

**TOWN OF SOUTH BETHANY
TOWN COUNCIL MEETING MINUTES
JULY 17, 2026
9:00 A.M.**

Meeting Called to Order and Pledge of Allegiance

Mayor Dondero called the July 17, 2026, Town Council meeting to order at 9:01 a.m., followed by the Pledge of Allegiance.

Mayor Dondero and Council thanked Corporal Ken Huff, who is leaving the police department after several years of service, and wished him well.

Attendance and Absences

In attendance were Mayor Edie Dondero and Councilmembers Steve Gallagher, Mark Giler, Chris Keefe, Sarah Long, Bob Shields and Cindy Van Horn; Town Manager Maureen Hartman, SBPD Chief Jason Lovins, and Town Clerk Matt Amerling. Public attendees: 5. Virtual attendees: 6.

Adoption of Minutes

Councilman Bob Shields motioned to approve the June 12, 2026, Town Council meeting minutes, seconded by Councilman Mark Giler. Motion carried 7-0.

Councilwoman Chris Keefe motioned to approve the June 26, 2026, Town Council and Planning Commission Workshop meeting minutes, seconded by Councilman Shields. Motion carried 7-0.

Public Comment

Nina Link, 114 Elizabeth Way, thanked the Town for the Bike Rodeo and Council's work on the exterior light ordinance.

Review and possible action on Resolution 5-26, recognizing former Councilman Randall Bartholomew and Resolution 6-26 recognizing former councilman Robert Biciocchi (Dondero)

Councilwoman Cindy Van Horn motioned to approve Resolution 5-26 and Resolution 6-26, seconded by Councilwoman Keefe. Motion carried 7-0.

First Reading of Draft Ordinance 223-26 to amend Chapter 145-3 definitions; 145-14.3(A) regarding pervious ground covering allowed in the setback area; and 145-38(E) regarding setback requirements for the R-1 district west of Delaware Route 1 (Dondero)

Mayor Dondero read the changes and addition to Chapter 145-3, 145-14.3(A) and 145-38(E) in Ordinance 223-26, regarding definitions of pervious and impervious surfaces; pervious ground covering in setbacks, which would require 100% of required building setback areas to be covered with pervious materials; and the removal of additional zoning requirements in the Cat Hill area. Councilman Giler raised questions about specific details in the definitions, particularly regarding stone sizes and deck gap requirements, which Town Code Enforcement Officer Joe Hinks addressed by explaining industry standards for pervious assemblies. Councilwoman Sarah Long recommended adding the clarification around surface to be "any continuous surface" so it spells out that a pervious paver system would be non-continuous; and also, instead of saying "material," change that to "cover" or "structure," and add subcategories, which would have traditional place, concrete and standard hot mix asphalt, traditional mortar, brick, stone, or paver systems that lack

a permeable joint aggregate, and then clarify that it's buildings, roofs, swimming pools, decks lacking drain gaps and patios. Councilwoman Long stated she would pass her recommended edits to the Mayor and Town Manager for review. Councilman Shields recommended to strike the last sentence in Chapter 145-14.3 since a pervious covering will already be defined in the definitions section.

Councilman Steve Gallagher addressed a 1,700-square-foot footprint requirement that only applies to Cat Hill and affects existing dwellings, noting this creates design challenges and potential legal problems for homeowners. Council confirmed that building height restrictions would remain unchanged, but the proposed updates would be applied and align Cat Hill's zoning with the rest of South Bethany. The required public hearing will be held at the next Council meeting in August, at the second reading.

Leadership Reports

Mayor's Report – Report submitted. Mayor Dondero stated her appreciation to the Town staff – particularly the Public Works and Beach Patrol – as well as the Police Department for all their hard work before, during and after the 4th of July holiday.

Town Manager Report – Report submitted. Town Manager Maureen Hartman also expressed her thanks to staff for working so diligently during the holiday.

Police Chief Report – Report submitted.

Treasurer Report – Report submitted.

Committee and Commission Reports

Bicycle & Pedestrian Safety Committee – Report submitted.

Budget and Finance Committee – No report submitted.

Charter and Code Committee – No report submitted.

Community Relations Committee – Report submitted.

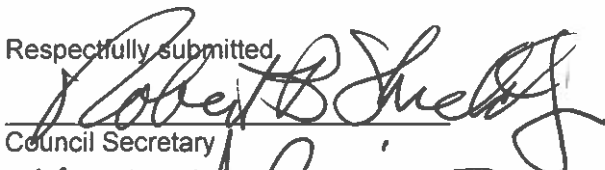
Planning Commission – Report submitted.

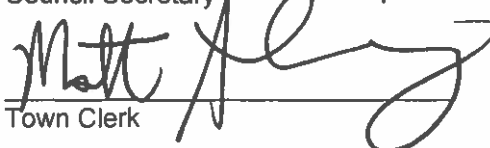
Resiliency Committee – No report submitted. Mayor Dondero stated the committee is awaiting results from ongoing flood mitigation and bulkhead elevation studies before planning future outreach to residents.

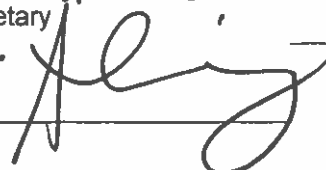
Adjournment

Motion by Mayor Dondero, seconded by Councilwoman Van Horn, to adjourn the July 17, 2026, Town Council Regular Meeting at 10:08 a.m. Motion carried 7-0.

Respectfully submitted,


Council Secretary


Town Clerk

 8/14/2026
Date of Approval