

Town of Odessa

**MINUTES FROM THE REGULAR TOWN MEETING OF MAYOR AND COUNCIL
MONDAY, JUNE 1, 2026 - 7:00 PM
OLD ACADEMY BUILDING
315 MAIN STREET
ODESSA, DE 19730**

Those present at 7:00 PM:

Mayor: Harvey Smith
Council Member: John Freeman
Council Member: Yeni Ocampo
Council Member: Lionel Hynson
Treasurer: Amy Marie Ottinger
Secretary: Megan Heck
(11) community members

- I. Call to Order & Pledge of Allegiance- The meeting was called to order at 7:00 PM.
- II. Roll Call
- III. Appointment of Office
 - a. Town Charter dictates Council needs to replace the open seat of resigned council member, Leonard Aguilar, for the remainder of his term until April election. Two candidates emailed the town to express interest. Both are residents of Odessa, registered voters, active on the planning commission, and involved in the community In alphabetical order, we have Michael Callaghan and Shelley Perry.

MOTION BY YENI OCAMPO , SECONDED BY JOHN FREEMAN, TO APPOINT SHELLEY PERRY COUNCIL PERSON FOR THE REMAINDER OF LEONARD AGUILAR'S TERM.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- IV. Oath of Office- Shelley Perry was not able to be present due to family obligations. Her oath of office shall be given at the July meeting of Mayor & Council.
- V. Approval of Minutes
 - a. Minutes: Regular Meeting of Mayor & Council 5-4-26

MOTION BY JOHN FREEMAN, SECONDED BY YENI OCAMPO, TO APPROVE THE MINUTES FROM THE MAY 4TH, 2026 REGULAR MEETING OF MAYOR & COUNCIL.

MOTION CARRIED. VOTE: 3 AYES, 0 NAYS, 1 ABSTENTION- Lionel Hynson was not present at the 5-4-26 meeting.

- VI. Correspondence- no correspondence
- VII. Treasurer's Report
 - Balance Sheet / Profit & Loss are not able to be attached today as the Town Clerk's computer drive died on Thursday, May 28th and is being worked on to restore QuickBooks. Two months of financials will be reviewed at July's meeting.
- VIII. Commission Reports
 - a. Historic – Meeting was 5-14-26 (Harkins- fence, Seibert/Dolamore- preliminary design for the addition)
 - b. Board of Adjustment – No meeting in May
 - c. Planning – No meeting in May
- IX. Old Business

- X. New Business
 - a. Discussion from Budget Workshop- no further discussion was required
 - b. Approval of Budget FY 2026-2027, attached hereto as Attachment A (3 –page document)

MOTION BY LIONEL HYNSON, SECONDED BY JOHN FREEMAN, TO APPROVE BUDGET FOR THE FISCAL YEAR 2026-2027 FOR THE TOWN OF ODESSA.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- c. Adoption of Assessment Values FY 2026-2027; electing to utilize the 2024 New Castle County property assessment values as the official basis for the town's municipal property tax, attached hereto as Attachment B (1-page document)

MOTION BY YENI OCAMPO, SECONDED BY JOHN FREEMAN, TO ADOPT NEW CASTLE COUNTY'S PROPERTY ASSESSMENTS OFFICIALLY DATED JULY 1, 2024.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- d. Adoption of Adjusted Tax Rate FY 2026-2027; the adoption of the adjusted tax rate for FY 2026-2027 concluded in the budget meeting.

MOTION BY JOHN FREEMAN, SECONDED BY YENI OCAMPO, TO ADOPT THE ADJUSTED TAX RATE FOR THE FISCAL YEAR 2026-2027 FOR THE TOWN OF ODESSA.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- e. Resolution 2026-3: A Resolution to Set the Tax Rate for FY 2026-2027, attached hereto as Attachment C (1-page resolution)

MOTION BY LIONEL HYNSON, SECONDED BY YENI OCAMPO, TO APPROVE THE RESOLUTION 2026-3 SETTING THE TAX RATE FOR THE FISCAL YEAR 2026-2027 FOR THE TOWN OF ODESSA.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- f. Resolution 2026-4: A Resolution to Set the Compensation for the Town Secretary, attached hereto as Attachment D (1-page resolution)

MOTION BY JOHN FREEMAN, SECONDED BY YENI OCAMPO, TO APPROVE RESOLUTION 2026-4 SETTING THE COMPENSATION FOR FISCAL YEAR 2026-2027 FOR THE TOWN SECRETARY.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- g. Resolution 2026-5: A Resolution to Set the Compensation for the Town Clerk, attached hereto as Attachment E (1-page resolution)

MOTION BY YENI OCAMPO, SECONDED BY JOHN FREEMAN, TO APPROVE RESOLUTION 2026-5 SETTING THE COMPENSATION FOR FISCAL YEAR 2026-2027 FOR THE TOWN CLERK.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- h. Resolution 2026-2: Community Recognition of Leonard Aguilar, attached hereto as Attachment F (1-page resolution)

