Townsend Town Council Meeting Agenda
September 2nd, 2026 @ 7:00 pm
VIA CONFERENCE CALL & Town Hall
141 Main St, Townsend, DE 19734

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=aHI4RDhTZ0xjME1HV0ZOcHRxSHZ3QT09**

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.

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 August 5th, 2026, Town Council Meeting.

VI. **ACTION ITEM:** Discussion and Review with potential vote of Council the 2026 Comprehensive Plan Updates, including all maps.

VII. Departmental Reports:

A. Mayor S. Lobdell

1. **ACTION ITEM:** BOA swear in- Patrick Jordan.
2. **ACTION ITEM:** BOA Swear in- Adrienne Woodbury.
3. **ACTION ITEM**: BOA Swear In- James Reyes

4. **ACTION ITEM**: PC Swear In- Edgar Dugan

B. New Castle County Councilman Dave Carter

C. Town of Townsend Police Chief's Report

1. ACTION ITEM: Presentation of the *Veteran Service Award* to M/Cpl Peters.

2. ACTION ITEM: Presentation of the *Honorable Service Medal* to M/Cpl Peters.

D. Town Solicitor Lisa Hatfield

E. Town Engineer Brian Miller

F. Town Manager Julie Goodyear

1. **ACTION ITEM**: Presentation for the TAP project, presented by Tom Felice. Council to consider a vote to engage outreach to owners for project.

2. **ACTION ITEM**: Discussion and possible vote of Council to approve Resolution 2026-009, a resolution to adopt NCC Multi-Jurisdictional All-Hazard Mitigation 2026 plan update.

G. Public Works Supervisor Rick Boyer

VIII. Committee Reports:

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

1. **ACTION ITEM**: Review and possible discussion on July 2026 Budget vs. Actual Reports.

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

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

1. **ACTION ITEM:** Opening of Road Repaving Bid Proposals received with potential vote of Council to approve proposal.

2. **ACTION ITEM:** Discussion and review with potential vote of Council to approve Pennoni's proposal to support the Public Works Building Project.

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

1. **ACTION ITEM:** Discussion and Review with potential vote of Council on Public Safety Improvements recommended by the Committee.

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

1. **ACTION ITEM:** Presentation of "Community Center Project"
2. **ACTION ITEM:** Discussion and review of Presentation of Smart Self-Cleaning Park restrooms, supplied by "Urban Blu"

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

XI. ACTION ITEM: Discussion and Review with potential vote of Council to adjust Town Manager Salary.

XII. Discussion of future agenda items.

XIII. Recess Council Meeting to Convene Executive Session.

XIV. **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.

XV. **Close Executive Session & Re-convene Council Meeting.**

A. **ACTION ITEM:** Possible vote of Council.

XVI. Adjournment.

The Mayor and Council of the Town of Townsend

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

Mayor
Scott Lobdell

Councilman
Joseph Bangura, PhD

Councilman
Matthew Chapman

Councilman
Syed Sharif

Councilman
Dylan K. Wiggins

Certificate of Appointment

I, Patrick Jordan, 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 execute the duties and responsibilities as a member of the Board of Adjustment for the Town of Townsend in accordance with Section 24.08.020 of the Town of Townsend Code.

_____
Patrick Jordan
Townsend Board of Adjustment

Sworn before me _____, 2026

_____
Julie Goodyear
Town Manager

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Certificate of Appointment

I, Adrienne Woodbury, 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 execute the duties and responsibilities as a member of the Board of Adjustment for the Town of Townsend in accordance with Section 24.08.020 of the Town of Townsend Code.

_____
Adrienne Woodbury
Townsend Board of Adjustment

Sworn before me _____, 2026

_____
Julie Goodyear
Town Manager

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Certificate of Appointment

I, James Reyes, 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 execute the duties and responsibilities as a member of the Board of Adjustment for the Town of Townsend in accordance with Section 24.08.020 of the Town of Townsend Code.

_____
James Reyes
Townsend Board of Adjustment

Sworn before me _____, 2026

_____
Julie Goodyear
Town Manager

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Councilman
Dylan Wiggins

Councilman
Joseph Bangura

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Matthew Chapman

Councilman
Syed Sharif

Town Manager
Julie Goodyear

Certificate of Appointment

I, Edgar Dugan, 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.

_____
Edgar Dugan
Townsend Planning Commission

Sworn before me _____, 2026

_____
Julie Goodyear
Town Manager

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<u>September 2026 Town Council Meeting</u>
Period: July 1, 2026 – July , 2025

(1) Total Calls For Service - TPD: 210*
- DSP: 15

Civil Matter:	**3**	**Abandoned Veh:**	**0**
Harassment:	**1**	**Parking Violations:**	**12**
PD Crash (1 H/R)	**4**	**Psychiatric Incident:**	**0**
Local Fugitive:	**0**	**Suspicious Activity:**	**1**
Traffic Service:	**17**	**Suspicious Veh:**	**1**
Assault:	**1**	**Warrant Attempt:**	**0**
Crim Mischief:	**0**	**Welfare Check:**	**4**
Burg Alarm:	**4**	**AOA:**	**11**
Public Rel/Assist:	**6**	**Domestic Incident:**	**10**
Property Check:	**24**	**Traffic Hazzard:**	**1**
Burglary (residence):	**0**	**Missing Juvenile:**	**0**
Crim Mischief:	**0**	**Disabled Veh:**	**1**
OPR:	**0**	**Vehicle Repo:**	**1**
Theft:	**4**	**Death Investigation:**	**1**
Terroristic Threat:	**2**	**Trespass:**	**2**

(2) Directed Enforcement / Community Outreach Event(s) / Notable:
- **Assist Rehoboth Police Event (7-5-26)**
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- **PSA / directed enforcement parking violations, speeding, distracted driving, seatbelts**

Includes approx. 143 vehicle stops resulting in 102 warnings (60 Parking Vio Warnings,) 128 citations

ANNUAL CALL STATS

2024 / 2025 / 2026

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(4) 2025 Total Calls – TPD:584
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Crim Mischief:	**0**	**Disabled Veh:**	**1**
OPR:	**0**	**Vehicle Repo:**	**1**
Theft:	**4**	**Death Investigation:**	**1**
Terroristic Threat:	**2**	**Trespass:**	**2**

(2) Directed Enforcement / Community Outreach Event(s) / Notable:
- **Assist Rehoboth Police Event (7-5-26)**
- **Interview with Bay-to-Bay News (7-15-26)**
- **Immanual UMC Food Bank Event (7-24-26)**
- **Distracted driving patrol (7-26-26)**
- **PSA / directed enforcement parking violations, speeding, distracted driving, seatbelts**

Includes approx. 143 vehicle stops resulting in 102 warnings (60 Parking Vio Warnings,) 128 citations

ANNUAL CALL STATS

2024 / 2025 / 2026

(3) 2024 Total Calls – TPD:487
(4) 2025 Total Calls – TPD:584
(5) 2026 Total Calls – TPD: 1014 (as of 8-26-26)

Town of Townsend Engineer's Report

TO: Julie Goodyear, Town Manager

FROM: Brian Miller, PE

DATE: August 28, 2026

General Engineering

Date	Description
	Communication with Town regarding grant opportunities.
8/21/2026	Discussion with Town Manager regarding Taylor Street scope.

Permit Reviews

TWNSD25001

Date	Description
8/14/2026	Reviewed permit 27-0011
8/19/2026	Response for permit 26-0097 related to WRP requirements limiting pool improvements.
8/24/2026	Response to egress at 344 Helen Dr.
8/28/2026	Response for permit 26-0097 related to WRP requirements limiting pool improvements.

