

**TOWN OF SOUTH BETHANY
TOWN COUNCIL MEETING MINUTES
SEPTEMBER 11, 2026
9:00 A.M.**

9:00 AM Public Hearing To receive public input regarding Mediacom Delaware, LLC's proposal for renewal of its franchise agreement with the Town for the provision of cable services.

There was no public comment.

Meeting Called to Order and Pledge of Allegiance

Mayor Dondero called the September 11, 2026, Town Council meeting to order at 9:02 a.m., followed by the Pledge of Allegiance and a moment of silence to remember and honor the lives lost 25 years ago today (Sept. 11, 2001).

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: 11. Virtual attendees: 9.

Adoption of Minutes

Councilwoman Sarah Long suggested to strike a portion of her statement on page 2, in the second paragraph, specifically "especially with beach bungalows." Councilman Mark Giler had a few minor typos to be corrected. Councilman Bob Shields motioned to approve the August 14, 2026, Town Council meeting minutes with amendments, seconded by Councilman Mark Giler. Motion carried 7-0.

Councilwoman Long motioned to approve the August 28, 2026, Town Council Workshop meeting minutes, seconded by Councilman Shields. Motion carried 7-0.

Due to technical difficulties with the Zoom application, Council decided to move agenda item #7 forward and push back item #2 until the screen share feature was fixed.

Discussion on Mediacom Delaware LLC franchise agreement renewal

Council had a discussion with Mediacom representatives on the cable franchise agreement renewal, with Council beginning to review the terms, including the maximum allowable franchise fee of 5% of gross revenues, which is regulated by the FCC. It was announced that the adoption of a resolution to renew the agreement will be brought forth for vote at the October or November Council meeting.

Presentation and discussion of Fiscal Year 2026 Audit

Ashley Stern, of PKS and Company, presented the town's financial audit results. She reported that the audit received an unmodified opinion, the highest level of assurance an independent auditor can provide. The Town's net position increased \$924,418 from FY2025 to FY2026, with revenues increasing by approximately \$600,000 and expenses increasing by approximately \$186,000. The general fund showed actual results favorable to the budget by \$334,000, with revenues over budget by \$279,000 and expenditures under budget by approximately \$55,000. Ms. Stern stated the general fund showed six months of operating expenditures, exceeding the recommended minimum of two months. The presentation covered pension liabilities, accounting standards, and audit

communications, with one recommendation to separate restricted and unrestricted funds in the investment accounts. Two new accounting standards (GASB 103 and 104) will change how financial statements are reported in 2027, and there was a requested correction to an error on the presentation slide which reported that expenses were over budget by \$55,000 when it should have read "under budget" by \$55,000.

Public Comment

Fred Reitzel, 134 Elizabeth Way, raised concerns about the Comprehensive Plan process, claiming the Planning Commission was not properly consulted during vendor selection.

Simon Moore, 309 W. 6th Street, expressed concerns about the Budget and Finance Committee's lack of involvement in reviewing this year's audit due to limited advance information being shared. Mayor Dondero explained that the audit process began several weeks later than usual, and the final report was not ready in time for the committee meeting, which may have contributed to the confusion.

Vote to appoint committee members for 2026-27 and vote to approve committee guidelines

Mayor Dondero requested that the chair of each committee read the names of their respective appointees, and Council will then vote to approve their membership.

Councilman Shields motioned to appoint Rick Braida, Rob Herb, Ed Kelchner, Mark O'Brien, Dennis Roberts, and Kathy Wood as Bicycle and Pedestrian Safety Committee members; seconded by Councilwoman Chris Keefe. Motion carried 7-0.

Councilwoman Keefe motioned to appoint Don Boteler, Linda Bowers, Joe Mormando, and Tim Saxton as Budget and Finance Committee members; seconded by Councilman Shields. Motion carried 7-0.

Councilwoman Cindy Van Horn motioned to appoint Carolyn Bell, Maureen Flaherty, Barbara Gill, Laura Larson, Linda Murray and Peggy Pasquarella as Community Relations Committee members; seconded by Councilwoman Keefe. Motion carried 7-0.

Councilman Mark Giler motioned to appoint Tom Barletta, Carl Bittenbender, Eric Compton, Scott Gentilucci, Ronald Jaicks, and Maria Vershel as Charter and Code Committee members; seconded by Councilwoman Long. Motion carried 7-0.

Mayor Dondero motioned to appoint Larry Budd, Arthur Burritt, Colin Chasler, Catherine Hughes, Gerry Injaian, Joan Marini, and Michael Powell as Resiliency Committee members; seconded by Councilman Giler. Motion carried 7-0.

Council also discussed amending the committee guidelines, which were shortened and updated based on previous feedback from Council members. Councilman Shields motioned to approve the committee guidelines as amended, seconded by Councilwoman Van Horn. Motion carried 7-0.

Discussion and possible vote on proposed amended programmatic use of existing funds currently budgeted to Bicycle & Pedestrian Safety Committee

Councilman Shields proposed a reallocation of existing budgeted funds for the Bicycle and Pedestrian Safety Committee, authorizing \$1,457 in total for a LED digital speed sign, spinning reflective devices for mounting atop stop signs, and two sets of flags and containers for the grab-a-flag project. Councilman Steve Gallagher motioned to amend existing funds of the Bicycle & Pedestrian Safety

Committee budget to allocate toward traffic safety equipment as listed; seconded by Councilwoman Keefe. Motion carried 7-0.

Leadership Reports

Mayor's Report – Report submitted.

Town Manager Report – Report submitted.

Police Chief Report – Report submitted. Chief Lovins stated from the Labor Day weekend, specifically Friday (Sept. 4) to Tuesday morning (Sept. 8), there were a total of 1,451 vehicles which went through Cat Hill, and the average speed of all those vehicles was 18.4 miles an hour. The highest speed recorded was 25 miles per hour.

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 – Report submitted.

Community Relations Committee – Report submitted.

Planning Commission – Report submitted.

Resiliency Committee – Report submitted. Mayor Dondero stated there are two ongoing resiliency-related projects happening now. One is the York Road Phase 2 project, engineering and design work for the secondary streets of York Road. She noted that the consultants will be on site in the coming week or two obtaining soil borings. Mayor Dondero stated, regarding Verdantas' work on the bulkhead analysis, they have completed their data collection phase on bulkhead elevations throughout town, and obtained ground elevations from AECOM. They are moving into the phase of the project where they will model (using FEMA's models) various height scenarios for bulkheads, so they can start to make recommendations.

Adjournment

Motion by Mayor Dondero, seconded by Councilwoman Keefe, to adjourn the September 11, 2026, Town Council Regular Meeting at 10:35 a.m. Motion carried 7-0.

Respectfully submitted,


Council Secretary


Town Clerk

 10/9/2026
Date of Approval