

Town of Odessa

**MINUTES FROM THE REGULAR TOWN MEETING OF MAYOR AND COUNCIL
MONDAY, MARCH 2, 2026 - 7:00 PM
OLD ACADEMY BUILDING
315 MAIN STREET
ODESSA, DE 19730**

Those present at 7:00 PM:

Mayor: Harvey C. Smith Jr.
Council Member: Lenny Aguilar
Council Member: Yeni Ocampo
Treasurer: Amy Marie Ottinger
Secretary: Megan Seaser
(6) community members

Also in attendance:

Mike Adams – Odessa Fire Company President
Frank Gant – Odessa Fire Company First Vice President
Scott Dunkelberger – Odessa Fire Company Past President
Mike Irons – K. Hovnanian Homes Division President
Jonathan Contant – K. Hovnanian Homes Land Planning Manager

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- I. Call to Order & Pledge of Allegiance- The meeting was called to order at 7:03 PM.
 - II. Oath of Office – Mayor Smith gave the oath of office to town treasurer Amy Marie Ottinger.
 - III. Roll Call

MOTION BY YENI OCAMPO, SECONDED BY LENNY AGUILAR, TO EXCUSE JOHN FREEMAN AND LIONEL HYNSON FROM THE MARCH 2, 2026 MEETING OF MAYOR & COUNCIL.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN

- IV. Odessa Fire Company Special Presentation to Women’s Club of Odessa
 - Mayor Smith introduced the President of the Fire Company Mike Adams, First Vice President Frank Gant and Immediate Past President, Scott Dunkelburger. He also invited representatives of the Women’s Club of Odessa to come up at the same time. Mike Adams thanked Mayor Smith and presented a donation to the club to show their appreciation for allowing them to participate in the 2025 Christmas in Odessa festivities. Carol Sheats, Carla Pyle, and Jane Mruk accepted the donation on behalf of the Women’s Club and thanked the Fire Company very much, further stating they looked forward to working with them again in the future.
- V. Approval of Minutes
 - a. Minutes: Regular Meeting of Mayor & Council 2-2-2026

MOTION BY LENNY AGUILAR, SECONDED BY YENI OCAMPO, TO APPROVE THE MINUTES FROM THE FEBRUARY 2, 2026 MEETING OF MAYOR & COUNCIL.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN

VI. Correspondence – E-mail received from the Corbit-Calloway Memorial Library regarding MayFest, attached hereto as Attachment A (*1-page email*). The correspondence was read aloud and tabled until New Business.

VII. Treasurer’s Report

- a. Balance Sheet / Profit & Loss as of 2-28-2026, attached hereto as Attachments B & C (*3-page report*)
- b. Treasurer Ottinger reviewed various expenses on the balance sheet. She reported that the M&T Sweep Investment account balance is not accurate and does not match what the actual balance is as of January 31, 2026 which is \$132,874.05 (Difference of \$2,103.55). Both the town secretary and town treasurer are working with the town clerk to reconcile this account. They are also actively working with M&T Bank to resolve outstanding issues with fees that are being charged to the account but were told at the time of account formation would be waived. Additional reconciliation of this account will be forthcoming. In the Odessa Community Account, the deposits consisted of two months of rental income from Unit B (January & February) and one month of rental income from Unit A (February). There was a funds transfer of \$350.00 from this account to the Operating Account to reconcile an expense paid for tree work at the Memorial Park that should have been paid from that account. Expenses consisted of normal operating expenses with the exception of a payment to Page Precision in the amount of \$450.00 for snow removal at town hall on January 28, 2026. In the PNC Operating Account, deposits totaling \$2,423.94 consisted of permit fees, property taxes, JP court fees, franchise fees and the \$350.00 transfer from the Odessa Community Account. There was a transfer in the amount of \$5,000.00 from this account to the Municipal Street Aid Account. Expenses consisted of normal operating expenses. In the Municipal Street Aid Account, there was a funds transfer of \$5,000.00 from the Operating Account to this account to cover expenses. Expenses consisted of normal operating expenses and included a payment to Austin and Bednash in the amount of \$2,400.00 for town wide snow removal on January 25, 2026. Total assets are \$936,962.53.

MOTION BY LENNY AGUILAR, SECONDED BY YENI OCAMPO, TO APPROVE THE TREASURERS REPORT FROM 2-28-26.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN

VIII. Commission Reports

- a. Historic – No meeting in February
- b. Planning – No meeting in February

IX. Old Business – There was no old business.

X. New Business

- a. K. Hovnanian Homes Odessa Commons Project, attached hereto as Attachment D (*3-page letter dated 10/14/25*)
 - Last summer, preliminary plans for development of the 45-acre parcel, referred to as Odessa Commons, were approved. K. Hovnanian is before Mayor & Council at this time seeking relief on two of the agreed upon Architectural Design Requirements: exterior window muntins and framed lumber porches finished with composite decking and PVC band boards. K. Hovnanian proposes windows with muntins between the glass and concrete front porches. Mike Irons stated these materials are deemed a more maintenance free option and used on their current home builds. In exchange, K.

