTION ITEM:** Discussion and review with potential vote of Council for Resolution 2026-007 "Adopting FY27 Budget"

B. **Human Resources Committee:** Chair: Councilman Sharif, Co-Chair: Mayor S. Lobdell

1. **ACTION ITEM:** Discussion and review of staffing updates.

C. **Public Works and Land Use Development Committee:** Chair: Councilman M. Chapman, Co-Chair: Councilman S. Sharif

1. **ACTION ITEM:** Discussion and Review with potential vote of Council on Park Electric Proposals.
2. **ACTION ITEM:** Discussion and review with potential vote of Council to open an RFP for Road Repairs/Replacement for Taylor Street.

D. **Public Safety Committee:** Chair: Councilman D. Wiggins, Co-Chair: Councilman J. Bangura

1. **ACTION ITEM:** Discussion and review of Police Building Updates.

E. **Community Engagement Committee:** Chair: Councilman D. Wiggins

1. **ACTION ITEM:** Discussion and Review of "Hometown Heroes" project and future funding plans.

F. **Code Review Committee:** Chair: Mayor S. Lobdell, Co-Chair: Councilman M. Chapman

III. Discussion of future agenda items.

IV. Recess Council Meeting to Convene Executive Session.

- I. **Convene Executive Session:** Pursuant to 29 Del. C. §§10004(b)(9), the Town Council will consider a motion to meet in an executive session for the discussion of personnel matters.
 - V. **Close Executive Session & Re-convene Council Meeting.**
 - A. **ACTION ITEM:** Possible vote of Council.
 - VI. Adjournment.
-

The Mayor and Council of the Town of Townsend



**Mayor
Scott Lobdell**

**Councilman
Dylan Wiggins**

**Councilman
Joseph Bangura**

**Councilman
Matthew Chapman**

**Councilman
Syed Sharif**

**Town Manager
Julie Goodyear**

Certificate of Appointment

I, _____, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Delaware, and that I will faithfully discharge the duties as a member of the Planning Commission for the Town of Townsend by studying, researching, planning and making advisory recommendations regarding matters relating to the Town of Townsend's Zoning and Unified Development Code and Comprehensive Plan.

Townsend Planning Commission

Sworn before me _____, 2026

Kelsey Gallagher
Town Clerk

TOWNSEND POLICE DEPARTMENT



661 South Street, P.O. Box 223, Townsend, DE 19734
Office 302-464-1262 or 302-464-1237 / Emergency and Non-Emergency 911

July 2026 Town Council Meeting Period: June 1, 2026 – June 30, 2025

- (1) Total Calls For Service - TPD: 220*
- DSP: 11

Civil Matter:	0	Abandoned Veh:	4
Harassment:	0	Parking Violations:	5
PD Crash (1 H/R)	1	Psychiatric Incident:	0
Local Fugitive:	1	Suspicious Activity:	1
Traffic Service:	17	Suspicious Veh:	1
Assault:	0	Warrant Attempt:	1
Crim Mischief:	0	Welfare Check:	1
Burg Alarm:	2	AOA:	11
Public Assist:	0	Domestic Incident:	3
Property Check:	20	Traffic Hazzard:	1
Burglary (residence):	0	Missing Juvenile:	1
Crim Mischief:	1	Disabled Veh:	2
OPR:	1	Vehicle Repo:	1

- (2) Directed Enforcement / Community Outreach Event(s) / Notable:
- Seatbelt targeted patrol (6-1-26)
 - Seatbelt targeted patrol (6-3-26)
 - Speeding targeted patrol (6-11,12-26)
 - Speeding, underage consumption (6-26-26)
 - Assist New Castle City PD Separation Day event(s) 6-13-26
 - PSA / directed enforcement parking violations

**Includes approx. 152 vehicle stops resulting in 70 warnings, 106 citations*

ANNUAL STATS

2024 / 2025

(3)	2024 Total Calls For Service – TPD:	487
(4)	2025 Total Calls For Service – TPD:	584

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Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
A Better Chance for Our Children Inc	\$ 23,472
Fire Protection Storage Improvement Project	\$ 23,472
Big Brothers Big Sisters of Delaware Inc	\$ 100,000
Big Brothers Big Sisters of Delaware's Dover Youth Enrichment Center Renovations	\$ 100,000
Boys and Girls Club of Delaware Inc	\$ 75,000
Georgetown - Expanding Horizons - New Club Build	\$ 75,000
Brave Haven Collective Inc	\$ 200,000
Brave Haven Collective Resource Center Updates	\$ 200,000
Bridgeville Public Library	\$ 70,984
Bridgeville Library HVAC Replacement Project	\$ 70,984
C R D Athletic Club Inc	\$ 150,000
Lighting the Path: Safe Spaces for Youth Athletics	\$ 150,000
Camden-Wyoming Little League Inc	\$ 163,359
2026 CWLL Ballpark Renovation	\$ 163,359
Camp Rehoboth Inc	\$ 100,000
CAMP Rehoboth - CAMPus Complete	\$ 100,000
Catholic Ministry to the Elderly Inc	\$ 130,140
Sidewalk Mitigation to Maintain Safety of Marydale Retirement Village Residents	\$ 130,140
Center for the Creative Arts Inc	\$ 400,000
CCArts Capital Improvement Plan Support	\$ 400,000
Center for the Inland Bays Inc	\$ 26,500
Completing the Promise: Final Infrastructure for the Susan K. Ball Environmental Education Center	\$ 26,500
Central Delaware Housing Collaborative	\$ 125,000
House of Hope Women's Shelter Renovations	\$ 125,000
CHEER Inc	\$ 5,000
CHEER Gateway East Low-Income Senior Citizen Residential Village Administrative and Support Services Building Cabling and Access Control	\$ 5,000
Chimes Foundation Inc	\$ 130,000
The Revitalization of the Millsboro Day Program	\$ 130,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Christina Cultural Arts Center Inc	\$ 500,000
Building a Fully Accessible Space for Creatives to Thrive	\$ 500,000
City of Delaware City	\$ 800,000
Delaware City Park Infrastructure and Safety Project	\$ 450,000
Delaware City Street Paving and Safety Improvement Project	\$ 350,000
City of Harrington	\$ 100,000
City of Harrington Projects	\$ 100,000
City of New Castle	\$ 219,968
City of New Castle - Gray Court (North of 11st Street) - Mill & Overlay, Curbing and ADA Ramps	\$ 111,000
City of New Castle Safe Streets for All Grant Match	\$ 108,968
Clarence Fraim Senior Center of Delaware Inc	\$ 150,000
Pool Locker Rooms Renovation	\$ 150,000
Delaware Aerospace Education Foundation	\$ 519,692
Delaware Discovery Center	\$ 519,692
Delaware Affordable Housing Group Inc	\$ 100,000
Wilmington Affordable Housing Development	\$ 100,000
Delaware Agricultural Museum Association	\$ 162,092
Sika Roof Coating	\$ 162,092
Delaware Art Museum	\$ 144,350
Delaware Art Museum's Sculpture Garden Accessibility Project - Phase III	\$ 144,350
Delaware Botanic Gardens Inc	\$ 140,000
Complete the DBG Basic Infrastructure Plan	\$ 140,000
Delaware Center for Horticulture Inc	\$ 42,000
Capital Improvements to Delaware Center for Horticulture Building	\$ 42,000
Delaware Guidance Services for Children and Youth Inc	\$ 79,800
Investing in Safe, Secure Spaces for At-Risk Youth and Families: Newark	\$ 36,225
Investing in Safe, Secure Spaces for At-Risk Youth and Families: Seaford	\$ 43,575



