

**MINUTES OF THE MILLVILLE  
TOWN COUNCIL WORKSHOP  
February 26, 2019 @ 7:00 PM**

In attendance were Mayor Bob Gordon, Deputy Mayor Steve Maneri, Treasurer Susan Brewer, Secretary Peter Michel, Council Member Ronald Belinko, Town Solicitor Seth Thompson, Town Manager Debbie Botchie, GMB Representative Andrew Lyons Jr., and Town Clerk Matt Amerling.

**1. CALL TO ORDER**

Mayor Gordon called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

Mayor Gordon led the pledge of allegiance.

**3. ROLL CALL**

All Council members were present except Treasurer Susan Brewer who has retired from Council.

**4. OLD BUSINESS**

**A.** Review and possible vote on the Roads & Right-of-Way (ROW) Plat for Millville by the Sea (MBTS) Sand Dollar Village I & II and Lakeside Village revision date January 7, 2019; the Roads & ROW Plat for MBTS Summerwind Village revision date January 7, 2019; Open Space Plats for MBTS Sand Dollar Village I & II and Lakeside Village revision date February 1, 2019; and the Response to Comments letter dated January 3, 2019, as submitted by Civil Engineering Associates, LLC. *Synopsis:* At its February 12, 2019, Town Council meeting, Council voted 3-0-2 abstentions to table the plats until more research could be done.

Deputy Mayor Steve Maneri recused himself from the dais. Town Solicitor Seth Thompson stated this issue was tabled at the last Town Council meeting for purposes of better understanding the decision-making which went into open space in terms of how it was being dedicated based on the presence of part of the stormwater management system. Mr. Al Ruble, of MBTS, stated that area was going to be deeded to the property owners' association (POA) except that any of the stormwater management pipe and the concrete channeling, anything to do with that, would have gone back to the master community association (MCA) under a maintenance agreement there. Mr. Thompson stated, in other words the title to that area would be with the individual POA but the maintenance obligation would remain with the MCA. Mr. Ruble stated yes, which would take care of any piping, concrete channeling, and it's important to point out when Peninsula Village gets developed on the other side, it will greatly reduce the amount of stormwater currently coming through that system which will greatly reduce the impact in any of the build-up and issues it's had. Mr. Ruble stated MBTS has done a number of things over the years to try to help that area along a little bit, knowing one day it will be greatly reduced anyway. Mr. Ruble stated they've added additional guard basins at the top to intercept water early to cut down on erosion. Mr. Ruble stated the important thing here is MCA will maintain and repair whatever's necessary

moving forward. Mr. Thompson stated he went back and reviewed the declaration recorded for the master and it did contemplate the master having those obligations, and Mr. Thompson thinks there is language the master could potentially be assigned later; but, from a legal perspective, it makes sense to Mr. Thompson. Mr. Andrew Lyons Jr., of GMB, stated, from an engineering perspective, it makes sense having the maintenance under one umbrella but putting the deed under another, and this happens quite often.

Secretary Peter Michel asked if there is a pipe in the northern portion of the open space area going from the road. Mr. Ruble stated there are a bunch of open concrete channels which run down and turn into the area, at which point there is a thirty-six (36)-inch diameter pipe which starts to go underground. Mr. Ruble stated the pipe changes to a forty-eight (48)-inch pipe but at a point, the concrete channels drain right into the inlet of that pipe and the pipe is underground from that point all the way until it gets to Sand Dollar Lake. Mr. Ruble stated the area next to where Peninsula Village will go is going to have a substantial amount of changes made which will greatly reduce and control the water differently. Council Member Ronald Belinko stated he wants to know why all the entrances weren't maintained under the master. Mr. Lyons stated Main Street is under part of the master, the other is DelDOT, and the other section is all Sand Dollar Village so that's why it goes to them.

Mayor Gordon motioned to accept the Roads & Right-of-Way (ROW) Plat for Millville by the Sea (MBTS) Sand Dollar Village I & II and Lakeside Village revision date January 7, 2019; the Roads & ROW Plat for MBTS Summerwind Village revision date January 7, 2019; Open Space Plats for MBTS Sand Dollar Village I & II and Lakeside Village revision date February 1, 2019, all as submitted by Civil Engineering Associates, LLC. Mr. Belinko seconded the motion. Motion carried 3-0-1 abstention.

## **5. CITIZENS' PRIVILEGE**

Mr. Dave Moeller, of Blue Heron Drive, stated with regards to the Bishop's Landing amenity plan, particularly the dumpsters in Phase 5, he understands it was tabled but is there an idea of when it will come back before Council? Mr. Thompson stated it's not on tonight's docket, but it was discussed to remove the dumpster from Phase 5 and possibly relocating it, and it was tabled. Ms. Botchie stated Beazer has not presented anything yet, so it's not on the agenda so far for March 12.

Mr. Steve Maneri, as a resident of Pembroke Lane, asked why the plans for review tonight were not laid out on the tables so the audience could see what was actually being passed tonight. Mayor Gordon stated from now on, it should be a requirement to have any applicant with a site plan or plans, either have a way to project them onto the screen or hang them on the easels for people to see. Mr. Maneri stated, in regards to the pipe discussed, will the Master HOA have the responsibility of taking care of it now? Mr. Thompson stated yes, the maintenance responsibility is separate from ownership of the parcel in which it sits. Mr. Maneri asked if the language should be put in writing. Mr. Thompson stated the declaration sets out the initial responsibilities but there can be documents which deal with this subsequently. Mr. Maneri rejoined the dais.

## **6. ANNOUNCEMENT OF NEXT MEETING –TOWN COUNCIL MEETING, TUESDAY, MARCH 12, 2019, AT 7 P.M.**

## **7. ADJOURNMENT**

Mr. Maneri motioned to adjourn at 7:15 p.m. Mayor Gordon seconded the motion. Motion carried 4-0.

Respectfully submitted,  
Matt Amerling, Town Clerk