

*Town of Cheswold*  
1856



*State of Delaware*  
1787

**Town of Cheswold**  
**Minutes of the Monthly Town Council Meeting**  
**691 Main Street**  
**Cheswold, Delaware 19936**  
**Monday - April 4, 2022**  
**5:00 p.m.**  
**Council Members Only**

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**ZOOM Teleconference**  
**1-929-205-6099 Meeting ID: 9728359352#**  
**<https://us02web.zoom.us/j/9728359252>**

The following persons were in attendance in person:

Mayor Santo Faronea  
Vice Mayor Michael Wysong  
Councilperson Maxwell Amaoko

Mrs. Sam Callender  
Mrs. Judith Johnson  
Mr. Mark Moxley

**Police Department:** Sergeant Susan Kline, Corporal Anthony Valenti, Patrolman Brendin Peters

**Administration:** Town Clerk Shadina Jones, Administrative Clerk Camryn Tunnell

**Public Works:** Code Enforcement Officer Michael Callender

**Town Attorney:** Erica Sefton, Esquire- Connolly & Gallagher

**MPO:** Helen Wiles- Public Outreach Manager, Marilyn Smith- Executive Director

**Community:** Mr. Girard Plescia- Nobles Pond, Ms. Sherrin Cruz and Mr. Rodney Callender- Parker's Run

**NOTICE:**

Notice of this meeting has been made in accordance with the Delaware Open Meeting Act, by properly posting it on December 15, 2021, on the Town of Cheswold website at: <http://cheswold.delaware.gov>. Copies of the agenda were posted outside the Cheswold Town Hall; in the local Post Office; at the Fox Pointe Management Office and on the Official Web Site for the Town of Cheswold, at <http://cheswold.delaware.gov>; and was filed with the Clerk of the Town of Cheswold on March 28, 2022. Copies of the agenda were available for pick-up at the Town Hall.

**MEETING:**

The meeting was called to order by Mayor Santo Faronea, at 5:02 pm and immediately followed by the Pledge of Allegiance and a Moment of Silence.

**PROPERLY POSTED:** Ms. Tunnell noted that the meeting posted was properly posted on Mar. 28, 2022.

**COUNCIL RE-ORGANIZATION MEETING**

**INTRODUCTION and SWEARING-IN of EXTENDED COUNCIL MEMBERS:**

Mayor Faronea immediately proceeded with the installation process for the three (3) vacant positions. The following persons were installed as Councilpersons:

Mr. Mark Moxley - Old Town  
Mrs. Sam Callender - Parker's Run  
Mrs. Judith Johnson - Old Town

As no other applicants applied to run for the vacant positions prior to the deadline, it was not necessary to hold an election. The legality of this process was confirmed by the Town Clerk with the Board of Elections.

**ELECTION of MAYOR by TOWN COUNCIL:**

Mayor Faronea requested the Council to make a motion to re-elect a Mayor as required by the Town Charter. Councilperson Callender made a motion to re-appoint Mayor Faronea as Mayor. With a second from Councilperson Wysong, a roll call vote was taken that resulted in the unanimous re-election of Mayor Faronea.

**POSITION APPOINTMENTS by MAYOR FARONEA:**

Mayor Faronea made the following appointments:

Vice-Mayor Mr. Michael Wysong  
Secretary/Treasurer Mrs. Sam Callender

**CONCLUSION OF RE-ORGANIZATION MEETING:**

Immediately following the appointments of Officers by Mayor Faronea the regularly scheduled monthly Town Council meeting began.

**MONTHLY TOWN COUNCIL MEETING**

**ROLL CALL:**

Mayor Faronea requested Ms. Tunnell to call the roll. With all members of the Council present, Ms. Tunnell presented a quorum to the Mayor and the meeting continued.

**REVIEW of AGENDA**

Mayor Faronea requested the Council review the accuracy of the agenda and for a motion to accept as presented or to make changes and amendment requests as needed.

Councilperson Maxwell Amoako and Councilperson Mark Moxley requested clarification of the Planning Commission meeting date. The Planning Commission meeting date was confirmed as April 14, 2022.

Councilperson Amoako made a motion to accept the agenda as corrected and Vice Mayor Wysong made a second to the motion. A unanimous roll call vote of the Town Council approved the motion.

**REVIEW of PREVIOUS MONTHS MINUTES**

Mayor Faronea requested the Council to review the accuracy of the previous month's minutes and for a motion to accept them as presented or to make changes and amendment requests as needed.