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Delaware Nature Society Inc	\$ 150,000
Abbott's Mill Nature Center Renovation	\$ 150,000
Del-Mar-Va Council Inc Boy Scouts of America	\$ 200,000
Planning for Success: Dual-Purpose Commercial Kitchen and Dining Hall Facility	\$ 200,000
Donate Delaware Inc	\$ 50,000
Donate Delaware's Durable Medical Equipment and Assistive Technology Initiative	\$ 50,000
DSTA Benevolent Fund Inc	\$ 240,597
Benevolent Building	\$ 240,597
Easter Seals Delaware & Maryland's Eastern Shore Inc	\$ 625,692
Georgetown Facility - Advancing Disability Services Through Sustainable Infrastructure Initiatives	\$ 108,000
New Castle Facility - Advancing Disability Services Through Sustainable Infrastructure Initiatives	\$ 507,692
Smyrna Facility - Advancing Disability Services Through Sustainable Infrastructure Initiatives	\$ 10,000
Edgemoor Community Center Inc	\$ 750,000
From Foundation to Future: Critical Infrastructure and Community Capacity Building at Bellevue Community Center	\$ 750,000
Elizabeth W Murphey School Inc	\$ 63,359
Timely and Needed Renewal	\$ 63,359
Engineer Early Association	\$ 25,000
Engineer Early STEM Center	\$ 25,000
Ezion Fair Community Development Corporation	\$ 200,000
9 Affordable Senior Apartments	\$ 200,000
Felton Little League Inc	\$ 179,700
Felton Little League Facility Improvement and Safety Upgrade Project	\$ 179,700
First State Community Action Agency Inc	\$ 136,036
Headquarters Safety and Accessibility Repairs	\$ 136,036
Frankford Public Library Ltd	\$ 30,000
Frankford Public Library Public Space Flooring Rehabilitation Project	\$ 30,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Friends of Historic Camden Inc	\$ 5,000
Friends of Historic Camden - Additional benches for Brecknock Park	\$ 5,000
Friends of Lums Pond Inc	\$ 100,000
Adaptive kayak launch for Lums Pond State Park	\$ 100,000
Georgetown Little League Inc	\$ 12,740
Park Repairs	\$ 12,740
Greenbank Mill Associates Inc	\$ 300,000
Greenbank Mill: Restoration of the Water Power System, Historical House & Mill	\$ 300,000
Gumboro Community Association Inc	\$ 174,182
Gumboro Community Center Playground & Pavilion Improvement Project	\$ 174,182
Harvest Years Senior Center Inc	\$ 16,179
Required Sprinkler Repair Per NFPA 25	\$ 16,179
Hillel the Foundation for Jewish Campus Life	\$ 250,000
Kristol Center for Jewish Life - New Building	\$ 250,000
Historic Red Clay Valley Inc	\$ 50,000
Track Improvements	\$ 50,000
Hockessin Soccer Club	\$ 233,884
Clubhouse Expansion, including Public-use ADA Compliant Restrooms	\$ 233,884
Howard J Weston Community & Senior Center Inc	\$ 150,000
Safety First	\$ 150,000
Humane Animal Partners Inc	\$ 300,000
HAP Community Clinic & Campus Safety Improvements	\$ 300,000
Indian River Senior Center Inc	\$ 30,000
Entrance and Bathroom Projects	\$ 30,000
Indian River Soccer Club	\$ 48,234
River Soccer Club Community Infrastructure & Economic Development Project	\$ 48,234
Janie's Hands Veterans Transitional Housing Program Inc	\$ 350,000
Resources Center for Transitioning Veterans; Janie's Hands Veterans Transitional Housing Program Inc.	\$ 350,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Kent-Sussex Industries Inc	\$ 465,000
Skill Development Center Capital Improvements	\$ 465,000
La Red Health Center Inc	\$ 75,000
La Red Health Center Georgetown Revitalization Project	\$ 75,000
Laurel Historical Society Inc	\$ 100,000
The George B. Phillips House	\$ 100,000
Laurel Little League of Sussex County	\$ 100,000
Light Up The Night	\$ 100,000
Laurel Senior Center Inc	\$ 75,000
Repairs to historic theater building	\$ 50,000
Senior Computer Lab	\$ 25,000
Lillian Smith Senior Center	\$ 44,500
Demolition of house at 408 Main Street, Clayton, Delaware.	\$ 44,500
Limen House Inc	\$ 100,000
Development of ASAM 3.7 Residential Treatment Facility at 825 Washington Street Adjacent to the Limen for Community Health Revitalization	\$ 100,000
Love-In-Deed Community Development Corporation	\$ 32,000
Love-In-Deed CDC Veterans Housing Capital Improvements	\$ 32,000
Lower Sussex Little League	\$ 206,215
Lighting and Paving	\$ 206,215
Mamie A Warren Senior Center	\$ 38,000
Repair roof, replace leaking AC unit and replace automatic door openers and add additional one.	\$ 38,000
Mary Campbell Center	\$ 100,000
Nature Trail Project	\$ 100,000
MC917 Foundation (Monday Club) Inc	\$ 300,000
Capital Revitalization and Upgrading of The Monday Club Inc	\$ 300,000
