

Mayor: Pam Travers
Commissioners:
Sam Abey
Frank Fluharty
Clerk: Kelsie Abey
Code Enforcer: -



214 Market St
PO Box 86
Vienna, MD 21869
P: 410-376 -3442
Email: Vienna@ViennaMD.org
Website:
ViennaMD.org

Meeting Minutes July 27,2026

Attending this meeting was Mayor Travers, Commissioner Abey, and Commissioner Fluharty.

An open hearing was held July 27,2026 beginning at 7:00 PM at the Vienna town hall. Opened by Mayor Travers. The mayor and commissioners are holding an open hearing regarding Ordinance 2026-2, to amend Chapter 16-6-4 and section 16-13-9 of the town of Vienna code to adjust minimum lot size requirements within the R-1 and R-2 districts. Section 16-5-4 Lot, yard and height regulations for residential district R-1 section C. The minimum lot width shall be 60 feet at the road, and 60 feet at the front building line. Section D. The minimum front yard depth shall be 20 feet. Section E. The minimum side yard shall be 8 feet. Section F. the minimum rear yard shall be 20 feet. Section G. The maximum height for buildings erected shall be 35 feet. 16-6-4 Lot, yard and height regulations for residential district R-2 section C. the minimum lot width shall be 60 feet at the road, and 60 feet at the front building line; except in the case of multi-family or condominium uses and structures, the minimum shall be 100 feet at the road and 100 feet at the front building line. Section D. the minimum front yard depth shall be 20 feet. Section E. The minimum side yard shall be 8 feet. Section F. the minimum rear yard shall be 20 feet; except in the cases of multi-family or condominium uses and structures, the minimum shall be 35 feet. Section G. The maximum height for buildings erected shall be 35 feet. Chapter 16-13-9 Minimum lot size and area- Section A. The minimum lot size for detached residential single- family dwellings permitted in any district shall be 9,000 square feet. This Ordinance was introduced and read at a meeting of The Commissioners of Vienna held on the 11th day of May, 2026 and thereafter, a summary of the substance of the ordinance having been published as required by law once each week for 2 successive weeks with the first notice of the hearing being published at least 14 days prior to the public hearing, in the meantime, was finally passed by the Commissioners of Vienna following the required public hearing on the 27th day of July, 2026. The floor was opened for public comments: One resident suggested not limiting the lot sizes to just 9,000 square feet and doing overall instead of each individual lot due to not all lots being the same. Planning and Zoning member spoke and stated that 9,000 square feet was not the limit; the sizes can be changed and taken to the board of appeals with probable reasoning for changing lot size. Another resident spoke and asked if this pertained to all lots and new construction within town? Mayor Travers and Commissioner Fluharty stated this does not pertain to already existing infill lots within town, only new lots and new construction. Mayor Travers said infill lots are essentially grandfathered in, and new regulations don't apply. No further public comments. Open hearing was closed at 7:13 PM. Meeting will be voted on under old business section A.

Regular meeting was called to order at 7:13 PM by Mayor Travers.

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Additions to agenda and approval. Request to add Ordinance 2026-2 to old business section A. and add Moratorium lift to old business section B. by Mayor Travers. Motion made by Commissioner Fluharty to add and approve agenda for July 27, 2026. Second, by Commissioner Abey.

Corrections and approval for minutes of June 22, 2026, meeting. Meeting minutes have been reviewed, and a motion was made by Commissioner Fluharty to approve June 22, 2026, minutes, second by Commissioner Abey.

Committee reports:

A. Clerks Report as presents by Kelsie Abey, Clerk- GENERAL OPERATIONS: \$ 574.68
WATER & SEWER: \$ 7,273.86, MUSEUM ACCOUNT: \$ 5765.32 Property taxes collected:
\$10,131.66 (June 2026) State Highway vendor payment collected: \$8598.00.

B. Planning and Zoning: 210 Race st permit for lean- to has been submitted and approved by planning and zoning and signed by Mayor. The completed permit was sent to Mr. Boykin with the permit fee of \$25.00. Planning and zoning asked the Mayor and Commissioners if there should be a penalty for not applying for a permit before work was completed. The mayor and commissioners agreed there should be a penalty. Candace is going to speak with MML on different fee rates that can be charged. The public commented and stated the town should consider having all contractors that work within the town to get a contractor license for the town of Vienna. It was also suggested the town sign up for Mission Utility which will allow the town to be informed of all contractors coming into the town to do work such as Delmarva Power and Comcast.

