Town of Newport
Regular Meeting of the Mayor and Commissioners
May 21,2026

Pledge of Allegiance.

Mayor Michele MacDonald called the meeting to order at 7:00 pm and announced that it was in compliance with the Delaware Open Meetings Act.

Attendance: Mayor Michele MacDonald, Vice Mayor Stephanie Banks, Commissioner Michael Capriglione, Commissioner Michael Spencer, Commissioner Lisa Spencer, Town Manager Wendy King, Police Chief Mark Wohner, Solicitor Tanner Jameson.

Minutes from April 16, 2026, Reorganization were approved by motion made by Commissioner Capriglione and seconded by Mayor MacDonald. Minutes from the April 16, 2026, Regular Meeting were approved by motion made by Commissioner M. Spencer and seconded by Commissioner Capriglione. All Ayes.

Town Manager's Report –A resolution to adopt the New Castle County All Hazard Mitigation 2025 update is on the agenda. Town Manager King has been involved in the update planning process for the last two years and all the town's participation requirements have been met. Call from Kyle Clevenger from Whitman Requardt & Associates working with DelDOT on a project to add clackers above the railroad bridge just like Telegraph and Casho Mill Roads. There would be an agreement to sign, agreeing that the town would take on routine maintenance and replacement of the clackers in case of damage. Council should weigh in if the Town Manager should sign the agreement. Mayor MacDonald and Town Manager King met with Jordan Seemans, Harvey Hanna & Associates, to update the mayor on the Downtown Development District timeline and other things she should be aware of since she just took office. The state pension system is being updated for implementation in 2029. Liability and Worker's Compensation are being renewed, and initial paperwork has been completed. There will be an increase in liability because of law enforcement and auto claims. Downtown Development District application discussion. Narrative for the application had been sent a week prior to council for review. The new solar panels are up and were not operational as of date of meeting. There is approximately $30,000 left of the $124,000 grant award. New phones are going to be installed at the municipal building with the same system but different vendor in expectation of a monthly cost savings of $200 a month. Newport Train Advisory Committee meeting will be held on Tuesday, May 26, 2026, at Minquas Fire Hall from 10:00 am to 12:00 noon. Community Reinvestment Fund cannot be used for the polebarn building at the maintenance yard because it will be sitting on state property. We will pivot and use any awarded funding for roadwork. Payroll-related expenses were overbudgeted because of the three payrolls in May. Correspondence was received from a resident who had an interaction with the police department that she did not like. Complaints were received from the school because of incidents occurring between school staff and the resident. Chief Wohner will address the matter in his report. Tree located in the park across from the Old Town Hall and Dan's Tree and Stump cleaned it up and wants to know if council would be interested in boulders being placed there or planting a tree. There was discussion about boulders and what alternatives would be available. Council does not want boulders but wants the town manager to check with DelDOT about options at the location.

Police Chief's Report – Monthly department statistics for April, 2026. We are past the 30 days for the red-light cameras but do not know if they are live yet because he spoke to DelDOT and they want a speed sign on Marshall Street. There used to be one there and may have been removed when the

crosswalks were done. DelDOT was looking for an ordinance that determines the speed and will end up creating an ordinance so the red-light camera will be in compliance if someone challenges speed or another legal issue comes up. There was a resident complaint against the police department because of contact made in response to an incident with the resident and a Races to Run organizer and less than 5 days later, an employee of Richey School. Officers went to the resident to see if everything was okay and to try and assist. The resident thought the officers were taking sides. What it comes down to is not liking living behind a school. The red-light cameras average about 30 violations a day. It is anticipated that once it goes live, it should decrease. Commissioner M. Spencer asked if you could still make a right turn on red – Justis to Marshall. Chief Wohner said yes. Mayor MacDonald asked if we needed a "Right Turn after Red after Stop" sign there and Chief Wohner said we do not because it is the law that you have to come to a complete stop to turn right on red. Mayor MacDonald asked if we were putting up notification that the red-light camera is there. DelDOT had the message boards up for a couple weeks prior to April 20.