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.
8/20/2026	Re-submitted package to OSFM for review after receipt of Artesian acceptance of design.

TWNSD26004

Date	Description
7/2026	Preparing requested proposal for services.
8/4/2026	Submitted proposal letter for scope of services.
8/7/2026	Joined PWULD meeting to discuss proposal scope.

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.
8/11/2026	Pennon staff performed site observation for storm sewer installation.
8/12/2026	Issued email to developer regarding observation requirements and enforcement.

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 DelDOT Entrance plan approval.

TWNSD25005 Townsend Crossing

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

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

Townsend
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A Municipal Corporation
April 3, 1885

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

August 2026 Recap

Townhall/TM:

- Meeting with PLUS representatives to discuss Comp Plan Revisions- 8/4
- TM attended August Council Meeting- 8/5
- RFP opening for Road Repaving- 8/5
- TM and PWS attended PWLUD Committee MTG- 8/7
- Townsend Village I sidewalk repairs started as part of a larger concrete repair project for Town- 8/10 through 8/13
- TM attended GATE Committee for AI improvements- 8/11
    - GATE Committee is a multi-Municipality committee geared towards utilizing AI software's for efficiency in Town procedures.
- TM attended Webinar- Finance and Utility Talks- 8/11
- Demo from Urben Blue- Smart Bathrooms
    - Presentation was presented to TM and CM Wiggins on "Smart Bathrooms" for the Town's Park. Additional information included in September's Council MTG packet- 8/13
- TM attended webinar- Parks and Recreation- 8/13
- TM, Mayor and Town Solicitor met with PLUS reps and Dept. of Agriculture to review parcels on Future Growth Map that are raising concerns with Comp Plan approval. – 8/17
    - Discussion resulted in favorable compromises for all parties. (Future Growth Map revisions PENDING)
- TM and Town Solicitor met with TAP Program representatives to review the current plans for the TAP program. – 8/18
    - Presentation from TAP will be presented at the September Council MTG
- TM attended Planning Commission MTG- 8/19
- TM and PWS attended pre-bid meeting with contractors for the Road Repaving RFP- 8/21
- Air quality sensor from DNREC (Division of air quality) was installed onto Townhall.
    - Air quality readings can be found on this map: Airnow Fire and Smoke Map
- Townhall parking lots were seal coated – 8/24 through 8/25
- All Staff participated in Back Pack stuffing event at Townhall – 8/26
    - Over 70 backpacks and additional supplies were distributed to TES for Meet the Teacher Night.
        - Thank you to all who donated!
- TM and Chief of Police attended HR Committee MTG- 8/27
- TM and Events Coordinator attended CE Committee MTG- 8/28
- TM and PW department hosted PW monthly MTG- 8/28

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Permits: 10 permits issued in August

- New Construction (1)
- Concrete Pavers (1)
- Fence (1)
- HVAC (2)
- Plumbing (2)
- Miscellaneous (1)
- Roof (2)

Licensing:

- 4 Contractor License issued/ renewed in August
  - 137 Active Contractor Licenses
- 30 Business Licenses active for 2026
- 18 Rental Licenses renewed for 2026

Grants:

- 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
- CEPF Application: Requesting $50,000
  - Intended for accessibility improvements for Larger Park
- CRF grant: Community Center **AWARDED $270,000.00**

Rentals: 1 Park, Pavillion or Gazebo Rentals in August

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

Code Enforcement: 0 Violation(s) Issued

Property Information Requests: 10 (Generating $100.00 in revenue)

- 25-001.00-104
- 25-008.00-024
- 25-003.00-089
- 25-008.00-164
- 25-003.00-144
- 25-006.00-028
- 25-003.00-139
- 25-008.00-206
- 25-003.00-153
- 25-001.00-040

FOIA Requests: 12 Requests

- All Permits issued from date range (7/1/26 – 7/31/26)
- Records request for PO's issued for: Darkwing Tech, Eflare Corporation, Night Searcher, Orion Safety Products, and PowerFlare Corporation for the last three years
- Records request for parcel #25-006.00-028
- Records request for PO's issued for: MomentumIoT, Troon Golf LLC, Royal Truck, and Brandon Industries for the last three years

- Records request for parcel #25-001.00-201 (2)
- Records request for parcel # 25-003.00-039 (2)
- Records request for 615 Taylor Street
- Records request for PO's issued for: Audio Enhancement, Boxlight, and Vivi for the last three years
- Records request for all communications, licenses and permits associated with K and R Construction 1 LLC
- Records request for PO's issued for: Action Training Systems, Air Methods Ascend, Axene Continuing Education, Fire Engineering Training, and TeleStaff for the last three years