A motion to accept the Town Council minutes, as presented was made by Councilperson Amoako, followed by a second by Vice Mayor Wysong to approve the motion. A roll call vote on the motion resulted in a unanimous vote to approve the minutes as follows:

March 7, 2022 – Monthly Town Council Meeting

**TREASURER'S REPORT:**

The Vice Mayor requested Council to make any necessary statements or to make a motion to approve the following Treasury Reports:

- a. The Treasurer's Reports for the **Month of March 2022**, is as follows:

**Monthly Cash Flow Comparisons**

<b>TOWN of CHESWOLD</b>	<b>MARCH 2022</b>
Cash Receipts	\$ 52,716.75
Cash Disbursements	\$ 160,539.93
<b>Positive Monthly Cash Flow</b>	<b>\$ 107,823.18</b>

<b>ADMINISTRATION</b>	<b>March 2022</b>
Cash Receipts	\$ 36,031.30
Cash Disbursements	\$ 127,992.06
<b>Positive Monthly Cash Flow</b>	<b>\$ 91,960.76</b>

<b>POLICE DEPARTMENT</b>	<b>March 2022</b>
Cash Receipts	\$ 2,922.02
Cash Disbursements	\$ 32,064.53
<b>Negative Monthly Cash Flow</b>	<b>\$ 29,142.51</b>

**TREASURER’S REPORT:** *“continued”*

<b>PUBLIC WORKS</b>	<b>March 2022</b>
Cash Receipts	\$ 13,763.43
Cash Disbursements	\$ 483.34
<b>Positive Monthly Cash Flow</b>	<b>\$ 13,280.09</b>

b. The Treasurer’s Report, (Account Balances), for the Month of March 2021, is as follows:

<b>as of:</b>	<b>March 2022</b>
Capital Account	\$ 29,994.58
Cheswold Heritage Day Account	\$ 4,413.18
Eide Grant Fund Account	\$ 5,476.63
Public Safety Account	\$ 57,305.61
General Fund Account	\$ 242,411.98
Land Use Applicant’s Account	\$ 59,419.49
Litigation Account	\$ 9,232.79
Municipal Street Aid Account	\$ 57,816.72
Salle Grant Fund Account	\$ 3,496.67
DeIDOT Projects	\$ 90, 902.90
ARPA Grant	\$ 349,926.58
Municipal Complex Building	\$ 745,148.17

c. Requisitions –

<u>Req. #</u>	<u>Department</u>	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>	<u>To Be Paid By</u>
<b><i>NOTHING TO REPORT</i></b>					

b. Proposed Purchase/s -

<u>Req. #</u>	<u>Dept.</u>	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>	<u>To Be Paid By:</u>
<b><i>NOTHING TO REPORT</i></b>					

Secretary/Treasurer Callender abdicated the Treasurer’s Report to Mrs. Jones. Councilperson Amoako asked if the budget for the Town has been done yet. Secretary/Treasurer Callender informed Councilperson Amoako that the budget has not been completed yet. However, the presentation of the budget is in progress for next month’s meeting.

The Mayor asked for a motion to approve the Treasurers Report, including Requisitions and Proposed Purchases. A motion was so made by Councilperson Moxley and with a second from Councilperson Amoako and a unanimous roll call vote, the motion passed.

**TAX COLLECTOR'S REPORT** – *Town Clerk Shadina Jones*  
*Month of March 2022*

**TAX REPORT: FISCAL YEAR 2021 – 2022**

Total Amount Billed: \$160,690.95

Total Amount Paid: \$33,601.18

As of:	Current Year:	Past Due Paid:
07/31/2021	\$ 33,601.18	\$ 867.88
08/31/2021	\$ 97,083.11	\$ 300.12
09/30/2021	\$ 23,534.44	\$ 1,171.23
10/31/2021	\$ 2,077.06	\$ 143.03
11/30/2021	\$ 442.81	\$ 75.71
12 /31/2021	\$ 472.96	\$ 21.97
01/31/2022	\$ 275.43	\$ 43.59
02/29/2022	\$ 2,182.58	\$ 2,696.98
<b>03/31/2022</b>	<b>\$ 4,922.47</b>	<b>\$ 722.27</b>
04/30/2022	\$	\$
05/31/2022	\$	\$
<b>06/30/2022</b>	<b>\$</b>	<b>\$</b>

**b. DELINQUENT TAXES** – *Town Clerk Shadina Jones*

Mrs. Jones reported that she has five (5) payment made on scheduled payment arrangements.

Vice Mayor asked, how the taxes work on new construction. Mrs. Jones informed Vice Mayor that any taxes due are collected at the time of settlement.