Mid-County Center Inc	\$ 100,000
Mid-County Parking Lot & Gym Repair	\$ 100,000
Milford Historical Society	\$ 125,000
Visitor Center and ADA Compliance	\$ 125,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Milford Housing Development Corp	\$ 107,692
Milford Resilient Village & Riverwalk Community Initiative	\$ 107,692
Milford Senior Center Inc	\$ 100,000
Critical Infrastructure Improvement Project	\$ 100,000
Millsboro Little League	\$ 50,000
Millsboro Little League Capital Improvements	\$ 50,000
Ministry of Caring Inc	\$ 500,000
Village of Francis & Clare	\$ 500,000
Modern Maturity Center Inc	\$ 337,235
Modern Maturity Center infrastructure	\$ 337,235
More Than Fitness Inc	\$ 500,000
Phase II Main Building Renovation	\$ 500,000
Nanticoke Indian Association Inc	\$ 65,000
The Nanticoke Indian Associations Operable Partition Walls	\$ 65,000
Nanticoke Little League Inc	\$ 100,000
Field Renovation/Repurpose	\$ 100,000
Nanticoke Senior Center Inc	\$ 55,200
Add a Room	\$ 55,200
NeighborGood Partners Inc	\$ 48,384
Laurel Glen - 36 units of Workforce Apartments in Laurel	\$ 48,384
New Life Foundation Recovery Inc	\$ 300,000
Site Development for Behavioral Health Facility	\$ 300,000
Newark Senior Center Inc	\$ 150,000
Critical Facility Repairs - Phase 2	\$ 150,000
Newark Union Corporation	\$ 150,000
Historic Newark Union Church & Cemetery Property Enhancement Project	\$ 150,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Ocean View Historical Society	\$ 41,500
Additional Resources for Roof Replacements	\$ 9,500
Signage	\$ 7,000
Structural Integrity of and Equipment Replacement Within Village Buildings	\$ 25,000
Our Daily Bread Dining Room of MOT Inc	\$ 135,933
Our Daily Bread Building Flooring Replacement and Essential Kitchen Upgrades	\$ 135,933
Peoples Place II Inc	\$ 100,000
Comprehensive Safety and Security Enhancement Project	\$ 100,000
Piedmont Little League Inc	\$ 60,000
Baseball Field Safety Netting	\$ 60,000
Reeds Refuge Center Incorporated	\$ 100,000
Reeds Refuge Center, Inc. - Community Expansion Project	\$ 100,000
Richard Allen Coalition Inc	\$ 650,000
Richard Allen Restoration	\$ 650,000
Ronald McDonald House Charities of Greater Delaware Inc	\$ 248,483
Building Repairs and Renovations	\$ 248,483
Rose Hill Community Center	\$ 160,000
Restrooms Remodel	\$ 160,000
Saint Anthony's Community Center Inc	\$ 150,000
SACC Infrastructure Project	\$ 150,000
Seaford Community Swim Center Inc	\$ 200,000
Seaford Community Swim Center, Inc. Pool Refurbishment	\$ 200,000
Seaford Historical Society	\$ 35,000
Ross Mansion Wiring	\$ 35,000
Selbyville Historical Society	\$ 5,000
Townsend Home Transformation	\$ 5,000
Sojourners Place Inc	\$ 250,000
Acquisition of Core Facility Equipment - Kitchen & Solar Systems.	\$ 250,000
Sonshine Equine Inc	\$ 50,000
Sonshine Equine Corral	\$ 50,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Sunset Bridge Corporation	\$ 135,850
Construction Preparation, Initiation & Permitting for Sunset Bridge Corporation Retreat Home	\$ 35,850
Foundation, Driveway and Parking Areas for Sunset Bridge Corporation Retreat Home	\$ 74,500
House Framing for the Sunset Bridge Corporation Retreat Home	\$ 25,500
Supporting Kidds Inc	\$ 39,000
Resurfacing Supporting Kidds' Playground	\$ 39,000
Sussex Land Foundation Inc	\$ 127,427
Ickford Park – Phase 3: Cannon-Maston House Interior Interpretation & Trail Development	\$ 127,427
Sussex Rotary Can-Do Playground Inc	\$ 50,000
Sussex Rotary Can-Do Playground	\$ 50,000
The Bernard and Ruth Siegel Jewish Community Center of Delaware Inc	\$ 337,750
Campus Safety and Security Enhancement Project	\$ 337,750
The Christian Storehouse Inc	\$ 60,000
HVAC	\$ 60,000
The City of Milford	\$ 200,000
Playground Replacement	\$ 200,000
The Milton and Hattie Kutz Home Inc	\$ 500,000
Enrich and Enhance the Lives of our Elders at Kutz Senior Living Campus	\$ 500,000
The Music School of Delaware Inc	\$ 49,500
Concert Hall Educational and Technical Upgrades	\$ 49,500
The Skating Club of Wilmington Inc	\$ 39,724
Skating Club of Wilmington Critical Capital Projects - Accessibility, Energy Efficiency, Security and Sustainability	\$ 39,724
Todmorden Foundation	\$ 500,000
The Flats Affordable Housing, Phase VI-A	\$ 500,000
Tova Community Health Inc	\$ 37,000
Reimagining Primary Care: Transforming exam rooms into Observation Treatment spaces to expand access to care.	\$ 37,000