C. Code Enforcement: N/A

D. Public Works: N/A

E. Water & Sewer: W/S collected since 6/22/2026 meeting \$27,702.61

V: Old Business

A. Ordinance 2026-2- Commissioner Abey made a motion to accept the changes of the lot sizes, setbacks and building requirements, effective July 28, 2026. Motion was seconded by Commissioner Fluharty. Ayes have the approval, motion passed.

B. Building Moratorium- Commissioner Fluharty made a motion to lift the building moratorium now that Ordinance 2026-2 has been approved. Second, by commissioner Abey. Ayes have the approval, motion carried.

C. ENR Upgrade- Mayor Travers has spoken with surveyor Don Baumgardner to complete survey for land. The cost will be around \$1800.00 for an aerial survey of the land. This is needed

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to move forward with the land acquisition project. Motion made by commissioner Fluharty to move forward with Mr. Baumgardner, second by commissioner Abey.

D. Lead Service Lines- Commissioner Fluharty requests to set a date and time to meet with Tessa and SERCAP for funding. Commissioner Fluharty will coordinate with Mayor Travers and Commissioner Abey on dates.

E. Bond Counsel- Charter Amendments- Borrowing Powers- No new updates, Clerk sent an email to attorney Pete for update.

F. Grants-

1. Community legacy-waiting on a quote from Kevin Hill to begin renovations on the John Smith Center to eventually combine both museums into one space. Valerie is working on this grant.

2. Community Center - on hold pending a report to the M&C on the economic value and costs associated with renovating the building. Also need a meeting with the county to allow a renovation vs. demolition so that the town does not have to repay the original grant we received to purchase the building.

3. Community Parks and Playgrounds- move forward to apply for a grant for a kayak launch on the waterfront.

4. Waterway Improvement- apply for another \$150,000 to finish the waterfront project and repair the public space in front of the house that the town owns. Frank will get measurements, photos, and information regarding work to be done in phase 2 to Valerie this week.

5. BJAG - Valerie should have everything she needs to move forward with this grant application for four new cameras and additional surveillance.

The painting of the three historic homes will be done by the 8/29 event on the waterfront.

The entrance park committee is working on the design of the park. Bids are being requested on each part of the park.

Town has applied for funding on a pollinator garden.

Waiting to hear on well grant funding from the federal congressional committee.

G. GMB- Water Treatment Plant- No new updates. 2025 GMB bills have been submitted to GMB and MDE for reimbursement. Pending eligibility per Kathern McAllister project director.

H. FY 2026/2027 Budget- New meeting date set for August 4th, 2026 @ 5 P.M. A public notice will be posted on the town website, post office, and Facebook.

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I. Community Building- Commissioner Fluharty spoke with Susan Banks and stated the town could potentially have to pay back the \$150,000 granted to purchase the building. Susan would like to set up a virtual meeting with Mayor and Commissioners- she is optimistic that we may be able to change the grant writing and save the building. Commissioner Fluharty would like a committee to come together and come up with a plan for the building and present to the Mayor and Commissioners that would also show the building would be able to pay for itself if able to be saved. Public Comment: What other communities own community buildings that we could get examples and ideas from? Mayor Travers expressed the building would just need to be able to pay for itself. The town does not have the funding to absorb another expense. She fears the price for upkeep and what would be charged won't match. Mike Detmer, County Council spoke upon subject and said he doesn't feel optimistic the county will go for saving the community building when the town has other detrimental priorities that need to be addressed. Another resident of the town stated the town has nothing to offer the community, if we can't get the funding to demolish the building why can't we try to get funding to fix it, to have something to offer the community. Another member requests the public be notified when the virtual meeting with the county is held, to possibly join and listen in.

J. Entrance Park- Plat has been received from surveyors on land, committee has been split into different groups, and each group is working on sections of the park. They are working on pricing and will have a plan to present to Mayor and Commissioners at the first town meeting in August.

K. Mulch Quotes (Town Hall Playground)- Jamie, with public works, received quotes on mulch unable to locate in his email. Will pass along when he finds them.

VI: New Business:

A. 206 Market St- T Short Right of Way Removal- Mr. Short would like to request a public hearing to abandon the right of way on his property located at 206 Market St. This right of way is approx. 20ft that goes back to the tennis courts. Topic to be posted 2 times in the paper and a public hearing can be held after publishing. Commissioner Fluharty made a motion to hold a public hearing to remove the right of way, second by Commissioner Abey.

B. Impact Fees- Table for next meeting. No new information at this time. Mayor Travers request to have topic be added to the next agenda.