Owner Complaints: 1 Complaints received

- 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

Rossi

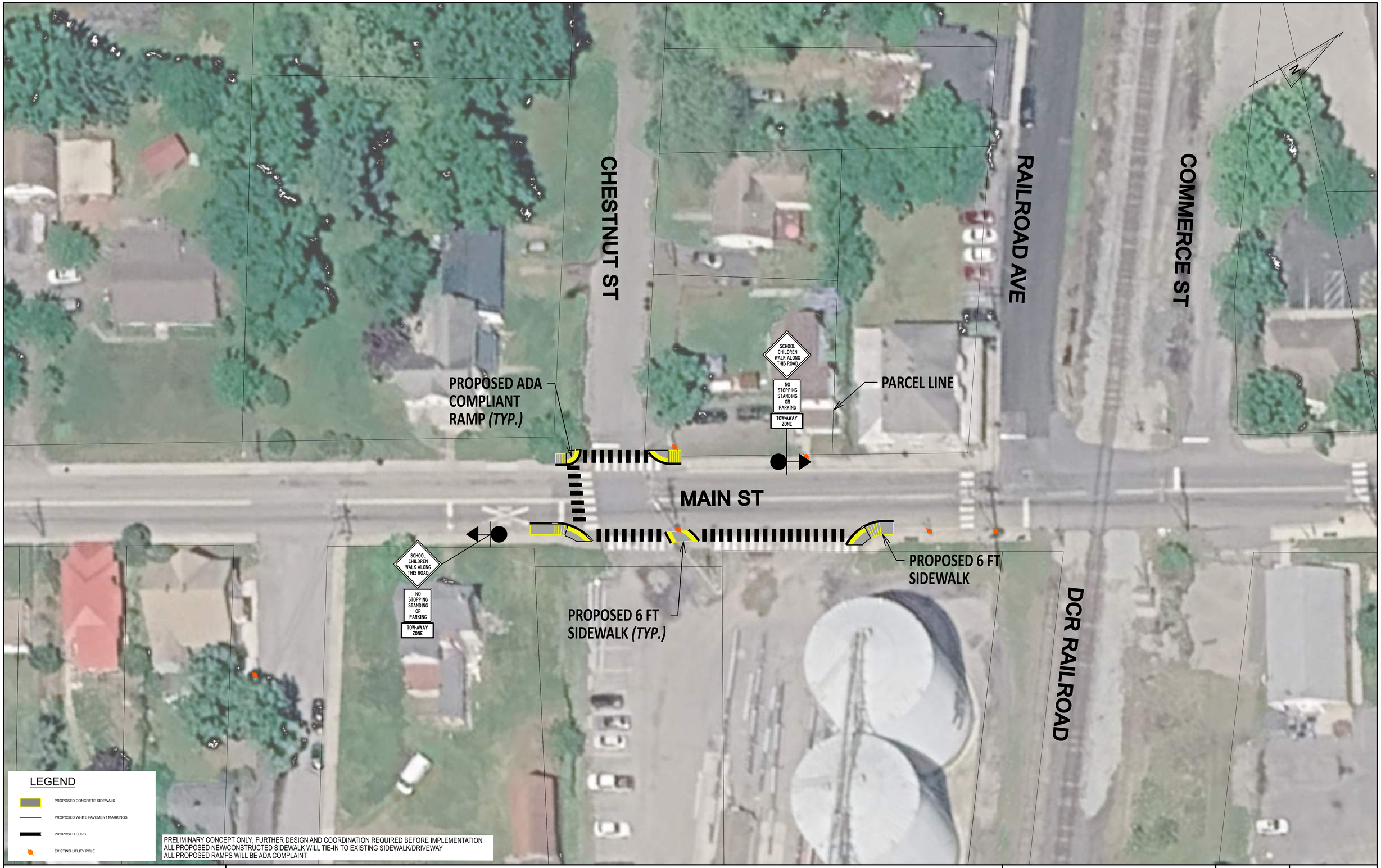
TOWNSEND TAP CONCEPT

New Castle County, Delaware

SCALE
0 20 40 60
FEET

SHEET NO.
1 OF 3

August 2026



Rossi

TOWNSEND TAP CONCEPT

New Castle County, Delaware

SCALE 0 20 40 60 FEET

SHEET NO. 2 OF 3

August 2026

Rossi

TOWNSEND TAP CONCEPT

New Castle County, Delaware

SCALE
0 20 40 60
FEET

SHEET NO.
3 OF 3

August 2026

Sponsor:
Mayor S. Lobdell

RESOLUTION
2026-009
A RESOLUTION ADOPTING THE NEW CASTLE COUNTY MULTI-JURISDICTIONAL ALL-HAZARD MITIGATION PLAN 2026 UPDATE

WHEREAS, The Town of Townsend, New Castle County, and the State of Delaware, like other jurisdictions in the Mid-Atlantic region, are vulnerable to hurricanes, flooding, severe storms, extreme heat, winter storms, drought, and other natural and technological hazards that may cause significant loss of life, property damage, economic hardship, and disruption to essential services; and

WHEREAS, past hazard events have caused property damage, economic loss, and threats to public health and safety within New Castle County and its municipalities; and

WHEREAS, the Stafford Act was amended by the Disaster Mitigation Act of 2000, Section 322 (DMA 2000) (Public Law 106-390), which provides approaches to mitigation planning and emphasizes the need for state, local, and tribal entities to closely coordinate mitigation planning and implementation efforts as outlined in 44 CFR Part 201; and

WHEREAS, New Castle County, through the Office of Emergency Management, in coordination with participating municipalities, state agencies, and other stakeholders, has completed an update to the New Castle County Multi-Jurisdictional All-Hazard Mitigation Plan (2026 Update) for submission to the Federal Emergency Management Agency (FEMA); and

WHEREAS, the planning process included public outreach, risk assessment, vulnerability analysis, and the development of mitigation strategies to reduce long-term risk to people and property; and

WHEREAS, the Town of Townsend participated in the planning process and provided input regarding local hazards, vulnerabilities, and mitigation actions; and

WHEREAS, adoption of the Hazard Mitigation Plan is required for the Town of Townsend to maintain eligibility for certain federal pre- and post-disaster mitigation funding programs;

NOW, THEREFORE, BE IT RESOLVED That the Council of Town of Townsend hereby adopts the New Castle County Multi-Jurisdictional All-Hazard Mitigation Plan 2026 Update.

BE IT FURTHER RESOLVED:

1. The Town of Townsend agrees to use the adopted plan to guide pre- and post-disaster mitigation activities, including project identification, prioritization, and implementation.

2. The Town of Townsend will coordinate mitigation strategies and actions with New Castle County and other participating jurisdictions where appropriate.

3. The Town of Townsend will incorporate hazard mitigation principles into local planning mechanisms, including but not limited to comprehensive plans, capital improvement planning, and emergency management activities.

4. The Town of Townsend will continue to participate in the plan maintenance process, including monitoring progress and providing updates as needed.

5. If this resolution is adopted prior to final FEMA approval, it shall remain in effect and apply to the plan upon FEMA approval, including any minor revisions required by FEMA.

IN WITNESS WHEREOF, I hereunto set my hand and caused the Seal of the Town of Townsend to be affixed this 2nd day of September 2026.

Passed and Approved this 2nd day of September 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

Townsend
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April 3, 1885

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

September 2026

Public Works August Completed Tasks / Projects:

- 40 Sidewalk blocks in TVI repaired
- Completed 135 Vialytics Tasks
- Weed spayed Municipal Park
- Monthly light inspection – 13 lights reported to DelMarva
- Monthly road inspection
- TH parking lot crack filled and seal coated
- TH pressure washed
- TH guest foyer and stairwell painted
- Fence at small park continues – a few posts and gate left to complete
- Received fridge for Cold Blessings Box
- 0 Chestnut and Wiggins debris removed
- Trimmed branches around TH and Municipal Park
- Delmarva removed branches at TH that were on power lines
- Skate Park cracks repaired by PW
- Small picnic area at park cracked concrete repaired by PW
- Faded / damaged street signs began being replaced

Upcoming September Tasks / Projects:

- Radar speed sign on Caldwell Corner rd to be moved
- Finish fence at small park
- F250 oil change and Dodge oil change
- Monthly light Inspection
- Monthly road assessment
- Park walking trails cut back
- Winter prep
- Complete street sign replacement
- Town weed spray
- Next phase of sidewalk repairs – TVII and additional TVI sidewalks

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Date Inspected_____8/25/2026_____

Pole # / Location	Issue	Reported to DelMarva?
1405 Andy	Intermittent	8/28/206
1401 Andy	Intermittent	8/28/206
735 Tracy	Intermittent	8/28/206
316 Helen	Intermittent	8/28/206
404 Merle	Intermittent	8/28/206
511 Main	Intermittent	8/28/206
314 Main	Intermittent	8/28/206
206 Main	Out	8/28/206
208 Main	Intermittent	8/28/206
210 Main	Intermittent	8/28/206
311 Coralroot	Intermittent	8/28/206
111 Main	Intermittent	8/28/206

540 Ginn	Out	8/28/206

Date Corrected

TOWN OF TOWNSEND
GENERAL FUND INCOME STATEMENT
July 31, 2026

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Impact Fees: Community Services (FD)	41,250.00	1,500.00	(39,750.00)	4%
Franchise Fees	18,000.00	-	(18,000.00)	0%
Interest Income	160,900.00	11,406.29	(149,493.71)	7%
Property Transfer Taxes	300,000.00	34,230.82	(265,769.18)	11%
Real Estate Property Tax	1,244,850.00	911.95	(1,243,938.05)	0%
Rental Registration Fee	1,000.00	60.00	(940.00)	6%
Miscellaneous Income	5,800.00	2,102.00	(3,698.00)	36%
Total Administrative Revenues	**1,771,800.00**	**50,211.06**	**(1,721,588.94)**	**3%**
Impact Fees	371,250.00	14,700.00	(356,550.00)	4%
Licenses & Fees	87,550.00	3,685.00	(83,865.00)	4%
Town Permits	378,100.00	18,865.00	(359,235.00)	5%
Total Permits & Licenses Revenues	**836,900.00**	**37,250.00**	**(799,650.00)**	**4%**
Park rental	2,000.00	325.00	(1,675.00)	16%
Total Park & Recreation Revenues	**2,000.00**	**325.00**	**(1,675.00)**	**16%**
Grants Revenue	126,585.00	-	(126,585.00)	0%
Municipal Street Aid Grant	59,800.00	-	(59,800.00)	0%
Total Grant Revenues	**186,385.00**	**-**	**(186,385.00)**	**0%**
Community Events: Donations	1,600.00	-	(1,600.00)	0%