Community Reinvestment Fund (CRF) Fiscal Year 2027

Organization Name and Project Title	CRF Award
Town of Bowers	\$ 63,000
Drainage, road and park parking lot improvements / resurfacing	\$ 63,000
Town of Clayton	\$ 47,955
Rebar Park Revitalization	\$ 47,955
Town of Delmar	\$ 100,000
Storm Water Catch Basins	\$ 100,000
Town of Elsmere	\$ 36,000
Town of Elsmere Revitalization	\$ 36,000
Town of Felton	\$ 95,416
Light Tower's	\$ 22,476
Town Hall Upgrades	\$ 7,510
Vactron CV573SGT Vacuum Excavation System	\$ 65,430
Town of Fenwick Island	\$ 11,390
Fenwick Island Speed Sign Project	\$ 11,390
Town of Greenwood	\$ 55,000
Greenwood Parl/Playground revitalization	\$ 55,000
Town of Laurel	\$ 92,000
Phase 2 Laurel Alderman Court	\$ 92,000
Town of Magnolia	\$ 300,000
Water Storage Tower - Magnolia	\$ 300,000
Town of Ocean View	\$ 74,887
Berzins Nature Park	\$ 74,887
Town of Townsend	\$ 270,000
Community Center Development	\$ 270,000
Town of Wyoming	\$ 50,000
Town of Wyoming Projects	\$ 50,000
Townsend Police Department	\$ 75,000
Townsend Police Station - Renovations / New Building	\$ 75,000
Trap Pond Partners Inc	\$ 100,000
Historic Jason Beach restroom interior restoration and Campground Entrance Road paving repairs	\$ 100,000
West End Neighborhood House Inc	\$ 500,000
The Vistas at Saint Francis	\$ 500,000



**Community Reinvestment Fund (CRF)
Fiscal Year 2027**

Organization Name and Project Title	CRF Award
Wilmington Drama League Inc	\$ 100,000
Black Box Project	\$ 100,000
Women of Value Inc	\$ 50,000
House of Refuge Building Improvements	\$ 50,000
Zoe Ministries Inc	\$ 65,000
Transitional Counseling Office	\$ 65,000
Grand Total	\$ 20,000,000

Town of Townsend Engineer's Report

TO: Julie Goodyear, Town Manager

FROM: Brian Miller, PE

DATE: July 31, 2026

General Engineering

Date	Description
	Communication with Town regarding grant opportunities.

Permit Reviews

TWNSD25001

Date	Description
6/29/2026	Reviewed permeable pavers for 338 Coralroot Dr.
7/6/2026	Returned permit review for 26-00123, 26-00128, and 26-00129
7/7/2026	Returned permit review for 26-00122.
7/7/2026	Returned updated permit review for 26-00116.
7/7/2026	Returned permit review for 26-00127 and 26-00131.
7/14/2026	Returned updated permit review for 26-00122.
7/24/2026	Teams call with Town staff regarding permit review with follow-up email response.
7/27/2026	Returned permit review for 27-00003, 27-00004, and 27-00005

Capital Projects

TWNSD25009 661 South Street

Date	Description
6/30/2026	Confirmed Pennoni effort to update the OSFM site plan.
7/20/2026	Submitted OSFM site plan for Artesian Water service application.

TWNSD26004

Date	Description
7/2026	Preparing requested proposal for services.

TWNSD26005

Date	Description
7/31/2026	Submitted requested proposal for services via email to Town Manager.

Development Projects

TWNSD25003 Woods at Hidden Creek

Date	Description
2/19/2026	Facilitated the preconstruction meeting for Phases 7 & 9 via Teams.

TWNSD25004 Townsend Cove (Acres)

Date	Description
6/3/2026	Facilitate pre-construction meeting via Teams.
6/8/2026	Issued meeting minutes with meeting notes from AECOM for NCC PW.

Construction Pending DeDOT Entrance plan approval.

TWNSD25005 Townsend Crossing

Date	Description
4/2026	Coordination with developer via email regarding bonding requirements.

Kelsey Gallagher

From: Steve Wilkinson <steve@wilkinsonproperties.com>
Sent: Wednesday, July 22, 2026 2:07 PM
To: Julie Goodyear
Cc: Scott Lobdell; Steve Wilkinson
Subject: RE: Townsend Crossings
Attachments: Bond reduction request.xlsx



Caution: External (steve@wilkinsonproperties.com)

Sensitive Content [Details](#)



[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This message originated from outside the organization

Julie,

Thanks for reaching out.

I would like to make a new initial bond reduction request based on Pennoni's recent recommendation.

I am asking if the scope of work listed below can be excluded from the initial bond since all of this work will be required to be completed before the Town will release building permits.

If approved, the initial bond posted, before I can start any work, will be for the balance of the site work, including the 20% contingency and the 5% inspection as reflected below.

Please let me know if you need any additional information to process this request.

Thanks for your help.

Steve

Requested Exclusions from Initial Bond

Layout/GPS	1 LS	\$72,380.00	\$72,380.00
Clearing	1 LS	\$16,500.00	\$16,500.00
E&S	1 LS		\$36,566.40
Bulk Excavation	15,516 CY	\$15.17	\$235,416.86
Storm Sewer	624 LF	\$198.59	\$123,919.86
GABC	1,500 TN	\$37.34	\$56,016.00
Type 2 Curb	2,504 LF	\$34.46	\$86,296.00
Base Paving	660 TN	\$106.77	\$70,470.40
Total			\$697,565.52

Proposed Reduced Initial Bond

Pennoni Suggested Full Estimate	\$1,244,621.16
Requested exclusions from initial bond	(\$697,565.52)
 New Proposed Total	 \$547,055.64
20% Contingency	\$109,411.13
Total Amount (120%)	\$656,466.77
 Inspection Fee, 5%	 \$27,352.78
Total Including Contingency and Inspection Fee	\$683,819.55

Requested Exclusions from Initial Bond

Layout/GPS	1 LS	\$72,380.00	\$72,380.00
Clearing	1 LS	\$16,500.00	\$16,500.00
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 Inspection Fee, 5%	 \$27,352.78
Total Including Contingency and Inspection Fee	\$683,819.55



July 20, 2026

TWNSD25005

Town of Townsend

Attn: Julie Goodyear, Town Manager

141 Main Street

Townsend, DE 197340

**RE: Townsend Crossings (Parcel ID No. 2500800002)
Performance Bond Recommendation**

Dear Ms. Goodyear:

We reviewed the Project Estimate submission prepared by Wilkinson Properties, for Townsend Crossings subdivision located at 100 Karins Boulevard, Townsend, Delaware. We reviewed the "Construction Plans for Townsend Crossings", dated September 12, 2024, the "Record Major Subdivision Plan w/ Rezoning for Townsend Crossings", dated April 1, 2024, and the "Sediment and Stormwater Management Plans for Townsend Crossings", dated September 12, 2024. A copy of the submitted cost estimate is enclosed. Items for the sanitary sewer and water system improvements were not included since those improvements are reviewed and approved by the appropriate public utilities.

