

Town of Cheswold
1856



State of Delaware
1787

**Town of Cheswold
Special Town Council
Meeting Minutes**

Date: Monday June 15th, 2026

Time: 5:00PM

Place: Cheswold Town Hall and Zoom Teleconference

<https://us02web.zoom.us/j/9728359252>

Meeting ID: 9728359352#

Via Cell Phone:

1-929-205-6099

**SPECIAL TOWN COUNCIL MEETING
June 15th, 2026
Agenda Posted: June 4th, 2026**

Minutes

The following were in attendance in person / Zoom:

Council:

- Mayor Santo Faronea
- Vice Mayor Max Flaxman
- Secretary/Treasurer Chris Jenerick
- Councilperson Tom Renyolds

Administration:

- Interim Town Manager Sam Callender
- Asst. Land Use Administrator Sarah Cahall

MEETING: The meeting was called to order by Mayor Faronea at 5:00pm.

PLEDGE of ALLEGIANCE and MOMENT of SILENCE: The Pledge of Allegiance and Moment of Silence were conducted at the start of the Public Hearing prior to the Town Council Meeting.

PROPERLY POSTED: The mayor confirmed the meeting was properly posted.

ROLL CALL: A roll call of the Council was conducted by Mayor Faronea at the start of the Public Hearing, prior to the Town Council Meeting. All members of the Council were present except Councilpersons Robin Ridgway and Jamie Bartlett.

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. A motion was made Vice Mayor Flaxman to swap agenda item #5 with agenda item #6. Councilperson Reynolds seconded and the motion was passed.

EXECUTIVE SESSION: To hold an Executive Session Meeting to discuss personnel matters and possible litigation pursuant to 29 DEL C § 10004 Sec. (b)

MOTION TO ADJOURN to EXECUTIVE SESSION: At 5:05pm, a motion was made by Vice Mayor Flaxman to adjourn the Regular Session and move to Executive Session. He also made a callout to Zoom participants for comment; there were none. The motion was seconded by Councilperson Reynolds. The motion was carried with a unanimous roll call vote of the present Council. The Zoom meeting was suspended and the council went to executive session.

MOTION TO RESUME REGULAR SESSION: At 6:00pm a motion to resume the Regular Session was made by Vice Mayor Flaxman and seconded by Councilperson Reynolds. The motion was carried with a unanimous roll call vote of the present Council.

At 6:03pm Councilperson Reynolds announced the meeting was back in public session and made a motion as follows:

To change the current status of the town manager from suspended with pay to suspended without pay as of June 30th, 2026. Additionally, to direct the town's attorney to do what is necessary to affect same.

Motion was seconded by Vice Mayor Flaxman. All in favor. Motion was passed.

Mayor moved to Resolution 06-11-2026-139 / Removal of Specific Property Lots of Nobles Pond from the Town of Cheswold.

Councilperson Reynolds requested a copy of the resolution. Interim Town Manager Callender said she had sent it out. Vice Mayor Flaxman felt that the resolution would not be sent but rather be presented at the meeting. Secretary/Treasurer Jenerick mentioned he thought the reason it may not have been presented at the meeting is that the resolution would entail many pages of lot numbers and a waste of paper to printout and that the cover letter provided by Interim Town Manager Callender explained clearly the rationale behind the resolution. Secretary/Treasurer Jenerick had printed out the cover letter and shared it with the council members.

After reviewing the resolution, Mayor Faronea expressed his personal opinion that he would not be in favor of the removal of Nobles Pond properties, but clarified that it is up to the council's vote.

Vice Mayor Flaxman moves to sign Resolution 06-11-2026-139 / Removal of Specific Property Lots of Nobles Pond from the Town of Cheswold. Motion was seconded by Secretary/Treasurer Jenerick. All in favor. Resolution was passed and signed.

Mayor Faronea questioned the councils reasoning for passing this resolution.

Vice Mayor Flaxman explained that all the properties in Nobles Pond are receiving the same services and benefits whether they are located in Cheswold or not. He further clarified that the only difference is the Cheswold properties are subject to an additional tax that the rest are not and therefore, by definition, his house is worth less than his neighbors that could be a couple of blocks away. Therefore, he sees no advantage to paying a tax that his neighbor does not.

Secretary/Treasurer Jenerick stated that when he purchased his home in Nobles Pond, he had no problem with being located in the Town of Cheswold and that it was clearly stated at settlement. It was only later on that he found out that the properties were “chopped up” and the annexation was inequitable and also not fair.

Vice Mayor Flaxman clarified that he has never had any negative feelings about the inequity of the annexation and felt the annexation perhaps had an ulterior motive.

Councilperson Reynolds stated that he was elected to support the wishes of the voters and that they are in favor of this resolution. Therefore, he supports their wishes.

Asst. Land Use Administrator Sarah Cahall asked for final clarification of the resolution. Councilperson Reynolds provided this information.

Interim Town Manager Callender provided a copy of the resolution for signature. Vice Mayor Flaxman noted a minor mis-write of his name and initialed the correction of the copy. The mayor stated he was not going to sign.

Secretary/Treasurer Jenerick asked Mayor Faronea and Interim Town Manager Callender what will happen next with the passed and signed resolution. Interim Town Manager Callender stated this will still need approval of the DE State House and clarified that the Town of Cheswold resolution was requested by representative Bill Bush. Vice Mayor Flaxman stated that perhaps representative Bush felt this resolution from the town would help provide a compelling argument to the House during discussion on the floor.

Interim Town Manager Callender will forward the resolution.

MOTION TO ADJOURN REGULAR SESSION: Secretary/Treasurer Jenerick made a motion to adjourn the meeting. Vice Mayor Flaxman seconded.

Meeting adjourned @ 6:14pm.