A motion was made by Councilperson Wysong to accept the Tax Report as submitted and a second was made by Councilperson Amoako. A unanimous roll call vote resulted in the passage of the motion.

**POLICE DEPARTMENT REPORT** – *Chief Christopher Workman:*

Chief Workman presented his March 2022 report, via e-mail, to the Mayor and Council, prior to the meeting, as follows:

**State of Delaware Accreditation** – With the assistance of DHS, our department is continuing to work on the Accreditation process. The policy portion of the process has been completed and we are beginning the proofing phase.

**Vehicle Repair** – The 2015 Chevy Tahoe is still at Willis Chevrolet. As of April 1, they were awaiting the delivery of the engine that is scheduled to be replaced.

**POLICE DEPARTMENT REPORT – “continued”**

**Full-Time Officers** – Patrol Officer, Brendin Peters, graduated from The DSP Police Academy on March 17<sup>th</sup> and is currently on FTO (field training) with Sgt Kline. He will be ceremonially sworn in by Mayor Faronea at the Council meeting on Monday, April 4.

**Part-Time Officer-** Part-time officer, Anthony Valenti, will be sworn in at the Town Council meeting on Monday, April 4, 2022 at 5pm.

**New Computers-** The department has made a request to SLEAF to upgrade aging computers to assist officers with better connectivity, along with improvement to the department evidence systems to coincide with our Accreditation upgrades. We have received most of the peripherals, however, we are awaiting the CPUs. The CPUs are expected to be delivered towards the end of April.

**Evidence Systems-** The department has made upgrades to our evidence storage and we are currently awaiting the arrival of the replacement computers for the patrol room. This installation will permit us to initiate the new evidence software system that is being provided through the State of Delaware and our current CAD system.

**New Vehicles-** On March 18<sup>th</sup>, the Town Administrator, Sam Callender, Town Clerk, Shadina Jones, Mst Cpl, Eric Cooper, and Chief Workman picked up two new patrol vehicles from a dealership outside of Pittsburgh, PA. The new vehicles include a 2022 Ford Police Utility and a 2021 F150 Police Responder. The vehicles are currently awaiting their fittings for lights and emergency equipment for patrol use.

**Training-** Sgt Kline and Chief Workman will be attending the FBI-LEEDA Conference in Phoenix, AZ at the end of April. The Cheswold Police Department is dedicated to the professionalism and progression of our officers. FBI-LEEDA is the leading provider of leadership training for this department and the State of Delaware. Chief Workman is also a candidate for the position of Sergeant-at-Arms, which will be voted on at this year’s conference on April 25, 2022. Officers of the Cheswold Police Department will be scheduled for the first of three required firearms trainings of 2022, which will be held in May. Officers at this time will also be completing their yearly CEW (taser) training at this time.

**Employment-** The department is currently evaluating potential employees as we receive applications.

**SALLE Grant (second stage)-** The police department has submitted an application to the SALLE Grant committee for a one-time vehicle upgrade to complete the up-fitting for the 2022 Ford PIU.

**POLICE DEPARTMENT REPORT – “continued”**

**TRAFFIC**

***Traffic Violations Charged –***

Officers issued 94 traffic summons during the month of March. These are the number of violations issued. (One traffic stop could equal 2 violations, eg. Speeding, no driver’s license)

***Actual Traffic Stops - 77***

This is a graph of the traffic stops made in March. It shows the number of stops and dispositions of stops by race and gender. In an effort to expand transparency, we are adding this to the monthly report to show who our officer’s stop for violations and how they complete the stop.

***NOTE:*** Due to a system issue, I was unable to produce the graphs in time for the meeting. I will submit an addendum once the issue is cleared up.

**Monthly Activity Report –**

Officers responded to or completed reports for 157 Incidents for the month of March.

**Monthly Incident Report –** Is on file at Town Hall and is available upon request.

Following the review of the Police Report, Vice Mayor Wysong asked who will be in charge while Chief Workman and Sgt Kline are away for their conference. Vice Mayor was informed that Mst Cpl Eric Cooper will oversee the Police Department during that time. The Clayton Police Department will be of any assistance while Chief Workman and Sergeant Kline are out of town.