Per Section "24.32.020 Performance Guaranty" of the Town of Townsend Municipal Code, the developer shall provide financial security in the amount of 120% of the estimated cost of improvements.

Per Section "24.32.010 Inspection Fee Escrow" of the Town of Townsend Municipal Code, the developer shall provide escrow for professional services with a minimum amount of 5% of the estimated cost of improvements.

The breakdown with the adjusted costs and Town requirements for contingency and professional services is:

Townsend Crossings	
Pennoni Suggested Construction Estimate	\$1,244,621.16
20% Contingency	\$248,924.23
Total Suggested Bond Amount (120%)	\$1,493,545.39
Inspection Fee Escrow (5%)	\$62,231.06
Total Including Contingency and Inspection Fee	\$1,555,776.45

If there are any questions, please contact me at 302-351-5266 or via email at bmiller@pennoni.com.

Sincerely,

PENNONI ASSOCIATES INC.

Brian W. Miller, PE, ENV SP, CDT
Senior Engineer

BWM/avp

Enclosures: Performance Bond Estimate
 Project Estimate

c: Steve Wilkinson – Wilkinson Properties



Construction Cost Breakdown
Townsend Crossing
Town of Townsend
Performance Bond Estimate
July 20, 2026

	Quantity	Units	Unit Price	Amount
I. Sitework				
Layout/GPS	1	LS	\$ 72,380.00	\$ 72,380.00
Clearing	1	LS	\$ 16,500.00	\$ 16,500.00
E&S	1	LS	\$ 36,566.40	\$ 36,566.40
SWM Pond	1	LS	\$ 99,492.48	\$ 99,492.48
Bulk Excavation	15,516	CY	\$ 15.17	\$ 235,416.86
Storm Sewer	624	LF	\$ 198.59	\$ 123,919.86
GABC	1,500	TN	\$ 37.34	\$ 56,016.00
Type 2 Curb	2,504	LF	\$ 34.46	\$ 86,296.00
ADA Ramps	11	EA	\$ 1,500.00	\$ 16,500.00
Concrete Driveway Aprons	2,750	SF	\$ 11.51	\$ 31,646.30
Sidewalk	12,300	SF	\$ 11.51	\$ 141,545.26
Base Paving	660	TN	\$ 106.77	\$ 70,470.40
Final Paving	440	TN	\$ 122.16	\$ 53,751.00
Top Soil Open Space	19,882	SY	\$ 2.12	\$ 42,076.80
Seed and Mulch Open Space	19,882	SY	\$ 0.90	\$ 17,893.80
Karins Blvd Crosswalk Striping	2	EA	\$ 1,000.00	\$ 2,000.00
Demolition (Karins Blvd Island and Entrances)	1	LS	\$ 10,800.00	\$ 10,800.00
As-built	1	LS	\$ 4,000.00	\$ 4,000.00
Street Lighting	1	LS	\$ 30,000.00	\$ 30,000.00
Furnish and Install Street Trees	143	EA	\$ 600.00	\$ 85,800.00
Furnish and Install Street Shrubs	165	EA	\$ 70.00	\$ 11,550.00
			Subtotal	\$ 1,244,621.16
Construction Subtotal				\$ 1,244,621.16
20% Contingency				\$ 248,924.23
Total Suggested Performance Guaranty				\$ 1,493,545.39
5% Professional Services Escrow				\$ 62,231.06
Total Suggested Performance Guaranty Including Contingency and Inspection Fee				\$ 1,555,776.45

Note: Improvements including sanitary sewer, water distribution, and state roads are handled separately with the agencies having jurisdiction for the improvements and final acceptance for the improvements.

Townsend Crossing

Sitework

Item	Quantity	Unit	Unit Price	TOTAL
Layout/GPS	1	LS	\$ 72,380.00	\$ 72,380.00
Clearing	1	LS	\$ 16,500.00	\$ 16,500.00
E&S	1	LS	\$ 36,544.40	\$ 36,566.40
SWM Pond	1	LS	\$ 99,492.48	\$ 99,492.48
Bulk Excavation	15516	CY	\$ 15.17	\$ 235,416.86
Sanitary Sewer	2700	LF	\$ 93.47	\$ 252,370.43
Storm Sewer	520	LF	\$ 198.59	\$ 103,266.55
Water -Labor Only	1400	LF	\$ 86.41	\$ 120,976.10
Water - Material	1	LS	\$ 160,000.00	\$ 160,000.00
GABC	1500	TN	\$ 37.34	\$ 56,016.00
Type 2 Curb	2504	LF	\$ 34.46	\$ 86,296.00
Flat Concrete Open Space	5875	SF	\$ 11.51	\$ 67,608.00
Base Paving	660	TN	\$ 106.77	\$ 70,470.40
Final Paving	440	TN	\$ 122.16	\$ 53,751.00
Top Soil Open Space	19882	SY	\$ 2.12	\$ 42,076.80
Seed and Mulch Open Space	19882	SY	\$ 0.90	\$ 17,893.80
Sitework Total				\$ 1,491,080.82

Entrance

Item	Quantity	Unit	Unit Price	TOTAL
Demolition	1	LS	\$ 10,880.00	\$ 10,880.00
Curb	90	LF	\$ 44.49	\$ 4,004.00
Sidewalk	670	SF	\$ 10.00	\$ 6,700.00
Roadway Base Coarse	33	TN	\$ 267.96	\$ 8,842.68
Roadway Milling	6000	SF	\$ 1.73	\$ 10,357.86
Wearing Course	88	TN	\$ 215.15	\$ 18,933.00
Striping	1	LS	\$ 20,688.50	\$ 20,688.50
Entrance Total				\$ 80,406.04

Scott Lobdell, Mayor
Joseph Bangura, Councilman
Matthew Chapman, Councilman
Dylan Wiggins, Councilman
Syed Sharif, Councilman



Julie Goodyear, Town Manager
Jennifer Helms, Financial Officer
Kelsey Gallagher, Town Clerk
Brian Miller, Town Engineer
Lisa Hatfield, Town Solicitor
Julie Abrams, Administrative Assistant

Town Manager- Monthly Report

July 2026 Recap

Townhall/TM:

- TM attended Council MTG: 7/1
- TM attended PWLUD Committee MTG: 7/10
- TM and CM Wiggins toured Whitehall Rec Center for research on upcoming Community Center Project
- TM attended Planning Commission MTG: 7/15
- TM & Mayor attended MTG with NCC Sewer to review Sewer Agreement: 7/17
- TM met with Director of "Our Daily Bread" to continue discussions with our partnership on a Community Fridge/Pantry: 7/17
- TM met with interested developers "Lennar" on potential development opportunities in Town limits: 7/21
- TM conducted Employee Reviews: 7/22

Permits: 27 permits issued in July

- | | |
|---------------------|------------------------|
| • Basement (2) | • New Construction (6) |
| • Concrete (1) | • Plumbing (2) |
| • Deck (1) | • Pool (1) |
| • Fence (5) | • Roof (4) |
| • HVAC (3) | • Sign (1) |
| • Miscellaneous (1) | |

Licensing:

- 10 Contractor License issued/ renewed in July
 - 142 Active Contractor Licenses
- 40 Business Licenses active for 2026
- 17 Rental Licenses renewed for 2026

Grants:

- 2026 Glass Recycling Foundation Grant
 - Requesting Funding for glass recycling initiative at Community Park
- Delmarva Sustainable Communities Grant
 - Requesting \$10,000 to support the smaller park improvements to include
 - Inter-abled playground features
 - Recycling hub
 - Educational park features

- Seating and canopies
- ORPT 2026
 - Requesting Funding for Inter-abled playground at larger park
- CRF grant: Community Center **AWARDED \$270,000.00**

Rentals: 1 Park, Pavillion or Gazebo Rentals in July

- Slims Chance Bulldogs- Have rented the baseball fields for the season. Daily rental from 4:30pm to 8:00pm.
- Pavillion Rental 7/12: Satisfactory post inspection- full security deposit returned

Code Enforcement: 0 Violation(s) Issued

Property Information Requests: 96 (Generating \$960.00 in revenue)

- | | | |
|-----------------|-----------------|-----------------|
| • 25-001.00-135 | • 25-001.00-007 | • 25-004.00-120 |
| • 25-008.00-057 | • 25-003.00-003 | • 25-008.00-167 |
| • 25-008.00-178 | • 25-002.00-079 | • 25-008.00-007 |
| • 25-009.00-018 | • 25-004.00-091 | • 25-008.00-120 |
| • 25-003.00-109 | • 25-008.00-144 | • 25-009.00-034 |
| • 25-004.00-129 | • 25-008.00-036 | • 25-001.00-064 |
| • 25-003.00-063 | • 25-001.00-260 | • 25-004.00-124 |
| • 25-008.00-184 | • 25-002.00-045 | • 25-008.00-125 |
| • 25-002.00-065 | • 25-001.00-109 | • 25-004.00-070 |
| • 25-004.00-006 | • 25-003.00-079 | • 25-008.00-184 |
| • 25-001.00-263 | • 25-001.00-084 | • 25-004.00-045 |
| • 25-001.00-040 | • 25-004.00-319 | • 25-001.00-217 |
| • 25-001.00-198 | • 25-003.00-115 | • 25-001.00-058 |
| • 25-008.00-011 | • 25-001.00-153 | • 25-008.00-108 |
| • 25-002.00-003 | • 25-001.00-233 | • 25-001.00-158 |
| • 25-003.00-064 | • 25-003.00-080 | • 25-001.00-139 |
| • 25-001.00-175 | • 25-001.00-263 | • 25-008.00-225 |
| • 25-001.00-101 | • 25-008.00-127 | • 25-002.00-069 |
| • 25-001.00-177 | • 25-008.00-178 | • 25-008.00-212 |
| • 25-003.00-038 | • 25-003.00-109 | • 25-002.00-061 |
| • 25-008.00-187 | • 25-004.00-129 | • 25-003.00-101 |
| • 25-001.00-069 | • 25-003.00-063 | • 25-003.00-013 |
| • 25-004.00-111 | • 25-008.00-184 | • 25-001.00-123 |
| • 25-008.00-059 | • 25-002.00-065 | • 25-004.00-047 |
| • 25-001.00-248 | • 25-004.00-006 | • 25-008.00-057 |
| • 25-003.00-073 | • 25-001.00-223 | • 25-003.00-133 |
| • 25-008.00-110 | • 25-009.00-030 | • 25-004.00-046 |
| • 25-004.00-302 | • 25-001.00-062 | • 25-001.00-135 |
| • 25-008.00-089 | • 25-003.00-104 | • 25-008.00-092 |
| • 25-001.00-147 | • 25-001.00-159 | • 25-004.00-074 |
| • 25-001.00-186 | • 25-001.00-071 | • 25-001.00-210 |
| • 25-003.00-058 | • 25-008.00-166 | • 25-008.00-024 |

FOIA Requests: 12 Requests

- All Permits issued from date range (6/1/26 – 6/30/26)
- Documents request relating to the "2025 Townsend Road Program"
- Records request for parcel # 25-006.00-025
- Documents request relating to the "2024 Road Program"
- Documents request relating to the "Townsend Municipal Park Irrigation System"

- Records request for PO's issued for "CivicPlus" for the last three years
- Documents request relating to all Land Developments in Town within last 5 years as well as future developments. Documents to include Engineering firms associated with development.
- Records request of all vendor entities doing business with town from time frame 1/1/26 to current
- Records of Food Establishment permits from Jan. 2023 to Current
- Records request for parcel # 25-004.00-074
- Records request for PO's issued from date range (6/8/25 – 7/29/26)
- Records request for PO's issued for "Aladtec" for the past three years

Owner Complaints: 1 Complaints received

- Car dealership on Summit Bridge has a collection of tires being stored in rear of property, concerned of fire hazard.
- Weeds throughout the Municipal Park
 - Weed control is under way and is an ever evolving task and priority for PW.