C. Battle of Vienna- Event will be held August 29,2026 from 10 am- 4pm on the waterfront. Vienna Historical Society requests access to areas of the town for various uses. She requests boat ramp and water and portion of race st be closed to public drives except for emergency use. She requests the boat ramp closure be posted on all platforms for the community to know the boat ramp will be closed August 29,2026.

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Commissioner Fluharty asked how many people she thinks will be attending; Pat hopes to see around 200 people. Pat also asked if the town could add Liability Insurance to the policy, and the VHS will pay the cost. Community Comment: Is it possible to have the buildings painted before the event? Grant does not fully cover the cost of having all the buildings painted. Layton's Chance Winery would also like to set up a wine stand. Commissioner Fluharty said we would get the paperwork together for liquor sales to be completed; he doesn't see an issue with wine.

D. Code Enforcement- Tabled for another meeting.

E. Clean up behind WWTP- Commissioner Abey would like the property behind the wastewater treatment plant to be cleaned up. There are a lot of trailers, boats, broken trollies, material piles, and equipment back there, and the trees and brush are growing back there. The town is attempting to pursue surrounding land, and it will need to be cleaned up for the upcoming water and wastewater projects. He'd like to get started on cleaning it up sooner rather than later. Mr. Cusick had cleaned it up years ago but hasn't done it since. He asked if the town would like him to bush hog the area again. Commissioners agreed to have objects removed and organized first. Notify owners of clean up and post on websites and Facebook.

F. County Involvement West Vienna- Commissioner Fluharty spoke with Roger Short and Susan Webb; they handle permitting the Dorchester County. They want to work together and set up a meeting for more information on how the county and town can have better communications. Post 24 hours in advance for the public to be made aware.

G. Boat slips/ Boat Ramp Storm Damage- Due to storms the boat ramp and docks have had damage. Commissioner Fluharty stated he is able to fix the damage since it is not covered by insurance at this time. He estimates the costs to be around \$500 to \$700. The town already has two replacement rings for the docks, but there will need to be more replaced than that.

H. Test Well Bids- GMB received two bids for the test well. A.C. Schultes of Delaware- \$194,220.00 and Somerset Well Drilling- \$142,160.00. GMB recommends Somerset Well Drilling, having success and satisfaction with work completed by them before. They also stated the town will need funding specifically for the well-drilling project. Mike Detmer suggested working with the county for funding options as well.

Public Comments:

A tree across from the wastewater treatment plant has been run over. Mayor Travers pulled camera footage, and it shows a truck driver from a company had hit the tree making a turn. Community would like Mayor Travers to reach out to the trucking company for compensation or a solution to having the tree replaced.

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LESMA Dinner- Mr. Cusick questioned when the town will be holding the mayors LESMA dinner. With current financial status of the town, the mayor and commissioners decided it was best to not host the LESMA dinner. Clerk to email Brooke with LESMA and let her know we are unable to host at this time.

There is a barge docked by the boat slips- does anyone know who they are or why they are here. Nobody is aware.

The residents request instead of reading the bills at the end of meetings if there could be a month-to-date or year-to-date of expense given. It would be clearer to understand the towns' financials rather than read the bills. The community would also like an update on the towns' audits because there are concerns about the town's financial status. Mayor and Commissioners agreed to do a month/year end synopsis and have the reading of the bills attached to meeting minutes.

Commissioner Fluharty made a motion to adjourn the meeting. Commissioner Abey second in this motion. Meeting adjourned at 8:36PM.

Next meeting will be held August 10, 2026 @ 7:00PM.

READING OF THE BILLS

VIENNA OPERATING CHECKING ACCOUNT:

CHECKS:

DATE	CHECK #	VENDOR	AMOUNT	MEMO
6/23/26	16385	Comptroller of MD	\$276.75	Bay Restoration Notice ID: 10002733964
6/25/26	16386	Kelsie Abey	\$609.50	W/O 6/22/26- 6/26/26
6/25/26	16387	USPS	\$156.00	2 Rolls of stamps
6/30/26	16388	VOID	VOID	VOID
6/30/26	16389	UHY LLP	\$1000.00	Invoice 550466853- year end June 30,2025 audit
6/30/26	16390	Sunstream Energy	\$1,936.52	Invoice 2770- Solar Panels
6/30/26	16391	AT&T	\$5.75	State calling service- Invoice 6385442167
6/30/26	16392	Inacom Information Systems	\$105.00	Invoice 228790 Web Hosting