Town Fair Donation	1,500.00	-	(1,500.00)	0%
Community Events: Town Fair	5,000.00	-	(5,000.00)	0%
	8,100.00	**-**	**(8,100.00)**	**0%**
General Fund Revenue Totals	**2,805,185.00**	**87,786.06**	**(2,717,398.94)**	**3%**

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Fire House Impact Fees	41,250.00	-	(41,250.00)	0%
Accounting Audit	31,000.00	-	(31,000.00)	0%
Investments Fees	29,700.00	2,339.83	(27,360.17)	8%
Computer/Software Support	55,100.00	13,913.95	(41,186.05)	25%
Copier Maintenance Agreement	1,300.00	107.30	(1,192.70)	8%
Town Insurance	40,300.00	18,931.82	(21,368.18)	47%
Town Hall Cleaning/Pest Crtl	3,600.00	300.00	(3,300.00)	8%
Membership Fees	1,100.00	675.40	(424.60)	61%
General Town Hall Expenses	10,000.00	108.43	(9,891.57)	1%
Office Equipment	1,000.00	57.70	(942.30)	6%
Security System @ 141 Main Street	1,000.00	-	(1,000.00)	0%
Office Supplies	1,500.00	402.51	(1,097.49)	27%
Postage & Delivery	4,000.00	-	(4,000.00)	0%
General Legal	63,200.00	-	(63,200.00)	0%
Trash Collection Service	270,500.00	43,120.21	(227,379.79)	16%
Utilities - Town Hall	17,800.00	(54.19)	(17,854.19)	0%
Miscellaneous Expense	15,900.00	3,850.72	(12,049.28)	24%
Total Administrative Expenditures	**588,250.00**	**83,753.68**	**(504,496.32)**	**14%**
Payroll & Benefits	606,850.00	38,563.05	(568,286.95)	6%
Total Payroll Expenditures	**606,850.00**	**38,563.05**	**(568,286.95)**	**6%**
Street Lights	117,800.00	9,501.48	(108,298.52)	8%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Total Street Lights Expenditures	**117,800.00**	**9,501.48**	**(108,298.52)**	**8%**
General Engineering	60,000.00	5,470.00	(54,530.00)	9%
Studies	83,750.00	-	(83,750.00)	0%
Code Enf/Inspections	40,000.00	4,415.00	(35,585.00)	11%
Charter/Comp Plan Fees	1,000.00	-	(1,000.00)	0%
Total Code & Planning Expenditures	**184,750.00**	**9,885.00**	**(174,865.00)**	**5%**
Town Equipment Fuel	4,500.00	493.01	(4,006.99)	11%
Park Maintenance Expense	35,385.00	(162.36)	(35,547.36)	0%
Vehicle/Equipment Maintenance	11,065.00	33.98	(11,031.02)	0%
Public Works Equipment	9,610.00	190.19	(9,419.81)	2%
Public Works Uniforms	1,750.00	-	(1,750.00)	0%
Street, Sidewalk & Curb Maintenance	213,750.00	32.94	(213,717.06)	0%
Snow Removal	20,000.00	-	(20,000.00)	0%
Total Public Works Expenditures	**296,060.00**	**587.76**	**(295,472.24)**	**0%**
Community Relations	1,150.00	926.63	(223.37)	81%
Community Events Expense	14,600.00	38.22	(14,561.78)	0%
Total Community Events Expenditures	**15,750.00**	**964.85**	**(14,785.15)**	**6%**
General Fund Expenditure Totals	**1,809,460.00**	**143,255.82**	**(1,666,204.18)**	**8%**
Public Works Capital Expense	277,000.00	4,418.00	(272,582.00)	2%
Capital Expenses	71,600.00	-	(71,600.00)	0%
Total Capital Expenses	**348,600.00**	**4,418.00**	**(344,182.00)**	**1%**
General Fund Capital Expenditure Totals	**348,600.00**	**4,418.00**	**(344,182.00)**	**1%**

TOWN OF TOWNSEND
POLICE INCOME STATEMENT
July 31, 2026

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Impact Fees: Community Services	82,500.00	3,000.00	(79,500.00)	4%
Fines - Police	6,600.00	1,566.07	(5,033.93)	24%
Miscellaneous Income	4,800.00	65.00	(4,735.00)	1%
Transfers In	174,775.00	-	(174,775.00)	0%
Police Fund Revenue Totals	**268,675.00**	**4,631.07**	**(264,043.93)**	**2%**

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Repairs & Maint - Vehicles/Equipment	7,400.00	1,819.06	(5,580.94)	25%
Security System - 661 South St	8,200.00	550.00	(7,650.00)	7%
Computer/Software Expense	3,000.00	25.00	(2,975.00)	1%
PD Equipment	10,000.00	433.94	(9,566.06)	4%
Weapons Supplies	2,100.00	-	(2,100.00)	0%
Training Classes	8,100.00	-	(8,100.00)	0%
Fuel	10,100.00	621.93	(9,478.07)	6%
Insurance	13,800.00	6,538.19	(7,261.81)	47%
Uniforms: PD	6,400.00	-	(6,400.00)	0%
General Engineering	5,000.00	-	(5,000.00)	0%
Legal Services	2,000.00	-	(2,000.00)	0%
Utilities - PD	21,900.00	1,251.71	(20,648.29)	6%
Miscellaneous Expense	5,600.00	367.25	(5,232.75)	7%
Total Administrative Expenditures	**103,600.00**	**11,607.08**	**(91,992.92)**	**11%**
Payroll & Benefits	433,600.00	22,525.18	(411,074.82)	5%
Total Payroll Expenditures	**433,600.00**	**22,525.18**	**(411,074.82)**	**5%**
Police Fund Expenditure Totals	**537,200.00**	**34,132.26**	**(503,067.74)**	**6%**
Capital Expense - PD	378,600.00	111,161.29	(267,438.71)	29%
Total Capital Expenses	**378,600.00**	**111,161.29**	**(267,438.71)**	**29%**
Police Fund Capital Expenditure Totals	**378,600.00**	**111,161.29**	**(267,438.71)**	**29%**

TOWN OF TOWNSEND
SPECIAL REVENUE FUND INCOME STATEMENT
July 31, 2026

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Grants Revenue	46,670.00	-	(46,670.00)	0%
Special Revenue Fund Revenue Totals	**46,670.00**	**-**	**(46,670.00)**	**0%**

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Capital Expenses - ARPA	46,670.00	-	(46,670.00)	0%
Special Revenue Fund Expenditure Totals	**46,670.00**	**-**	**(46,670.00)**	**0%**

TOWN OF TOWNSEND
POLICE GRANTS INCOME STATEMENT
July 31, 2026

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Police Grants Revenue	40,350.00	-	(40,350.00)	0%
Police Grants Fund Revenue Totals	**40,350.00**	**-**	**(40,350.00)**	**0%**

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for July 8%
Overtime	40,350.00	1,840.00	(38,510.00)	5%
Police Grants Fund Expenditure Totals	**40,350.00**	**1,840.00**	**(38,510.00)**	**5%**
Misc Expense	-	5,090.00	5,090.00	
Police Grants Capital Expenditure Totals	**-**	**5,090.00**	**5,090.00**	

Notes:

As of July 31, 2026 we should be at 8% of the Town's budget.

