

**Town of Felton
Town Council Meeting
September 14, 2026
6:05 pm**

Mayor Kelley called the Town Council Meeting of Felton to order at 6:05 pm on Monday, September 14, 2026. Present at the meeting were:

Council Members: Mayor David Kelley, Vice-Mayor Joanne Clendaniel, Marquise Broom, and Patrick Forey.

Staff: Chief, Christopher Guild, and Town Clerk, Tracey Thompson.

Public: Aaron Cooper from Kent County Levy Court.

Public Comments:

- There were no comments.

Kent County Department of Planning Services- Aaron Cooper Delaware Community Development Block Grant (CDBG):

- CDBG is a community development housing repair program that provides funds for repairs and renovations that will bring a home up to housing code standards. Examples of some of the type of work done are electrical, plumbing, roofing, heating, and structural renovations.
- Kent County Department of Planning Services are currently applying for funding for the Felton area.
- Aaron explained that if a resident is interested in the program that they need to contact his department and they will put them on the list once money becomes available, they will go in the order of the list.
- To be able to qualify the residence must be owner-occupied, total annual income of the occupants cannot exceed the income limits set for Kent County, have active home insurance, and all city and county taxes, sewer fees, and property assessments are paid.
- Program income limits: 1 Person - \$54,900, 2 Person- \$62,750, 3 Person- \$70,600, 4 Person- \$78,400, 5 Person- \$84,700, 6 Person- \$90,950, 7 Person- \$97,250, 8 Person- \$103,500.
- To safeguard the Housing Repair Program a forgivable 0% interest lien is recorded on the property. The applicant is not responsible for any payments towards the lien. The term of the lien is either 5 or 10 years depending on the amount spent on the property. This amount is depreciated throughout the term and considered fully satisfied at the end. Should an applicant sell while the lien is active, the remaining portion is paid back to the program at settlement.

Police Report:

Chief Guild presented the August 2026 police report.

- New firearms will be used in the fall shoot in October.
- Electric truck scheduled for install.
- SALLE funds awarded, money is used to pay off remaining on taser contract.
- PAC meeting on 11/10 at the Price Center in Harrington.
- EIDE and VC awarded for overtime.
- Discussion on accreditation assistance. Hiring someone part time to take care of the accreditation.
- 194 calls of service for the month of August.
- 1600 calls of service for the calendar year.

Motion: Vice-Mayor Clendaniel made a motion to approve the August 2026 Police Report. Councilmember Broom seconded the motion. The motion was passed unanimously.

Felton Fire Company Report:

- 26 Alarms for the month of August.

Budget Report:

Tracey presented the August 2026 Budget Report.

- Working on collecting the remaining delinquent taxes.

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

Minutes:

Mayor Kelley presented the August 10, 2026 Council Meeting Minutes, and the September 9, 2026 Planning and Zoning Meeting Minutes.

- Planning and Zoning Meeting recommend to approve Wawa signage, and remodel of home on Jefferson Street.

Motion: Councilmember Broom made a motion to accept the August 10, 2026 Council Meeting Minutes, and the September 9, 2026 Planning and Zoning Meeting Minutes. Councilmember Forey seconded the motion. The motion was passed unanimously.

Second Reading- An Ordinance to Amending the Planning and Zoning Ordinance of the Town of Felton to update Appendix 1- Approved Trees:

- No comments or questions

Motion: Councilmember Broom made a motion to approve the Ordinance to Amending the Planning and Zoning Ordinance of the Town of Felton to update Appendix 1- Approved Trees.

Councilmember Forey seconded the motion. Roll Call: Clendaniel- yes, Broom- yes, Forey- yes, Brittingham- yes, Mayor Kelley- yes.

Resolution 26-R-02 Proposing the Annexation of Certain Lands into Municipal Limits of the Town of Felton; Designating the Proposed Zoning Classification; Thereof; and Scheduling a Public Hearing- 18 Cattle Drive.

- Public Hearing is scheduled for November 9, 2026 at 6pm.

Motion: Vice-Mayor Clendaniel made a motion to accept Resolution 26-R-02 Proposing the Annexation of Certain Lands into Municipal Limits of the Town of Felton; Designating the Proposed Zoning Classification; Thereof; and Scheduling a Public Hearing- 18 Cattle Drive. Councilmember Broom seconded the motion. Roll Call: Clendaniel- yes, Broom- yes, Forey- yes, Brittingham- yes, Mayor Kelley- yes.

Purchase of Utility Line Locator - \$5,792:

- Public works needs a utility line locator to use when trying to locate the town's water lines.
- Taking the money out of Capital Improvements.

Motion: Councilmember Forey made a motion to approve the purchase of utility line locator and using the funds from Capitol Improvements. Councilmember Broom seconded the motion. The motion was passed unanimously.

Tree Lighting/ Christmas Parade Discussion:

- Christmas Parade will be on December 18th.
- Tree Lighting to be determined.

Motion: Vice-Mayor Clendaniel made a motion to adjourn the meeting. Councilmember Forey seconded the motion.

The meeting was adjourned at 7:03pm.

These minutes were prepared by Tracey Thompson, Town Clerk.

Tracey Thompson, Town Clerk

Date