**IF YOU DON’T CALL WHO WILL – CALL 9-1-1**

**PUBLIC WORKS REPORT** – Code Enforcement Officer Michael Callender

Mr. Callender presented the following report to members of the Council via e-mail prior to the meeting:

• **Status Report –**

	<b><u>PERMITS ISSUED</u></b>	<b><u>NEW VIOLATIONS</u></b>	<b><u>CLOSED VIOLATIONS</u></b>	<b><u>BUILDING INSPECTIONS</u></b>
March 2022	13	6	1	2

PUBLIC WORKS REPORT -- "*continued*"

CODE ENFORCEMENT PROPERTIES

- 33 New Street – PENDING: NO CHANGE.
- 179 Commerce St. – PENDING: The property will once again be condemned, and a registered letter of condemnation will be sent to the property owner with a timeline for demolition. ON-GOING

VIOLATIONS

- *Nobles Pond Lots #370; 371; #376; #398; #399; #412*

Construction Projects:

- Stonington – Construction continues as usual.
- Alston's Walk – NO CHANGE.
- 241 & 237 Commerce St. – The homes that have been placed have had footer, deck and stair inspections done. They have not yet passed inspections for the deck.

TOWN MAINTENANCE –

- **Town Truck** - The Town truck is currently at the dealership being repaired and tuned up. It was found that the major issue was a dead squirrel located in the intake manifold and chewed wiring.
- **Parking Permits**- This month letters of notice will be going out to all residents along Commerce St. regarding the pending parking permits to be issued and signage to be installed.

After the Public Works Report was reviewed, Councilperson Amoako requested clarification on the proposed new Public Works truck. Secretary/Treasurer Callender informed Councilperson Amoako that there are no trucks available for purchase, at this time.

After Vice Mayor Wysong raised a question on the severity of the violations at Nobles Pond, Code Enforcement Officer, Mike Callender informed the Council that there are "some big and some small" violations there, but they are no different than those found at other residential construction sites.



**PUBLIC WORKS REPORT** -- "*continued*"

Councilperson Johnson then inquired on the status of 179 Commerce St. Mr. Callender responded that the location is now owned by someone new, so the condemnation process must begin again.

A motion was then made by Councilperson Johnson to accept and approve the Public Works report as submitted and Vice Mayor Wysong made a second to the motion. With no questions or further discussion, the motion passed with a unanimous roll call vote.

**PLANNING COMMISSION REPORT** - *Land Use Administrator Sam Callender*

a. **Land Use Ordinance Revision**- Scheduled to continue at the next Planning Commission meeting- Thursday, April 14, 2022- 5:00pm

**ORDINANCES for REVIEW/APPROVAL** – Town Administrator Sam Callender

***NOTHING TO REPORT***

**RESOLUTIONS for REVIEW/VOTE**- *Town Administrator Sam Callender*

Resolution # 03-22-22-102 Public Hearing for Annexation of Liborio III LP Property  
Map ID: 4-00-03700-01-1300-000

Ms. Erica Sefton, Esquire of Connelly & Gallagher joined the meeting via Zoom to provide guidance and instructions concerning the Annexation Agreement. Various concerns and questions were raised by members of The Town Council, which will be forwarded to the applicant, Mr. Lou Rammuno through Ms. Sefton for a response.

Once there were no more questions or concerns expressed, a motion was made to approve the resolution by Councilperson Amoako, followed by a second from Vice Mayor Wysong, and the motion passed with a unanimous roll call vote.

**PROCLAMATIONS:**

***NOTHING TO REPORT***

**OLD BUSINESS:**

Mayor Faronea requested a review of the open Town projects:

- **Municipal Services Building – *Town Administrator Callender***

Ms. Callender presented a response from the architectural firm of MAI concerning the potential construction of a stairway in the proposed new Municipal Services Building. The architect suggested that the stairway be constructed outside instead of inside. And in response to a phased buildout of the basement from the first floor he indicated that it might not be the best plan as it could result in increased construction costs.

The possibility of constructing both an outside and inside stairway and the change from an outside stairway to a ramp, was suggested by the Council. These ideas will be forwarded to the architect for feedback.

- **Economic Development Plan & Cheswold Business and Merchant's Association – *Councilperson Maxwell Amoako***

Question was raised by Councilperson Amoako, about purchasing the formerly known Canteen Vending building. Town Clerk, Shadina Jones, informed Councilperson Amoako that the Canteen 'For Sale' sign is still located outside of the building but later mentioned SERVPRO previously stated that they would be moving in and the building was listed online as "Off Market". The cost for the building was \$1.2 million.

- **Activities Committee – *Mayor Faronea & Councilperson Johnson***

Donations to Ukraine have been suggested by Mayor Faronea. Councilperson Amoako had concerns about the amount of the donation that reaches the needy and how much is retained by the organization. Ms. Callender reported that a Google Search indicates that 90% of the collected funds are actually given to the needy.