General Fund revenue is under at 3%. This will change in August when tax billing is recorded.

General Fund operating expenses are right on target at 8%. July legal invoice not yet received so amount is unknown and not included in July reports.

PD revenues are under target at 2%.

PD operating expenses are under target at 6%.

Capital Expenses Purchased:

PW utility trailer	4,418.00
2 PD vehicles	99,809.00
4 AEDs	5,899.79
PD building expenses (RVE)	1,320.00
PD building expenses (Storage)	132.50

August 4, 2026

TWNSD26004

Town of Townsend
Attn: Julie M. Goodyear (via email)
Town Manager
PO Box 223
141 Main Street
Townsend, DE 19734

RE: Public Works Facility
Townsend, Delaware

Dear Mrs. Goodyear:

Pennoni is pleased to provide the proposed scope of services to support the Town of Townsend for construction of a public works maintenance building on the parcel located at 646 Wiggins Mill Road. Our understanding is the Town is requesting services in for survey, site planning and design, and construction administration.

Scope of Services

Pennoni is providing a scope of services to cover:

Survey

Pennoni will engage in a field survey of the 2.93-acre subject property located at 646 Wiggin Mill Road to develop an Existing Conditions Plan. We will determine the location, both horizontal and vertical, of existing surface features, such as buildings, paving, fences, utilities, curb cuts, sidewalks, parking islands, walls, on-site signage, major stands of vegetation, visibly apparent utility structures, etc. Wetland or other environmental delineation features, as marked by others will be located if present. Additionally, Pennoni will obtain utility information through existing historic records to be provided by Client and by the respective utility companies through the "811/Miss Utility of Delmarva" system. Grade elevations will be established at an interval not to exceed 50' throughout the subject area. A rough grid method will be used, however, strict adherence to the "Grid" will be disregarded in favor of location of significant grade changes, high and low points, and apparent flow lines. Grade information will be gathered 25' onto adjacent properties, where permissible. From the information gathered, Pennoni will prepare an Existing Conditions Plan depicting ground elevations with contours at one-foot intervals and spot elevations where appropriate. The plan will also illustrate those physical features outlined above and include reference to a project benchmark as established and utilized during the field survey. Utilities will be delineated utilizing the record information obtained and visibly apparent surface features and markings located in the field. A base CAD file of the survey will be provided for use in project design.

Pennoni will engage in a field survey of the subject property for the determination of the property boundary. The location of physical features and evidence of property boundary will be established as necessary for the preparation of the Property Boundary Survey Plan. A deed composite will be prepared of the subject and surrounding properties based on deed information provided by Client (See Terms and Conditions) and as obtained by the surveyor. Finally, a property boundary determination will be made based on the information gathered in the field and deed information available. Upon completion, a base CAD file of the survey will be provided for use in project design.

Survey Assumptions/Clarifications

- This proposal does not include the time needed to revisit the site to set property corner markers (iron rod with cap where appropriate). This service can be provided under a separate contract.
- All survey control will be based on RTK-GPS using the Leica SmartNet base station network. A minimum of four observations will be taken on any survey control points set by Pennoni that are to be utilized by conventional survey means and equipment with the final horizontal and vertical value being the average of those observations.
- Pennoni will establish one control point at the project location that will be used as the primary project

benchmark, with a second set as an alternate should the primary be disturbed. Elevations between the primary and secondary benchmarks will be verified using conventional survey means and equipment.

- Project coordinates will be based on Delaware State Plane Coordinate System, NAD83 NSRS 2011, US Survey Feet based on RTK-GPS as described above.
- Project elevations will be based on North American Vertical Datum of 1988 (NAVD88), Geoid 18 based on RTK-GPS as described above.
- Pennoni assumes, for the purposes of this proposal, that boundary evidence as shown or noted in record documentation, sufficient for determining the subject property boundary lines, exists and is accessible in the field along the perimeter of the subject property. A lack of evidence and/or record documentation may require additional effort and incur additional costs for the determination of the boundary. Pennoni will inform Client if such additional efforts are required to determine the boundary and discuss how to proceed.
- Underground utility features will be depicted on the plan based on the location of visibly apparent surface features and markings and existing historic records to be provided by Client and by the respective utility companies through the "811/Miss Utility of Delmarva" system. Please note that lacking excavation, the precise depth and location of underground utility features cannot be accurately, completely, or reliably determined. Pennoni specifically excludes location accuracy and completeness of all underground utilities from this proposal.
- Pennoni, upon request, can provide contact information for underground utility locator service providers. Underground utility location is a specialized field requiring scientific investigative tools and training which Pennoni does not have in-house.

Conceptual Site Planning Services

Incorporating input provided by Townsend and results of our field survey, Pennoni will provide Conceptual Planning Services for the project. We will provide one Concept Plan illustrating the proposed building, parking and access configuration, site environmental constraints, perimeter buffer yards, building setback lines, easements, conceptual stormwater management areas, open space, etc. Our Concept Plan will also provide property information, zoning requirements, etc. We will then meet with Townsend officials to review and discuss the Concept Plan. Specifically, we will perform the following:

- Conduct a review of Townsend Zoning and Land Development ordinances.
- Identify potential site constraints using publicly available GIS data.
- Prepare a Concept Site Plan using result of the field survey.
- Prepare estimated trip generation for the site to identify potential entrance improvements and constraints.
- Utilize desired building footprints and site layout based on the schematic sketch provided by Townsend.
- Research potential site utility (water, sewer, storm sewer) connection points and prepare a conceptual utility layout to serve the proposed building(s).
- Identify potential permits required for approval and construction from agencies having jurisdiction over the project (DelDOT, OSFM, New Castle Conservation District, etc.).

Architectural Services

The design will be based on the provided diagrammatic site plan showing the building as well as a conceptual layout. The approximate 30' x 90' structure will likely be of pole construction, but will be discussed with Town representatives. The program from our subconsultant, Fisher Architects, includes:

- one full pass-thru vehicle bay with overhead doors on each end
- one vehicle service bay with automotive lift with overhead door
- one welding fabrication bay with overhead door
- one general purpose bay with overhead door
- an ADA bathroom
- break room with lockers
- small office area open to the workshop
- enclosed tool and supply storage
- sprinkler and mechanical rooms
- hazardous material storage room
- emergency eye wash and shower fixtures

- open storage mezzanine

The architectural team will review all relevant building and zoning codes in order to determine potential code conflicts with the intended program or site. We will notify the group of any challenges, as well provide input on solutions, value-engineering opportunities and examples from similar facilities. Upon the completion of this, the team will aid the ownership representatives in developing a space needs analysis. The goal will be to develop a full program of current space needs, as well as planning for future growth. The team will work with the town to understand all planning needs for storage, staff operations, vehicle access and service.

Our team will then develop concept plans that incorporate the program and code requirements for egress, fire safety and accessibility. Upon successful approval of a selected plan, the team will design exterior building elevations and provide two renderings of the proposed building and site. The purpose of the plans, elevations, renderings and cost estimating will be for the Town's planning purposes, and to gain local support of the project.

Schedule

Our effort will begin upon notice to proceed with the anticipated survey effort beginning at the site within 4 weeks. Concept design services for the site plan and building would begin after the existing condition plan is prepared anticipating 6 weeks from notice to proceed with a 4-week duration.

Fee

We recommend an estimated budget of Thirty-Six Thousand Five Hundred Dollars ($36,500.00) to begin requested engineering services to be billed hourly based on time and materials at our current billing rates.