Respectfully Submitted,

Julie Goodyear
Town Manager



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

SHANTÉ A. HASTINGS
SECRETARY

July 10, 2026

Town of Townsend
141 Main Street, PO Box 223
Townsend, DE 19734

Reference: Municipal Street Aid Funds (MSAF) – FY2027

The 153rd General Assembly, passed House Bill No. 500 “A Bond and Capital Improvements Act of the State of Delaware...for the Fiscal Year ending June 30, 2027...” which includes: Department of Transportation, Section 108. Grants and Allocations... (b)The sum of \$6,000,000 (State) shall be used for the Municipal Street Aid Program pursuant to the provisions of 30 Del.C.c.51.”

Your payment for Fiscal Year 2027 is based on 9.1 miles of Municipally Maintained Streets and a Population figure of 2,810. The allocated funds for your municipality are \$ 57,179.30. These funds are for Fiscal Year 2027, which begins July 01, 2026 and ends on June 30, 2027.

Please feel free to contact me with any questions regarding this information. I can be reached by e-mail at DelDOT_MSA@delaware.gov or by phone at (302)760-2152.

Sincerely,

Pamela Balentine
Program Compliance Coordinator
Division of Planning
pamela.balentine@delaware.gov

Planning Commission of the Town of Townsend

141 Main Street, PO Box 223, Townsend, DE 19734
Phone (302) 378-8082 Fax (302) 378-7099

July 17th, 2026



Chair
Mr. James Reyes

Co- Chair
Mr. John Holmes

Mrs. Eschalla
Clarke

Mr. Joseph Maher

Town of Townsend Mayor and Town Council
141 Main Street
Townsend, DE 19734

Re: Recommendation for Annexation of Parcel(s) #: 1401600043, 1401600045 & 1401600046

Dear Mayor and Members of the Town Council,

At a duly advertised public meeting, the Townsend Planning Commission reviewed the proposed annexation of **Parcel(s) 1401600043, 1401600045 & 1401600046** into the corporate limits of the Town of Townsend.

After evaluating the request, the Planning Commission finds that the proposed annexation is consistent with the goals and objectives of the Town's Comprehensive Plan. Specifically, the subject parcel(s) are identified within the 2026 Proposed Future Growth Map as an area appropriate for future municipal growth and development. The annexation of this property supports the Town's long-term vision for orderly, contiguous expansion of municipal boundaries while promoting efficient delivery of public services and infrastructure.

Additionally, the Planning Commission recommends that the property be assigned a Residential Zoning District upon annexation. This zoning designation is consistent with the land use recommendations outlined in the Town's Comprehensive Plan and is compatible with the anticipated future development pattern of the surrounding area.

Based on these findings, the Townsend Planning Commission recommends that the Mayor and Town Council approve the annexation of Parcel(s) 1401600043, 1401600045 & 1401600046 into the Town of Townsend and assign the property a Residential zoning designation upon annexation.

Thank you for your consideration of this recommendation. Should you require any additional information or clarification regarding the Planning Commission's review, we would be pleased to provide it.

Respectfully submitted,

Townsend Planning Commission

A Council – Manager Municipality
Located on the Web at townsend.delaware.gov



Sponsor:
Mayor S. Lobdell

RESOLUTION

2026-008

A Resolution to support the ORPT Grant Application for the Inter-abled Playground Project

WHEREAS, Townsend Municipal Park serves as the Town's primary public recreation facility and provides outdoor recreational opportunities for residents of Townsend, neighboring municipalities, and the surrounding region; and

WHEREAS, the Town has identified a need for additional accessible recreational amenities to ensure children of all physical, sensory, developmental, and cognitive abilities have equal opportunities to participate in outdoor play and recreation; and

WHEREAS, the Town proposes the development of a fully inclusive inter-abled playground featuring ADA-accessible play equipment, adaptive play elements, accessible surfacing, connecting pathways, sensory play components, and other improvements designed to provide recreational opportunities for children of all abilities; and

WHEREAS, the Town desires to submit an application to the Delaware Department of Natural Resources and Environmental Control (DNREC) Outdoor Recreation, Parks, and Trails (ORPT) Grant Program requesting grant assistance in the amount of One Hundred Thousand Dollars (\$100,000.00) toward the estimated Two Hundred Fifty Thousand Dollar (\$250,000.00) project; and

WHEREAS, the Town of Townsend has committed to providing a local financial contribution/ In Kind Contribution valued at Seventy-Five Thousand Dollars (\$75,000.00) toward the project through municipal funds, with the remaining project funding anticipated through additional grant opportunities, donations, and other funding sources.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Townsend as follows:

1. Grant Application Authorization. The Town Council hereby authorizes the submission of an application to the Delaware Department of Natural Resources and Environmental Control Outdoor Recreation, Parks, and Trails (ORPT) Grant Program for the development of an inclusive inter-abled playground at Townsend Municipal Park.
2. Project Manager. The Town Council hereby designates Julie Goodyear, Town Manager, as the Project Manager and authorized representative for the Town of Townsend to prepare, submit, execute, and administer all grant application materials, agreements, certifications, reimbursement requests, and other documents necessary to complete the project.
3. Financial Commitment. The Town Council commits to providing the required local matching funds/ In Kind Contributions in the value amount of \$75,000.00, subject to budget appropriations, together with pursuing additional grant funding and donations necessary to complete the proposed project.
4. Ownership and Maintenance Commitment. Upon completion, the Town of Townsend shall retain ownership of the improvements and shall be responsible for the continued operation, inspection, maintenance, repair, and preservation of the playground and associated facilities in accordance with all applicable ORPT Grant Program requirements.
5. Grant Compliance. The Town agrees to comply with all applicable federal, state, and local laws, regulations, grant conditions, accessibility requirements, procurement

requirements, reporting requirements, and other obligations associated with acceptance of ORPT funding.

6. Effective Date. This Resolution shall become effective immediately upon its adoption.

IN WITNESS WHEREOF, I hereunto set my hand and caused the Seal of the Town of Townsend to be affixed this 5th day of August 2026.

Passed and Approved this 5th day of August 2026.