Ms. Tunnell stated that the International Committee of the Red Cross is the selected route for monetary donations.

The Mayor indicated that the Nobles Pons community, will discuss the viability of the project in a discussion on donating to be held at "Coffee with Colleen".

If the decision is made to go forward with the project, all other residents will be notified via social media.

**OLD BUSINESS:** *"continued"*

- **Park Committee** – Vice Mayor Michael Wysong  
**Nothing To Report**
- **Protest Plan Team** – *Team Leader Chief Chris Workman* –  
**On Hold Until Further Notice**
- **American Rescue Plan-** *Town Administrator Sam Callender*  
**Nothing To Report**

**NEW BUSINESS:** *Town Administrator Sam Callender*

- **Presentation- MPO:** Ms. Helen Wiles and Ms. Marilyn Smith

To start the presentation, Ms. Wiles discussed the purpose of the (Metropolitan Planning Organization) and the various programs and projects they provide. Ms. Wiles introduced an app called, MapIT, which allows its users to submit issues regarding parking and transportation. She also discussed a project which would allow The Town to turn areas used for parking into space for community gathering, as well.

- **Tidewater Connections in Old Town**

Ms. Callender reported that she has been coordinating with the Department of Human Social Services, (DHSS), and Tidewater to apply for a Drinking or Clean Water Grant to provide for the connections from residences to Tidewater in Old Town.

Tidewater is reviewing the request and has been informed that a possibility exists through LIHWAP (Low-Income Household Water Assistance Program) per Ms. Heather Warren of DHSS. Tidewater has plans to follow-up with The Town.

**COMMUNITY COMMENTS:**

- **Mr. Gerrard Pelscia - Nobles Pond**

Mr. Pelscia is from New York and previously resided there for 25 years. Mr. Pelscia stated he was a former computer-programmer for banks and an electrician. He went on to state that although he lives within the Town, he does not feel like he is apart of the community. Mr. Pelscia has concerns about the Fork Branch-McKee Road, intersection however, he was informed that he will need to discuss his issues with Kent County, as that intersection is not in Cheswold.

**COMMUNITY COMMENTS:** *“continued”*

He also suggested that the Town inform DeIDOT that two, (2), or more entrances are required for new developments. Ms. Callender informed him that municipalities have no input into entrance permit requirements as DeIDOT owns 98% of all roads in Delaware and they set and enforce the standards.

The efforts previously made to engage the residents of Cheswold in community activities and togetherness was also explained to him.

- **Mr. Rodney Callender – Parkers Run**

**Mr. Callender stated that he had three, (3) issues he wished to present:**

1. **School Volunteers** – He wished to know if it is possible to obtain students from high school to volunteer as workers in Town. Ms. Jones responded that schools now have apprenticeship programs for high school and students are working those positions that will lead to their careers after graduation.

2. **Flyers for Clean-Up Day** – Mr. Callender requested to receive flyers advertising Clean-Up Day and volunteered to deliver them in Parkers Run. Ms. Tunnell promised to provide them if he comes into the office to pick them up.

3. **Newsletter** – Mr. Callender requested that Ms. Callender once again create a Town newsletter and he volunteered to hand deliver it through out Town. Councilperson Amoako volunteered to assist in the deliveries. Ms. Jones stated that Ms. Callender has enough to do and either Mr. Callender or someone else should write the newsletter.

**COUNCILPERSON COMMENTS:**

Vice-Mayor Michael Wysong – *NOTHING to REPORT*

Secretary/Treasurer Theon Callender – *NOTHING to REPORT*

**Councilperson Judith Johnson** – Councilperson Johnson asked when the property across from the Post Office (Alston’s Walk) is set to break ground. **According to Code Enforcement Officer Mike Callender**, the plan is for ground to be broken in Spring of this year (2022).

**Councilperson Mark Moxley** – *NOTHING to REPORT*

**COUNCILPERSON COMMENTS:** *"continued"*  
Councilperson Maxwell Amaoko – *NOTHING to REPORT*

**MAYOR FARONEA'S COMMENTS** – *Expressed his appreciation to the Council for electing him Mayor.*

**Motion to Adjourn**

A motion was made by Councilperson Callender seconded by Councilperson Moxley to adjourn at 7:29 p.m. A roll call vote on the motion resulted in a unanimous vote to approve. The meeting adjourned immediately thereafter.

*Submitted by: Administrative Clerk Camryn Tunnell – April 6, 2022*  
*Reviewed by: Secretary/Treasurer Theon E. , (Sam), Callender – April 6, 2022*