Phase	Estimate
Survey	$11,000
Conceptual Site Planning Services	$9,500
Architectural Design	$15,500
Reimbursable Expenses (Travel; Lab Fees; etc.)	$500
Total Estimate	**$36,500**

Additional Services

Pennoni has the capabilities to provide additional services noted below as additional support for this project.

- Preliminary and Final Site Plan Design
- Bid Services
- Construction Administration
- Geotechnical Services
- Construction Inspection and Testing

Billing and Payment

Services will be completed on a time and expense basis billed at the current rates approved by the Town. Invoices will be prepared monthly and all previously agreed upon contract items between the Town and Pennoni will remain in place.

Thank you for the opportunity to provide these professional services. If this proposal is acceptable, please sign and return a copy as our Notice-To-Proceed.

Please contact me directly at 302-351-5266 or via email at bmiller@pennoni.com to discuss any concerns with this proposal.

Sincerely,

PENNONI ASSOCIATES INC.

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

BWM

C: S. Lobdell, Mayor
File

Accepted by: _____
Town of Townsend Date

Community Center Project

Town of Townsend- Council Presentation
Presented by: Julie Goodyear, Town Manager
Supported by Community Engagement Committee
9/2/2026

1

Why a Community Center?

Challenges we are facing:

- Growing community
- Lack of centralized indoor gathering space
- Increased demand for recreation and programming
- Need for youth, senior, and family activities
- Opportunity to create a lasting community asset

"This project is about investing in people, not simply constructing a building."

2

Why Now?

As Townsend continues to grow, so do the needs of our residents.

A Community Center provides opportunities to:

- Build stronger neighborhood connections
- Support healthy lifestyles
- Expand recreational programming
- Create educational opportunities
- Provide meeting space for community organizations
- Attract grant funding and outside investment
- Leave a lasting legacy for future generations

3

Research:

- Site Visit to: WhiteHall Community Center, Newark Community Center & Black Bird Community Center
- Carey Lockman Corbin- NCC Community Services Coordinator
  - Excellent source of knowledge
  - Site visit at White Hall Community Center
    - Carey.corbin@newcastlede.gov
    - 302-395-3675

4

Funding Availability/ Opportunities

- CRF Funding: $270,000.00
  - Awarded on July 25th, 2026.
    - Must be expensed within three years and reporting progress is required
- Town Support:Potential to allocate funding in FY28 Budget
- Donations: ever evolving
- Additional Grants: Grant opportunities in future could be CRF, ORPT, etc.

5

Community Center Mission Statement

- To serve as the central location and resource for the residents of the greater Townsend, Delaware Community, where all can meet and have meaningful community-oriented interactions in furtherance of prosperity, civic engagement, and social well-being.

6

Community Center Manifesto

The Townsend Community Center will be more than a building; it will be the heart of our community. It will be a place where neighbors become friends, families create memories, and residents of every age, background, and ability find opportunities to learn, grow, and belong.

Our commitment is to create a space that:

- **Brings People Together** by fostering meaningful connections among neighbors, families, businesses, civic organizations, and visitors.
- **Welcomes Everyone** by providing an inclusive, accessible environment where every resident feels valued, respected, and empowered to participate.
- **Strengthens Families** through programs, events, and gathering spaces that encourage shared experiences across generations.
- **Promotes Health and Wellness** by offering opportunities for recreation, fitness, outdoor activities, and healthy living.
- **Encourages Lifelong Learning** by supporting educational workshops, cultural programming, leadership development, and opportunities to explore new interests.
- **Supports Civic Engagement** by providing a place where residents can volunteer, collaborate, celebrate, and shape the future of Townsend together.
- **Celebrates Our Community** by showcasing local traditions, history, arts, culture, and the unique character that makes Townsend home.
- **Creates Opportunity** by partnering with schools, nonprofits, local businesses, and regional organizations to expand resources and services for residents.
- **Invests in Future Generations** by developing a lasting community asset that grows with the needs of our residents and leaves a legacy for those who call Townsend home.
- **Builds Resilience** by serving as a trusted gathering place during times of celebration, challenge, and community need.
- **Inspires Belonging** because every resident deserves a place where they feel connected, welcomed, and proud to call home.
- Together, we envision a community center that reflects the values of Townsend, small-town hospitality, civic pride, inclusivity, stewardship, and service. Every program, partnership, event, and investment will support our vision of creating a vibrant, healthy, and connected community where everyone has the opportunity to thrive.

7

Location Options

Main Street

- Centrally located within Town limits for equal access to all Community Members
- Site has minimal prep needed prior to construction
- Most if not all utilities are already within access to the property
- Lot size: .35 acres

Large Townsend Park

- Located within Municipal Park grounds allows for increase in traffic
- Ample Parking will be included
- All utilities needed are already within park grounds
- Green Space Size: .14 and .17acre options

Finley Street

- Located within the Town's "Old Town" district- will bring members back into Old Town
- Largest location option at XX acres
- Wetlands currently on property- would need further determination to see feasibility
- Property would need largest prep prior to construction
- No utilities on site
- Lot Size: 3.72 acres

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Location- Main Street (201 Main Street)

- .35 acres
- 74.5ft across / 195ft length
- Currently zoned Commercial- would suggest rezoning to residential in compliance with Code 24.12.030

9

Location- Townsend Park

- Option #1: 102ft length X 69ft wide
- Option #2: 95.8ft length X 63.5ft wide
- Both locations have utilities available for ease of construction start
- Smallest of space options available

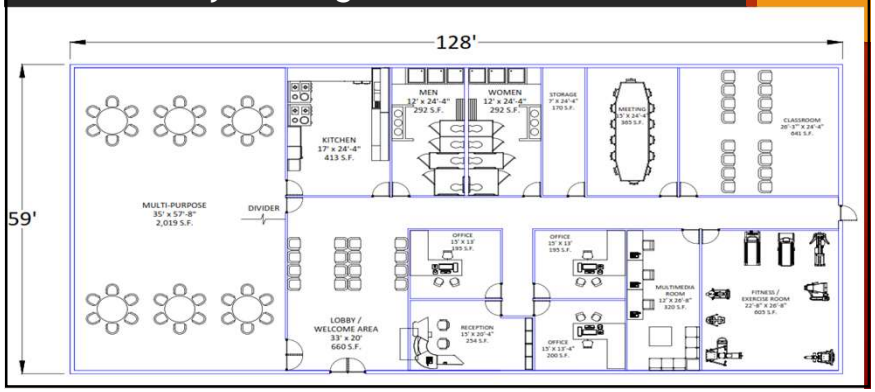
10

Location- Finley Street (200 Finley St.)