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6/30/26	16393	Shore Life Property Management	\$120.00	Invoice 299 Corner of Race & Middle- 5/8/26, 5/19, 5/28/26
6/30/26	16394	PEAC Solutions	\$122.95	Printer lease Invoice 42168019
6/30/26	16395	Windsor- Mount Joy Mutual Insurance Co	\$527.00	Policy- W0074640DW- 1/11/26- 1/11/2027
6/30/26	19396	The Hardware Store	\$116.92	Invoices 611393, 610183, 610236, 609128- Hornet killer, fasteners, screws, hose clamp, brass barb
6/30/26	19397	Valerie Mann	\$435.00	6/1/26- 6/23/26: Prep of application for Pollinator Garden Grant
6/30/26	16398	Chesapeake Waste Industries	\$1665.00	Town trash services
6/30/26	16399	Cockey Brennan & Maloney, P.C.	\$4574.95	Invoices 45486, 46401, 46503- Lawyer Fees
6/30/26	16400	Bay Country Communications	\$135.85	Town Hall Internet
6/30/26	16401	VOID	VOID	VOID
7/2/26	16402	Kelsie Abey	\$609.50	W/O 6/29/26- 7/2/26
7/9/26	16403	Kelsie Abey	\$609.50	W/O 7/6/26- 7/10/26
7/14/26	16404	American Farm Publication, Inc	\$132.00	Invoice 155575- Music on the Nanticoke Add
7/14/26	16405	Inacom Information Services	\$239.25	Invoices 229531, 229438, 229370- Contract payment, remote email support, new email set up Commissioner Abey
7/14/26	16406	Safehouse, LLC	\$90.00	Invoice 58495 – 7/8/26 Service call- camera outage from storm.

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7/14/26	16407	Chesapeake Waste	\$150.00	Service fees raised- Balance on account.
7/16/26	16408	Kelsie Abey	\$609.50	W/O 7/13/26 - 7/17/26
7/22/26	16409	Valerie Mann	\$535.00	6/24/26 - 7/3/26 BJAG Grant
7/22/26	16410	AT&T	\$9.83	State calling service invoice 6385442176
7/23/26	16411	Kelsie Abey	\$609.50	W/O 7/20/26- 7/24/26
7/27/26	16412	Pam Travers	\$200.00	July Mayors Pay
7/27/26	16413	Frank Fluharty	\$150.00	July Commissioners Pay
7/27/26	16414	Samuel Abey	\$150.00	July Commissioners Pay

DEBITS:

6/25/26	Verizon- town hall phone	\$100.04
7/1/26	SAM Federal Funding Renewal	\$399.00
7/1/26	Delmarva Power- Entrance Park	\$29.80
7/1/26	Delmarva Power-Heritage Museum	\$34.10
7/1/26	Delmarva Power- Town Hall	\$51.32
7/1/26	Delmarva Power- John Smith Museum	\$72.84
7/1/26	Delmarva Power- Pole Plug	\$74.66
7/1/26	Delmarva Power- Police Station	\$102.81
7/1/26	Delmarva Power- Street Lights	\$2094.63
7/8/26	Federal Tax Payment- 2026- 2 nd Qtr	\$2862.60
7/9/26	Comptroller of MD- MD Withholding Tax	\$731.24
7/10/26	USPS- Certified Letter- 941 Tax Form	\$10.48
7/10/26	Unemployment Tax payment	\$29.02
7/22/26	Intuit- Online Quick Books Payment	\$49.07
7/24/26	USPS- Certified Letter- Bay Restoration Tax Form	\$11.02
7/24/26	Verizon- Town Hall Phone	\$98.38
7/23/26	Verizon- 113 Ocean Gtwy Alarm	\$44.06

DEPOSITS:

6/30/26	State Highway Vendor Payment	\$8598.00
6/30/26	Local Tax Vendor Payment	\$10,131.66
7/1/26	116 Water St July 2026 Rent	\$1300.00

Operation Account Ending Balance: \$574.68

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VIENNA WATER SEWER CHECKING ACCOUNT:

