

Special Village Assembly Meeting Minutes

October 13th, 2025



Date – October 13, 2025

Location – Buzz Ware Village Center (in person)

Time – 7:00pm

1. The meeting was called to order at 7:01pm
2. Second reading and vote on the motion to rescind Ordinance 12: Transmission Line Infrastructure
 - a. Brief discussion
 - b. Vote: **The motion passed unanimously.** Ordinance 12 has been rescinded.
3. The meeting adjourned at 7:05pm

ATTACHMENTS

Page(s) **Item**

- | | |
|-----|--|
| 2 | 10/13/25 Special Village Assembly Meeting Attendance |
| 3-4 | Ordinance 12: Transmission Line Infrastructure |

10/13/25 Special Village Assembly Meeting Attendance

Residents

1. Ken Morrison
2. Don Lipari
3. Jenn Abernethy
4. Roberta Brandão
5. Leonardo Lupidi
6. Linda Toman
7. Wayne Knotts
8. Wyn Achenbaum
9. Joe Achenbaum
10. Pat Toman
11. Bruce Saxby
12. Carol Saxby
13. Bob Pollock
14. Amy Pollock
15. Ken Rosenberg
16. Lorna Lee
17. Jeff Tindall
18. Jim Schwaber
19. Dan Rubin
20. Lisa Surbrook
21. Scott Bowers
22. John Wenderoth
23. Nick Cocca
24. Sam Cocca
25. Janet Williams

Guests

None

Ordinance 12 (Page 1)

Ordinance 12

Transmission Line Infrastructure

Purpose

High voltage electrical transmission lines and towers are, at least for now, a critical component of modern infrastructure that supports our way of life. However, the current alignment of transmission lines has caused years of unnecessary harm and avoidable risk in our municipality.

Findings

1. Environmental Impact:

- The construction and maintenance of transmission lines bisecting our forest ecosystem invite non-native and invasive species.
- The use of pesticides by power companies can be harmful to the ecosystem and the health of residents, pets, and wildlife.
- Existing transmission lines have contributed to extremely high levels of lead in surrounding soil, and new construction may disturb these contaminated areas.
- Materials used in the new towers may have unforeseen harmful impacts similar to the use of lead paint on the existing towers.

2. Health and Safety:

- Due to the proximity of existing transmission lines, residents are exposed to electromagnetic fields with intensities far above typical background levels, potentially harming their health.

3. Financial and Maintenance Costs:

- The proximity of transmission lines and towers to residences can depress property values due to associated risks.
- Maintenance costs for the village increase due to the presence of these transmission lines.

4. Legal and Compliance Issues:

- Delmarva Power has demonstrated willful disregard of their existing transmission line easement agreement in the village and backpedaled on prior agreements in a neighboring village.

5. Alternative Routes:

- Alternative routes exist consistent with nearly all the transmission line siting along the former B&O railway alignment that minimize proximity to residences and impact only the edges of low-quality forest areas already bisected by the railway clearing.
- Other alternative routes may also exist.

Ordinance 12 (Page 2)

Ordinance

Now therefore, in order to protect residents along with our treasured forest ecosystems, it is hereby ordained by the Village of Ardencroft as follows:

1. Prohibition

- No new electrical transmission lines and tower infrastructure are permitted within the corporate limits of the Village of Ardencroft.
- Additionally, no new electrical transmission lines and tower infrastructure are permitted within 500 feet of Ardencroft residential housing units.

2. Definitions

- "Transmission lines" refer to high voltage electrical lines designed to transport electricity over long distances.
- "Tower infrastructure" refers to the supporting structures, including poles and towers, for transmission lines.
- "Residential housing units" refer to any buildings or structures used for residential purposes within the village boundaries.

3. Annual Impact Fee:

- An annual impact fee shall be levied by the Village of Ardencroft on Delmarva Power's, or their successors', existing transmission line facilities based on the total square footage of area 40 feet from the center of their easement within the corporate limits of the Village of Ardencroft, an estimated 50,267 square feet, based on geospatial data. A survey can be conducted to replace this estimate.
- The impact fee will be based on the current base rate for land rent in the Village.
- Impact fees are made payable to the Village of Ardencroft by June 1st of each year.

4. Enforcement:

- This ordinance shall be enforced by the Village Assembly and any designated officers or agents.
- Any violation of this ordinance shall be subject to monthly penalties according to the village's ordinance on municipal fine structure.

5. Severability:

- If any provision of this ordinance is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

6. Effective Date:

- This ordinance shall take effect immediately upon its adoption and publication as required by law.