MOTION BY JOHN FREEMAN, SECONDED BY YENI OCAMPO, TO APPROVE RESOLUTION 2026-2 COMMUNITY RECOGNITION OF LEONARD AGUILAR.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- i. Resolution 2026-6: 100th Anniversary, Odessa Fire Company, attached hereto as Attachment G (1-page resolution)

MOTION BY LIONEL HYNSON, SECONDED BY JOHN FREEMAN, TO APPROVE RESOLUTION 2026-6 COMMUNITY RECOGNITION OF 100TH ANNIVERSARY OF ODESSA FIRE COMPANY.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- j. Adoption of Ordinance 2026-01 (FIRST READING): Introduction of Ordinance 2026-01: An ordinance of the Town of Odessa ratifying, confirming, and fixing the tax rate based upon the reassessed real property values, attached hereto as Attachment H (*3-page Ordinance*)
- The town secretary provided the first reading of the Ordinance.
 - Mayor Smith noted that Mayor & Council will need a special meeting in 2 weeks, Monday June 15th, for the final reading and adoption of ordinance 2026-01 so that we keep in line with our town charter.
 - Last tax rate adjustment/change was in 2011

MOTION BY YENI OCAMPO, SECONDED BY JOHN FREEMAN, TO APPROVE THE FIRST READING AND MOVE ORDINANCE 2026-01 TO A SECOND AND FINAL READING AT THE NEXT MEETING OF MAYOR & COUNCIL.

Commission Appointments, attached hereto as Attachment I (*1-page document*), included Board of Adjustment, re-appointment of a 3-year term expiring in 2029, Philip (Ted) Barnes and Planning Commission, 3-year term expiring in 2029, Erik Raser-Schramm. Mayor Smith reviewed for proper appointment and called for a motion.

MOTION BY JOHN FREEMAN, SECONDED BY YENI OCAMPO, TO APPROVE THE APPOINTMENTS FOR 2026-2029, FOR TWO 3-YEAR TERM SEATS; ONE SEAT ON THE BOARD OF ADJUSTMENTS AND ONE SEAT ON PLANNING COMMISSION.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

- k. July Meeting-
- a. Planning commission vacancy, replacing Shelley Perry, will be appointed at the July meeting.
 - b. Mayor Smith will be out of town on July 6th; Town Council was asked if they prefer to meet without him or move the date one week forward. July's meeting will be held the second Monday in July.
- l. Melaine Minear- "The Law of Unintended Consequences, An Ounce of Prevention"
- Melaine, Mel, presented a 13-page attachment for public record, attached hereto as Attachment J (13-page document)
 - Mel challenged the approval of the previous month's meeting minutes stating a letter would be sent to the Town Solicitor.
 - Under the law of unintended consequences:
 - Mel shared an adage statement and illustration that were a part of her attachment
 - Mel stated she spoke with former chief of fiscal policy, Ms. Brennan, regarding the CRF grant. Ms. Brennan confirmed a check in the amount of \$238,088.25 was mailed to the Town of Odessa. Mel asked Treasurer Ottinger to confirm the check amount and that it was deposited. Treasurer Ottinger confirmed.
 - Mel directed CRF fund questions towards Mayor Smith, (Mayor Smith was not given this agenda in advance and was answering without research).
 1. Is that the correct amount? **Mayor Smith believes so**
 2. Did the application include 7' of widening with asphalt? **Mayor Smith believes widening was included**
 3. Is it true the funds needs to be used by June 30th, 2029? **That is correct**
 4. Does the contract with Cirillo Bros include a change order clause? **Mayor Smith asked for clarification. He explained the paving would be over the existing asphalt.**
 5. Where were the 3 bids posted, Mel looked on the contact sites. **There were 3 bids; Austin & Bednash, ADEL, & Cirillo Bros. Cirillo was the lowest bid, and all bids are in the office.**

6. Mayor Smith was questioned if he served as president on the board for the BBB (Better Business Bureau)? **Mayor Smith confirmed.** Mel questioned Cirillo being on BBB. **Mayor Smith stated not every company is BBB rated but they are on the State of DE list for approved bidding.**
7. What is the preferred date of commencement & completion? **Mayor Smith does not have an exact date for this. He does not decide; the contract was signed and Cirillo Bros determine timing.**
8. Are you as our Mayor & elected Council, following your oath of office to the best of your abilities? (all Mayor & Council were asked to respond)
 - Councilman Freeman shared that he doesn't mind having a meeting but please don't point fingers and asked to stay with the issues. He stated a couple individuals were very concerned about the last meeting. He continued that we don't need to get involved with personal business, let's deal with the issues.
 - Mayor Smith stated he has been faithful to the office of Mayor to the best of his ability. He may have stubbed his toe along the way, but we are a government of volunteers and not a government of paid people. Town of Odessa Mayor & Council receives no compensation, there is a limited budget, there is no town manager, like other towns, so no expertise. Mayor Smith announced a mistake of signing a check for \$17.99 to reimburse himself for a key box that hangs in the office. He brought to council any mistakes he has made and has been forthright. He's done the best of his ability at this job, having no prior experience of being a Mayor, only experience as a businessperson.
 - Mel thanked the Mayor and wanted everyone to know that she encouraged prior council member Leonard Aguilar run for public office.
9. Mel announced they formed an ad hoc citizen's coalition; currently 34 people. Their vision/primary goal is to raise up their concerns of the 7' widening of High St. with asphalt- it's about public safety and historical ambiance.