- 3.72 acres
- 433ft length X 372ft wide
- Roughly 2.6 acres of lot are wetlands (based on 2023 wetlands study)
- No current utilities on site
- Lot would need clearing before construction

11

Preliminary Building Sketch



12

Preliminary Draft Budget-

Site Preparation & Demolition	
Asphalt removal/disposal	$5,000
Grading/leveling/site preparation	$5,000
Site utility connections	$25,000
Subtotal – Site Preparation	$35,000
Building Construction – 5,000 SF	
Foundation/slab	$30,000
Structural system/exterior envelope	$100,000
Roofing	$25,000
Windows/doors/exterior entrances	$10,000
Interior walls/ceilings/finishes	$15,000
HVAC	$40,000
Plumbing	$25,000
Electrical/lighting/fire alarm	$30,000
Two restroom areas	$30,000
Catering kitchen	$20,000
Subtotal – Building	$325,000
Exterior Improvements	
Walkways/entrances	$5,000
Landscaping	$5,000
Exterior lighting/signage	$5,000
Subtotal – Exterior	$15,000
Professional/Soft Costs	
Architecture	$25,000
Engineering/survey/geotechnical	$25,000
Permitting/fees/testing	$5,000
Subtotal – Professional Costs	$55,000

Furniture, Fixtures & Equipment	
Tables/chairs	$10,000
Kitchen equipment	$10,000
Audio/visual equipment	$5,000
Reception/office furnishings	$5,000
Storage/equipment	$5,000
Subtotal – FF&E	$35,000
Contingency 5%	$23,250
PRELIMINARY PROJECT TOTAL	**$488,250**

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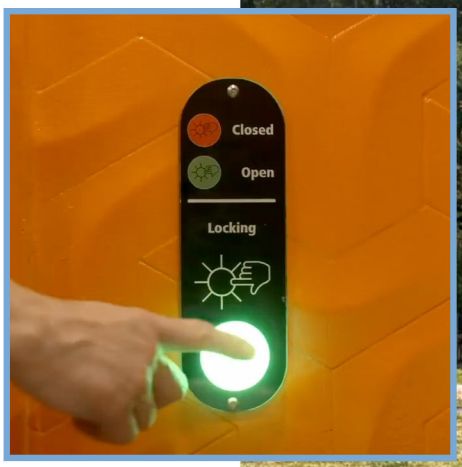
What we need support on:

- Community Feedback on Location Selection
- Community Support for donations or either services or monetary donations
  - Exterior Landscaping
  - Interior painting
  - Windows
  - Kitchen Appliances
- Council Support for advocacy efforts and Funding Sourcing

14

Questions?

15



Smart, Self-Cleaning Public Restrooms

Pre-fabricated, customizable, and vandal proof bathrooms made in North America

What is a *Smart Public Restroom?*

Smart restroom
Fully programmable operating hours, cleaning cycles, occupancy time, heating and lighting. Can be controlled and monitored remotely on a computer or mobile device.

Automated toilet
The toilet bowl is washed, disinfected and dried after each use. The full cleaning cycle, including the floor, is done after 10 users.

Vandal proof restroom
Restrooms are made of vandal resistant materials and manufactured to meet building requirements. All the surfaces are coated with an anti-graffiti protection.

Simple installation
Delivered pre-assembled on a 12-inch heated concrete pad. Compatible with sewer, holding tank, or septic systems. Includes an integrated mechanical room with heating.

Accessibility built-in
ADA compliant, gender-neutral and designed with inclusivity from the ground up.

Customizable
Add extra features like changing rooms, outdoor showers, a staff office, water refill stations, adult changing tables, lockers, green roofs, solar panels & more.

Eco-Friendly by Design

Structure built with eco-friendly materials.

LED lights only activate when in use.

Controlled consumption of paper, water, and soap.

Low water usage in toilets and sinks.

Important Advantages

Interior walls made of durable & easily cleaned fiber-reinforced concrete.

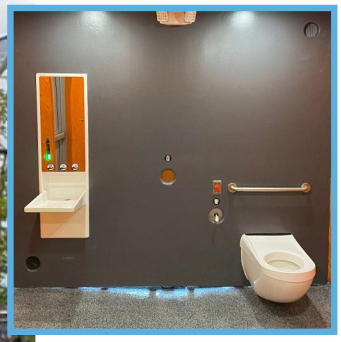
Concrete sink is fiber-reinforced. All three functions are automatic.

Structure & frame is self-supporting and made of galvanized steel.

Wall-hung toilet with a fiberglass cover to protect it and optimize cleaning.

Three heaters for annual use. Winterization system also included.

Anti-graffiti protection, fireproof garbage can, and no moving parts inside.



mrcrec.com/*smart-bathrooms*

2130 Route 35
Building B, Suite 222
Sea Girt, NJ 08750

(800) 922-0070 | hello@mrcrec.com

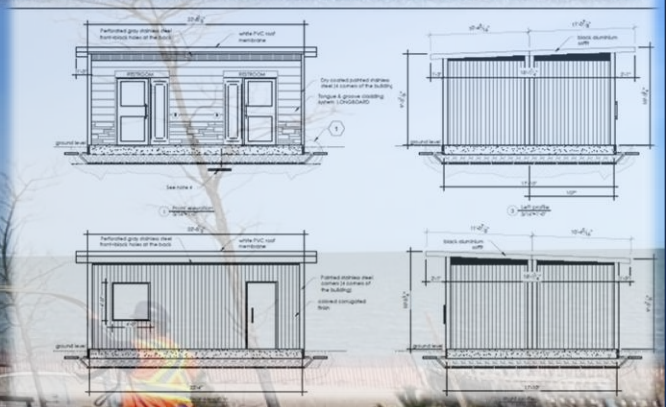
SMART BATHROOMS

urbanblu

Manufacturer of Smart, self-cleaning and vandal-resistant public restrooms

OVERVIEW

- 100% prefabricated restroom
- Turnkey solution; Delivered with a 12-inch concrete pad
- Includes stamped renderings
- CSA-A277 certified
- Minimal site preparation
- Connection to water (or well),sewer (or holding tank/septic tank)
- Project manager assigned to the project
- All units are ADA and gender-neutral



HOW IT'S MADE

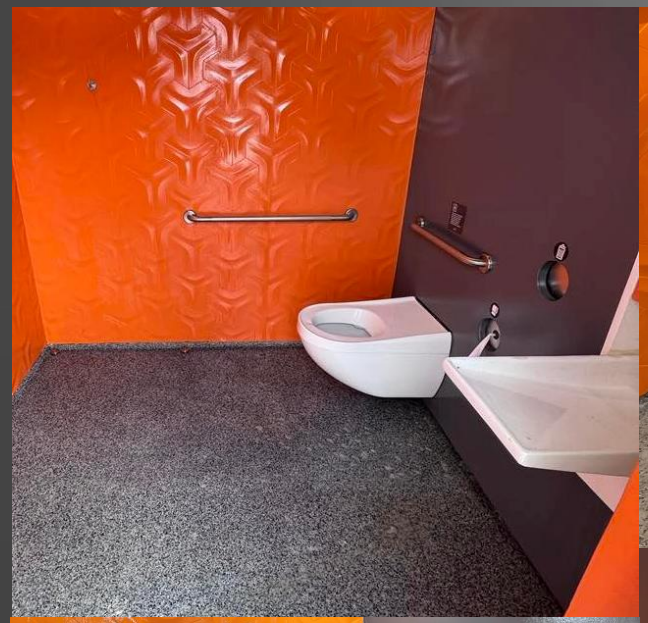
Structure
Galvanised Steel structure
Rock wool insolation

Interior
Vandal-proof design
Ultra-high-performance fiber concrete walls and floors; durable, easy to clean, and MO fire-rated.

All user-side parts are secured and cannot be disassembled. The toilet features a fiberglass cover, the mirror is stainless steel, and every component is bolted from the opposite side of the wall.