Alderman's Report - $18,405 in court fines.

Maintenance Reports / Code Enforcement Report – Vice Mayor Banks noticed the house behind G. Fedale is getting cleaned out.

Town Solicitor – No report.

Commissioners - Vice Mayor Banks said that on Mary Street there were cars parked on the sidewalk headed toward West Ayre Street and the No Parking signs cannot be read. We may have to have new No Parking signs placed. Commissioner Capriglione asked if the parking lot layout (exits/entrances) where the food trucks are located on Market Street was finalized. Chief Wohner said there was some conversation and drawings were given but he was not sure what was agreed upon. Commissioner Capriglione noticed kids walking over from the apartments, so he was making sure it was safe.

Mayor's Comments – Mayor MacDonald met with Jordan Seemans from Harvey Hanna and Town Manager King and then with Town Manager King the next day to review Downtown Development District information.

Rick Ferrell gave a presentation on the history of the Downtown Development District program. There are 13 current designees, and the application process is open to allow three more designees, possibly one from each county. There were 13 communities present at the mandatory meeting in March to review the application process. The application is due on June 15, 2026. The resolution on the agenda will need to be passed to be included with the application documents. He encouraged council to ask questions and point out potential corrections. Commissioner M. Spencer pointed out that the Board of Adjustment structure changed from Mayor, Solicitor, Resident to three Residents some years ago. He also suggested a change in verbiage regarding the choice of high school attendance. Mayor MacDonald pointed out Conrad Schools of Science was misrepresented as just a middle school. Commissioner M. Spencer pointed out that HHA had acquired property in town over three decades, not just one. Commissioner Capriglione said Mr. Ferrell did an awesome job putting everything together. Mr. Ferrell said that he simply wove together everything the town had been working on. Mayor MacDonald asked council to review the possible incentives the town may offer if we are given designation. A creative incentive package was developed so there would be little to no financial or fiscal obligation.

Public Comment – Jordan Seemans, Harvey Hanna & Associates, said they will be revisiting the parking situation at the food truck lot because of the fireworks vendor coming in June. Minquas Fire Company is having an outdoor concert on June 10, 2026, and HHA provided them a short-term lease for parking. Frank Walker, resident, asked Chief Wohner if the mileage noted on his monthly report is vehicle mileage. Chief Wohner said it is miles patrolled. He also noticed the parking issue on Mary Street and while signage is fine, will there be enforcement because it is a traffic nightmare. He believes eventually it will need to be one way. He said there should be speed enforcement on E. Ayre Street since they are newly-paved. Chief Wohner said he will be sure they will as part of their patrol. He asked Chief Wohner how many total officers there are. Chief Wohner said there were six total officers.

New Business – Resolution 2026-001. Adoption of the New Castle County Multi-Jurisdictional All Hazard Mitigation 2025 update. Commissioner M. Spencer made a motion to accept. Vice Mayor Banks seconded. All Ayes. Commissioner Capriglione stated that there should be an explanation offered to the audience since they probably do not know what that is. Town Manager King explained that every five years, New Castle County must update their All Hazard Multi-Jurisdictional plan. This plan outlines how emergencies of all kinds are handled, who is to be contacted, etc. Every municipality in New Castle County who does not have the means to create their own plan adopts this plan. Each municipality also has to participate in the update by answering questionnaires, attending meetings and workshops, and providing a passed resolution adopting the update.

Resolution 2026-002 – A Resolution to Support the Town of Newport Application to the State of Delaware for Designation as a Downtown Development District. Commissioner Capriglione made a motion to support the application for the Downtown Development District. Vice Mayor Banks seconded. There were no questions. All Ayes.

Commissioner Capriglione made a motion to adjourn. Vice Mayor Banks seconded. All Ayes.

Meeting adjourned at 7:50 pm.