TOWN OF TOWNSEND

Scott Lobdell, Mayor

ATTEST:

Julie Goodyear, Town Manager

Vote of Council	Yea	Na	Abs
Mayor Lobdell			
CM J. Bangura			
CM M. Chapman			
CM D. Wiggins			
CM S. Sharif			

Scott Lobdell, Mayor
Joseph Bangura, Councilman
Matthew Chapman, Councilman
Dylan K. Wiggins, Councilman
Syed Sharif, Councilman



Julie Goodyear, Town Manager
Jennifer Helms, Financial Officer
Kelsey Gallagher, Town Clerk
Julie Abrams, Administrative Assistant
Rick Boyer, Public Works Supervisor
Brian Miller, P.E., Town Engineer
Lisa Hatfield, Town Attorney

Public Works Supervisor – Monthly Report

August 2026

Public Works July Completed Tasks / Projects:

- Trimmed and cut back trees along Edgar Rd
- Trimmed and cut back trees in Municipal Park
- Monthly Road Assessment
- Repaired John Deere / Spindle replaced
- Received new 20' trailer
- Pressure washing completed at Municipal Park Pavillion
- Raised water caps cut flush to sidewalks throughout town – performed by Artesian
- Requested Delmarva to trim trees on power lines at Town Hall
- Requested updated pricing from contractors on pole lighting at municipal park
- Completed 97+ tasks

Upcoming August Tasks / Projects:

- Complete fence installation at South Street park
- Replace blades on eXmark mower
- Order spark plugs for weed trimmers
- Order PW work truck
- Complete shelving project for TH Basement
- Begin ordering new equipment and tools for PW
- Continue replacing weathered street signs
- Small park fence to be completed
- Weed spray town curbs
- Weed treatment / removal at Municipal Park playgrounds
- Sidewalk Repair project begins 8/3/2026- TVI
- Town Hall sealcoating
- Monthly road assessment

Meetings / Events / Education:

- Completed Monthly Safety Skills Training

Animal / Wildlife interactions:

P.O. Box 223 · 141 Main Street · Townsend, DE 19734
Phone (302) 378-8082 · Fax: (302) 378-7099 · <https://townsend.delaware.gov> ·
townhall@townsend.delaware.gov

- None



Sponsor:
Mayor S. Lobdell

RESOLUTION

2026-006

A Resolution to Amend Tax Rates for Town of Townsend

WHEREAS, Section 8.2 of the Charter of the Town of Townsend authorizes the Mayor and Council to establish annual property tax rates necessary to fund the municipal operations of the Town; and

WHEREAS, the Mayor and Council have reviewed the financial needs of the Town for Fiscal Year 2027, including the adopted operating budget, anticipated revenues, capital improvement needs, and the continued provision of municipal services; and

WHEREAS, the Mayor and Council have determined that it is necessary and in the best interest of the residents and businesses of the Town of Townsend to establish property tax rates sufficient to support the fiscal operations of the Town while maintaining responsible stewardship of public funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF TOWNSEND:

Section 1.

The annual property tax rates for Fiscal Year 2027, effective for the tax year beginning **July 1, 2026**, are hereby established as follows:

- Residential, Commercial, and Industrial Property: \$0.002190 per dollar of assessed property value.
- Utility Property: \$0.006589 per dollar of assessed property value.

Section 2.

These tax rates shall be used by the Town of Townsend in calculating all municipal property taxes levied for Fiscal Year 2027 and shall remain in effect until amended by subsequent resolution of the Mayor and Council.

Section 3.

The Town Manager and Finance Officer are hereby authorized and directed to administer and collect property taxes in accordance with the rates established herein and all applicable provisions of the Town Charter and Municipal Code.

Section 4.

This Resolution shall become effective immediately upon its adoption by the Mayor and Council of the Town of Townsend.

IN WITNESS WHEREOF, I hereunto set my hand and caused the Seal of the Town of Townsend to be affixed this 5TH day of August 2026.

Passed and Approved this 5th day of August 2026.

TOWN OF TOWNSEND

Scott Lobdell, Mayor

ATTEST:

Julie Goodyear, Town Manager

Vote of Council	Yea	Na	Abs
Mayor Lobdell			
CM J. Bangura			
CM M. Chapman			
CM D. Wiggins			
CM S. Sharif			



Sponsor:
Mayor S. Lobdell

RESOLUTION

2026-007

A Resolution to Adopt Fiscal Year 2027 Municipal Budget

WHEREAS, the Town Council of the Town of Townsend is authorized and responsible for the adoption of an annual operating budget for the Town in accordance with the Charter of the Town of Townsend and applicable laws of the State of Delaware; and

WHEREAS, the Town Manager and Town Staff prepared a proposed Fiscal Year 2027 Budget outlining anticipated revenues, expenditures, capital improvements, and operational priorities for the Town of Townsend for the fiscal year beginning July 1, 2026, and ending June 30, 2027; and

WHEREAS, the proposed Fiscal Year 2027 Budget was presented, reviewed, and discussed by the Town Council during public meetings and budget discussions held in accordance with applicable requirements; and

WHEREAS, the Town Council has carefully reviewed the proposed Fiscal Year 2027 Budget and determined that the budget reflects the needs, priorities, and financial obligations of the Town while maintaining responsible fiscal stewardship; and

WHEREAS, the Town Council of the Town of Townsend voted to approve the Fiscal Year 2027 Budget during its regularly scheduled Council Meeting held in July 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Townsend as follows:

Section 1. Adoption of Fiscal Year 2027 Budget.

The Town Council hereby formally adopts the Fiscal Year 2027 Municipal Budget for the Town of Townsend, Delaware, including all anticipated revenues, expenditures, appropriations, and capital projects contained herein.

Section 2. Authorization of Expenditures.

The Town Manager and authorized Town officials are hereby authorized to administer the adopted Fiscal Year 2027 Budget and expend funds in accordance with the appropriations approved herein and applicable Town policies, ordinances, and State law.

Section 3. Amendments.

Any amendments, transfers, or modifications to the adopted Fiscal Year 2027 Budget shall be made in accordance with the authority granted by the Town Charter and applicable municipal procedures.

Section 4. Effective Date.

This Resolution shall become effective immediately upon adoption by the Town Council of the Town of Townsend.

IN WITNESS WHEREOF, I hereunto set my hand and caused the Seal of the Town of Townsend to be affixed this 5th day of August 2026.

Passed and Approved this 5th day of August 2026.

TOWN OF TOWNSEND

Scott Lobdell, Mayor

ATTEST:

Julie Goodyear, Town Manager

Vote of Council	Yea	Na	Abs
Mayor Lobdell			
CM J. Bangura			
CM M. Chapman			
CM D. Wiggins			
CM S. Sharif			