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DATE	CHECK #	VENDOR	AMOUNT	MEMO
6/23/26	1050	Ferguson Water Works	\$453.79	Invoices 802259, 801891-1, 805093, 802049- PJ Fittings- Church St W/S Hookup
6/26/26	1051	Bay Country Communications	\$49.95	WWTP Internet
6/23/26	1052	Somerset Well Drilling Co	\$5000.00	Invoice- 16427- Partial Payment- Service call Down well
6/23/26	1053	Barnes Site Work	\$5575.00	Invoice 000464- Water Valve Repair- Linden Ln
6/23/26	1054	Maryland Board of Waterworks & Waste operations	\$300.00	W/WW License Renewal application
6/25/26	1055	James McFarlane	\$700.00	W/O 6/21/26- 6/27/26- W/WW pay
6/30/26	1056	George, Miles, & Buhr	\$4055.10	Invoice- 0087659- Preliminary Design Phase- Upgrade water system
6/30/26	1057	Southern Corrosion	\$2207.44	Water Tank Monthly Premium
6/30/26	1058	Greg Cusick	\$4000.00	Invoice 793181- Dug out road & Fill in CR6- 2 Loads- Church St
6/30/26	1059	Ferguson Waterworks	\$175.84	Invoice 0802157- 4X14 SDR SWR Pipe- Church St W/S Hookup
6/30/26	1060	Ferguson Waterworks	\$776.35	Invoice 0801891- Church St W/S Hookup supplies
7/2/26	1061	James McFarlane	\$700.00	W/O 6/28/26- 7/4/26 W/WW pay
7/2/26	1062	Board of Waterworks and waste operators	\$150.00	W/WW Test Application Fee
7/7/26	1063	George Miles & Buhr	\$500.00	Invoice 0086834- Preliminary Design Phase (Feb 10,2026 bill)

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7/9/26	1064	James McFarlane	\$700.00	W/O 7/5/26- 7/11/26 W/WW pay
7/14/26	1065	USA BlueBook	\$237.33	W/WW supplies Invoice- INV01044703
7/14/26	1066	Hawkins Inc	\$1222.05	Invoice 7481276, 7479638 – WW Chemicals
7/14/26	1067	Hills Industrial	\$5059.17	Invoice 0170793- WW Blower
7/14/26	1068	Fortline Inc	\$5903.70	Invoice 7319638- MeterPit Church St W/S Hookup
7/16/26	1069	James McFarlane	\$700.00	W/O 7/12/26- 7/18/26 W/WW pay
7/21/26	1070	Comptroller of MD	\$2677.50	Bay Restoration 2026 – 2 nd qtr
7/21/26	1071	Chesapeake Laboratories	\$1680.00	Invoice SAL11761- Chemicals
7/21/26	1072	Bay Country Communications	\$49.95	113 Levin Dorsey Internet
7/21/26	1073	Shorite Controls	\$407.50	Invoice 21717- W/WW Technical Service – Calibration of flow meters
7/23/26	1074	James McFarlane	\$700.00	W/O 7/19/26 - 7/25/26 W/WW pay

DEBITS:

7/1/26	Delmarva Power- WTP Lift Pump	\$42.71
7/1/26	Delmarva Power- WWTP	\$115.86
7/2/26	Merchant Fees- CC Processor	\$14.99
7/13/26	SignaPay CC Fees	\$9.95
7/22/26	Choptank Electric- WTP	\$561.00
7/23/26	Verizon- WTP	\$117.64
7/23/26	Verizon- WWTP	\$125.49

DEPOSITS:

6/18/26	CC W/S	\$410.63
6/24/26	Checks/ Cash W/S	\$880.00
6/30/26	West Vienna 2025 Delinquent W/S County Payment	\$5585.00
7/1/26	CC W/S	\$222.22
7/1/26	Checks/ Cash W/S	\$690.00
7/2/26	CC W/S	\$222.22
7/3/26	CC W/S	\$222.22

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7/3/26	Checks/ Cash W/S	\$1585.00
7/7/26	Checks/ Cash W/S	\$690.00
7/7/26	Checks/ Cash W/S	\$1355.00
7/8/26	CC W/S	\$222.22
7/8/26	Checks/ Cash W/S	\$1365.00
7/9/26	CC W/S	\$222.22
7/9/26	CC W/S	\$444.44
7/9/26	Checks/ Cash W/S	\$1380.00
7/13/26	CC W/S	\$222.22
7/14/26	CC W/S	\$444.44
7/14/26	Cash/ checks W/S	\$2875.00
7/15/26	Checks/ Cash W/S	\$1042.50
7/16/26	CC W/S	\$222.22
7/16/26	Checks/ Cash W/S	\$800.00
7/17/26	CC W/S	\$444.44
7/21/26	CC W/S	\$222.22
7/21/26	Checks/ Cash W/S	\$1380.00
7/21/26	Checks/ Cash W/S	\$2742.30
7/22/26	CC W/S	\$666.66
7/23/26	Checks/ Cash W/S	\$700.00
7/24/26	CC W/S	\$222.22
7/27/26	CC W/S	\$222.22

WATER & SEWER Ending Balance: \$ 7,273.86

W/S COLLECTED SINCE 6/22/26 MEETING: \$27,702.61

Music on the Nanticoke ACCT:

Deposit:

6/24/26	Donation	\$150.00
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MUSEUM ACCOUNT Ending Balance: \$ 5765.32