XI. Public Comment

Carole Coleman- provided documents for public record, hereto as Attachment K (*4-page letter*)

- Carole stated she's been a resident since 1985, served on Council and Planning Commission for 34 years and Historic commission just as long; still serving as an alternative to date. She read her provided document aloud.

Matthew Dolamore- asked for a recap of the budget workshop

- Treasurer Ottinger did a short recap of what she reviewed at the budget meeting
- Explained the charter requires a balanced budget

Matthew Fiedler- loves having the speeding alert on Main St.

- Mayor Smith explained we have a police officer come once a month.

Sean Mattingly- Asked if we've considered the option of the speed trap camera; It's been a drag race onto 13N.

- Mayor Smith mentioned Captain Thompson was transferred and now we're waiting for the new captain. Harvey will reach out to the new captain once he's settled in. Rt. 299 is State Police controlled, as well as the Town of Odessa.

Sean also shared interest in having a conversation with anyone around a tree commission, should there be a new one.

John Freeman shared observations of the traffic concerns

Mel asked if town residents would be invited to attend the State Police meeting.

- Mayor Smith stated the first meeting would be an introduction

June Satterfield, non-resident, but lives in the area came to give her opinion on the widening of the street of High St. and why is it being done?

Mayor Smith gave the following reasons:

- You cannot get a normal car past a normal car, if parked on High St. When cars are parked on both sides of the street, it is difficult to get a car through. It is a real problem for school buses, work trucks, delivery trucks, and fire trucks.
- High Street is dedicated to 32 Ft. wide- but we only wanted to pick up a few feet so car A could park on one side, and car B could park on the other side, and another vehicle could still fit in the middle. An example of how parking on grass has caused damage was shared.
- When he became Mayor, abandoned homes and High St. were some of the major things that were asked of him. During events like Brew Fest, Christmas in Odessa, or Library days, residents on those streets would have

difficulty getting down their street and some minor accidents were reported. When he applied for the grant money, he was told he would most likely not get the funds if just applying for re-paving, but better chance if widened because of improvement.

- Grant was approved, Council passed, everything was posted properly and all rules were followed so the contract was signed.
- We compromised by not going 32 ft wide, as the streets are dedicated to, & just doing the 7'.
- The Town is not adding parking; we are only enhancing the ability to park cars on either side and still allow another car to travel in-between safely.
- Front St. can't be widened- we had a fire on Front St., and because of size of the street they had to hand lay lines- which takes valuable time away from the fire fighters.

Matthew Dolamore- suggested Mayor & Council bring everyone together with planning a strategic pedestrian transportation approach. Said he didn't hear from any council members about why they voted for the expansion. Matthew would love to be involved in transportation and pedestrian safety and to revise the 2004 plan.

John Freeman- explained that every morning he takes his grandchild to the bus stop and sees the bus unable to turn. That's why he voted for the widening.

Lionel Hyson stated that if he were to ask any of his neighbors about the difficulty of the road, they would agree, but no one wants to do anything about it.

Historical Williamsburg was questioned about street widening, and Mayor Smith offered up the fact that they do not have school buses and have dedicated bus stops. Council member Freeman added that they have roomy streets down there.

Mel is trying to protect a vision of H Rodney Sharpe, who taught school at Old Academy, and his vision of Historic Odessa. She believes the decision puts a lot of people and animals in harm's way.

Carole Coleman- can we make it so that High St. doesn't have a bus travel on it and just have the children walk one more block to Main St.? **Mayor Smith stated he has no control over that and that the school district does.**

June- can we make it illegal to park where school buses travel? **Mayor Smith stated that the town doesn't know when school bus stops change; it's ever changing. We do try to keep the signs to a minimum. Main, 5th & 6th St. are not under town control, they are under State of DE control.**

June- what about a municipal parking lot? **Mayor Smith asked where we would put that? There's no public land.**

XII. Next Meeting Date and Time: Next meeting of Mayor and Council will be Monday, July 13th at 7:00 PM.

Miscellaneous: Town Office will be closed on Monday, June 29th

XIII. Adjournment

MOTION BY JOHN FREEMAN, SECONDED BY YENI OCAMPO, TO ADJOURN THE MEETING AT 8:19 PM.

MOTION CARRIED. VOTE: 4 AYES, 0 NAYS, 0 ABSTAIN

Minutes Submitted: 06-16-2026
By: Megan Heck
Town Secretary
Approved: _____