Hovanian is offering a fully engineered parking lot for Memorial Park. The agreement includes a dedication of approximately an acre for the parking lot, paving, striping, wheel stops, storm water management, one entry/exit point, permitting, landscaping, and a walking path to Memorial Park along 299 (as shown on page 3 of Attachment D).

- Council was asked if they have any questions:
 - Councilman Aguilar questioned if the project had gone for a Historic Review.
 - Mayor Smith asked former town secretary Amy Marie Ottinger to comment on the results of the Historic Meeting. She stated that the Historic Commissioners felt they had made enough concessions and decided to stop at that time and default the decision to Mayor & Council.
- Mike Irons, of K. Hovanian, commented about the maintenance aspect of the requests. He explained that exterior muntins require the owners to wash each glass pane separately. Because window muntins have no added value to the average buyer, he'd like to take something that may be perceived as a negative to a new buyer and make a trade for a parking lot that could benefit the entire Town of Odessa. K. Hovanian does plan to follow all of the other recommendations put forth by Historic Review.
- Jonathan Contant, of K. Hovanian, commented that Del-Dot has agreed to allow them to extend their walkway further down Main St., should this parking lot come to fruition (Jonathan referenced the walking path in Attachment D).
- Mayor Smith shared a concern of safety with the current parking, along 299 for Memorial Park, and how the concept for the parking lot came about.
- Council Member, Lenny Aguilar, confirmed the area in front of Memorial Park would be altered to have "No Parking" signs erected.
- Council Member, Lenny Aguilar, asked K. Hovanian if they could work on a solution to attempt to separate the parking lot from the residents of Odessa Commons. K. Hovanian agreed.
- Council Member, Yeni Ocampo, clarified that, K. Hovanian had no more concessions that were going to be asked of the Town of Odessa. K. Hovanian confirmed they did not have any other requests and also reiterated the value of the parking lot and walking path for the town and its residents.

MOTION BY LENNY AGUILAR, SECONDED BY YENI OCAMPO, TO APPROVE THE EXCEPTION OF EXTERIOR WINDOW MUNTINS AND CONCRETE PORCHES IN EXCHANGE FOR A FULLY ENGINEERED PARKING LOT LOCATED WITHIN ODESSA COMMONS.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN

- b. Proclamation of Thomas Garrett & Harriet Tubman Day, attached hereto as Attachment E (*1-page proclamation*)

MOTION BY LENNY AGUILAR, SECONDED BY YENI OCAMPO, TO PROCLAIM MARCH 10TH, 2026 AS THOMAS GARRETT & HARRIET TUBMAN DAY IN THE TOWN OF ODESSA.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN.

- c. MayFest - Saturday, May 2nd, 2026 street closing request, attached hereto as Attachment A (*1-page email*)

MOTION BY LENNY AGUILAR, SECONDED BY YENI OCAMPO, TO ALLOW THE CLOSING OF THE REQUESTED SECTIONS OF HIGH STREET FROM FRONT STREET TO THIRD STREET ON SATURDAY, MAY 2ND, 2026 FOR MAYFEST.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN

XI. Public Comment

- Carla Pyle, Chairwoman of Odessa’s Historic Commission, had two comments.
 - Carla let Mayor & Council know that Historic Commission had worked with K. Hovanian for months to build a relationship with them. Historic Commission felt they had gone beyond normal protocol (for new construction). Historic Commissioners understand why Mayor & council approved of the relief of the two items but wanted us to know why they had decided to table their decision.
 - Second, Carla personally thanked everyone for the proclamation that was given to her, and the tree planted on her property. She stated the tree, thankfully, had made it through the two snowstorms. Carla thanked Mayor & Council for the honor.
 - Mayor Smith commented that it is an honor that Carla is well deserving of for all of her hard work with Christmas in Odessa, and for her time spent in National Women’s Groups, that bring recognition to our town.

XII. Next Meeting Date and Time: Next meeting of Mayor and Council will be Monday, April 6th, 2026 at 7:00 PM.

XIII. Adjournment

MOTION BY YENI OCAMPO, SECONDED BY LENNY AGUILAR, TO ADJOURN THE MEETING AT 7:35 PM.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 0 ABSTAIN

Minutes Submitted: 3/9/2026
By: Megan Seaser
Town Secretary

Approved: _____