

**Town of Felton
Town Council Meeting
January 12, 2026
6:30 pm**

Mayor Kelley called the Town Council Meeting of Felton to order at 6:20 pm on Monday, January 12, 2026. Present at the meeting were:

Council Members: Mayor David Kelley, Vice-Mayor Joanne Clendaniel, Marquise Broom, and Bill Brittingham.

Staff: Town Manager, Amy Thomas, and Town Clerk, Tracey Thompson.

Public: Fred Wittig, Robert Wittig representing DSM Commercial, Ashley McCae, Steven Fortunato representing Bohler Engineer, Residents Ra'Quila Schenck, Alex Levy, Thomas Hunt, Kimberly Warrington, and Rick Jones.

Approval of Conditional Use Request- In Home Daycare- 51 Ludlow Lane:

- Mayor stated currently the property owner is not in compliance with the town. They have inoperable vehicles in their driveway with flat tires. This needs to be corrected before the town can grant a conditional use.
- Vice Mayor Clendaniel asked how many employees will the business have, which Ms. Schenck did reply it will be only herself and her husband.
- Mayor explained this is just the first step for them, they will still need to get approvals from the state.
- Councilmember Broom asked if the state will be doing property checks and Ms. Schenck replied yes, they will do checks to make sure they stay in compliance with the state laws.

Motion: Councilmember Broom made a motion to approve the Conditional Use for In Home Daycare for 51 Ludlow Lane contingent that they get in compliance with the town. Councilmember Brittingham seconded the motion. The motion was passed unanimously.

Public Comments:

- Mayor stated the Odd Fellows Park is back open and that they will continue to keep open unless we start to have issues with squatters again.
- Resident Rick Jones spoke again about his discussion with Senator Coons secretary Kate about helping the Felton Police Department.

Police Report:

Chief Guild was not present at the meeting. There were no questions or concerns.

Felton Fire Company Report:

- See attached.

Budget Report:

Amy presented the December 2026 Budget Report.

- Councilmember Broom questioned why the Public Works uniform line was higher than normal which Amy replied they purchased new Carhart jackets.
- Councilmember Broom questioned the increase in Water Chemical line, which Amy replied they purchased macrolite which has increased in cost.

Motion: Councilmember Broom made a motion to accept the December 2026 Budget Report. Vice-Mayor Clendaniel seconded the motion. The motion was passed unanimously.

Approval of Minutes:

Mayor Kelley presented the December 8, 2025 Town Council Meeting Minutes and the January 7, 2026 Planning and Zoning Meeting Minutes.

- Bohler Engineer gave a presentation of the Minor Subdivision Plan and the Preliminary Site Plan Review for the Quick Service Restaurant McDonald's & Retail Space.

Motion: Councilmember Broom made a motion to accept the December 8, 2025 Town Council Meeting Minutes, and January 7, 2026 Planning and Zoning Meeting Minutes. Vice-Mayor Clendaniel seconded the motion. The motion was passed unanimously.

General Order #52- Mental Health Crisis Response Police- Police Department:

Motion: Councilmember Broom made a motion to accept General Order #52- Mental Health Crisis Response Police. Vice- Mayor Clendaniel seconded the motion. The motion was passed unanimously.

The meeting was adjourned at 7:51pm to go into Executive Session

Motion: Councilmember Broom made a motion to adjourn the regular meeting to go into executive session. Vice-Mayor Clendaniel seconded the motion. The motion was passed unanimously.

The regular meeting reconvened at 8:30pm

Motion: Councilmember Broom made a motion to adjourn the meeting. Vice-Mayor Clendaniel seconded the motion. The motion was passed unanimously.

The meeting was adjourned at 8:31pm.

These minutes were prepared by Tracey Thompson, Town Clerk.

Tracey Thompson, Town Clerk

Date