HOW IT WORKS

- Toilet bowl cleaned, disinfected and dried after each use
- Full cleaning cycle of 90 seconds (every 10 users)
- Remote control system (opening/closing hours, cleaning cycle, statistics and alerts)
- Presence detector
- Contact-less use (flush and sink)
- All surfaces can be power washed
- Anti-graffiti protection on all surfaces



MECHANICAL ROOM

3 heating systems inside of the toilet allows a 12 months usage

- Electric heated concrete pad
- Fantec Air exchanger and heating system for user side
- Heating system for mechanical room
- Winterization system included

Siemens control

Consumables can be refilled from the mechanical room

Mechanical room accessible from the back with Mechanical push-button lock

HOW IT WORKS

REMOTE CONTROL

Micro flush
Full Flush
Soap on bowl
Water on bowl
Drying of the bowl

REMOTE CONTROL

SIEMENS

SIMATIC HMI

TOUCH

Timer		Programm 1 Start Hr	Start Min	Stop Hr	Stop Min		Programm 2 Start Hr	Start Min	Stop Hr	Stop Min
Sunday	NO	7	0	17	0	NO	0	0	0	0
Monday	YES	7	0	17	0	NO	0	0	0	0
Tuesday	YES	7	0	17	0	NO	0	0	0	0
Wednesday	YES	7	0	17	0	NO	0	0	0	0
Thursday	YES	7	0	17	0	NO	0	0	0	0
Friday	YES	7	0	17	0	NO	0	0	0	0
Saturday	NO	7	0	17	0	NO	0	0	0	0

12/10/2025 9:38:32 AM

Housing : 1 2

Cancel

urbanblu

STATISTICS

UB79 ESSEX,NJ

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HOUSING No.1	
Number of Flush	242
Seat Bowl Cleaning	261
Cleaning Floor	17
Number of Customer	
DAY	0
WEEKLY	23
MONTHLY	71
YEAR	164
BEGINNING	424

HOUSING No.2	
Number of Flush	308
Seat Bowl Cleaning	160
Cleaning Floor	11
Number of Customer	
DAY	0
WEEKLY	23
MONTHLY	82
YEAR	158
BEGINNING	88

STANDARD SIZES

Single Restroom

8’-11’’x 14’-2’’ (ADA)

Double Restroom

8’-11’’x 22’-4’’ (ADA)

Single restroom with adult changing table

8’-11’’x 15’-6” (ADA)

Double with adult changing table

8’-11”x 24’-0” (ADA)

All our units are ADA and gender-neutral

CUSTOMIZABLE

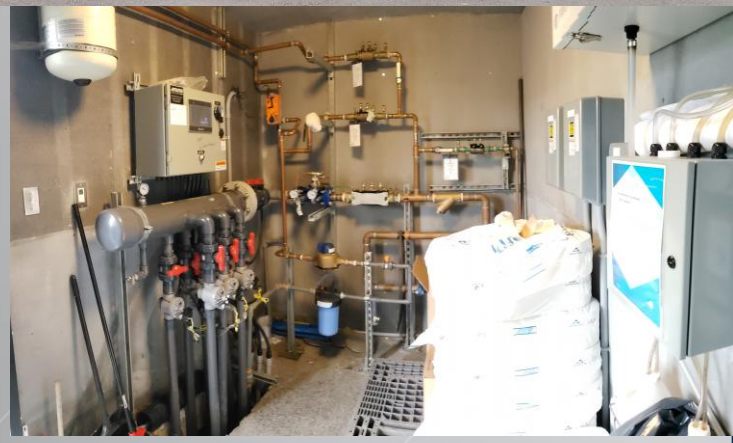
Park manager office
Changing-rooms
Storage area

EXTERIOR FINISH

The exterior finish is at the customer's choice.

CUSTOMIZABLE

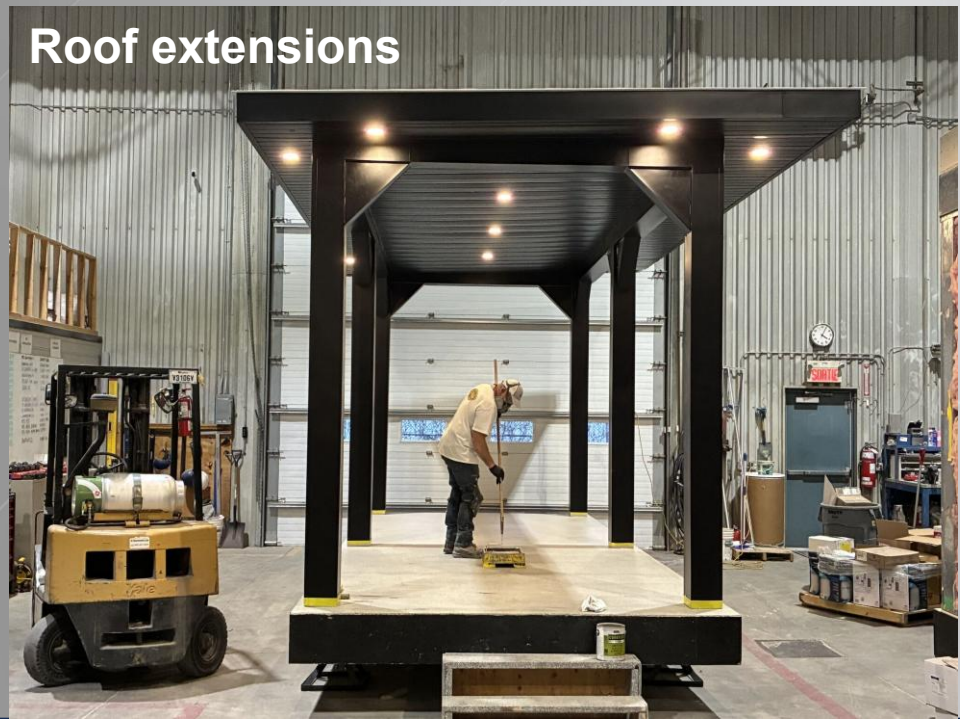
Indoor or outdoor showers, foot-rinse



Enlarged mechanical room for storage

CUSTOMIZABLE

Bus Shelters



Roof extensions

WARRANTY

3-years warranty on parts and labour
10-years warranty on the structure

Case Analysis: Parks

Increasing use for multi-function, state parks and local parks partner with other agencies, nonprofits, and private entities to create innovative accessible green spaces for all community members and stakeholders

Positive physical and mental health outcomes correlate directly with parks, forests, and other public spaces that people visit, while also creating socio-economic impact to the surrounding neighborhood

Workforce challenges affect the ability of current staff to maintain and improve current conditions

State and local agencies dedicate roughly half of their operating budget to managing and maintaining current conditions

infrastructurereportcard.org

Albany - Urben Blu

Case Analysis: Cityscape/Downtown

- United States averages 8 public restrooms per 100,000 residents
- New York City has approximately 1,100 public restrooms for its 8.6 million residents
  - 1 : 7,820 ratio
  - NYC DOT Streets Master Plan goal to increase from 1,100 public restrooms to 2,120 by 2035
- “If you want people to stay, give them somewhere to go”
  - *Creating Space, Engaging the Community & Building Partnerships for Downtown* - City of Elgin, TX
- Automated and programmable remote features:
  - Control cleaning cycles and consumable consumption
  - Extend and ensure public access hours
  - Heating, cooling, lighting allowing year-round use
  - Controlled user occupancy time

The City of Fruita, located in western Colorado, aimed to improve its downtown amenities by installing a modern, high-quality public restroom. With increasing tourism and a vibrant local population, the municipality needed a solution that was both reliable and easy to maintain. Fruita - Urben Blu

Case Analysis: Transportation/Trails

- "Design of modern bus stops necessitates a challengeable approach while considering adjacent businesses and homes, along with other land use-related considerations regarding access, traffic, noise, emissions, vehicle queuing and staging, road/rail network access, vehicle and passenger separation, and the pedestrian corridor"
  - CDBG 12 new bus stops - Atlantic City, NJ
- Modern city connecting trail networks:
  - Alternative commuter routes
  - Increase local business pedestrian traffic
  - Offers unique "3rd place" opportunities

Smart Restroom with Integrated Bus Shelter