

**MINUTES OF THE MILLVILLE
TOWN COUNCIL MEETING
October 8, 2019 @ 6:00 PM**

In attendance were Mayor Steve Maneri, Secretary Ronald Belinko, Treasurer Peter Michel, Council Member Sharon Brienza, Town Solicitor Seth Thompson, Town Manager Debbie Botchie, and Town Clerk Matt Amerling.

1. CALL MEETING TO ORDER

Mayor Steve Maneri called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

Mayor Steve Maneri stated everyone was present.

4. ADOPTION OF TOWN COUNCIL MINUTES AND NOTES

A. Adoption of Town Council Minutes – September 10, 2019

B. Adoption of Town Council Workshop Minutes – September 24, 2019

Council Member Sharon Brienza motioned to adopt the September 10, 2019, Town Council minutes, and the September 24, 2019, Town Council Workshop minutes. Council Member Barbara Ryer seconded the motion. Motion carried 5-0.

5. FINANCIAL REPORT – Treasurer Peter Michel

A. September 2019

Treasurer Peter Michel read the Financial Report for the month ending 9/30/19.

September 30, 2019:

General Revenue: \$ 19,204. Restricted Revenue: \$ 104,866.

General Expenses: 56,395. Restricted Expenses: 72,637.

6. ADMINISTRATIVE MATTERS

A. Administrative Report for September 2019

Town Manager Debbie Botchie stated on October 26, the Town will be attending the Ocean View Police Department Cops & Goblins festival, from 1 p.m. to 4 p.m. Ms. Botchie stated most of the staff will be there with games and prizes for the kids.

7. NEW BUSINESS

A. Review and possible vote on Millville Volunteer Fire Company (MVFC) Grant release

Ms. Botchie stated every year, the Town collects a five-hundred dollar (\$500) impact fee for each new construction of homes, and this past fiscal year, the Town has forty-

nine-thousand-five-hundred dollars (\$49,500) available to the MVFC, who requested the Town hold those funds as the MVFC was unsure if they would be constructing a new facility or doing some upgrades with the current facility. Ms. Botchie stated the Town received the application and the funds the MVFC has already purchased; so now the MVFC is coming before Council to request the grant be approved and reimburse the \$49,500. Council Member Barbara Ryer stated she thinks all of the items on this list are necessary and additions can be a great help to the MVFC. Secretary Ronald Belinko stated the Town is very fortunate to have the MVFC located in Town limits and the services are really outstanding. Council Member Sharon Brienza motioned to release the MVFC grant. Mr. Belinko seconded the motion. Motion carried 5-0.

B. Review and possible vote on Ordinance 20-04, which will adopt the 2019 Town of Millville Comprehensive Plan

Ms. Debbie Pfeil, of KCI Technologies, stated we have completed our draft document, held the public hearing, taken public comment, and addressed all public comments during the June 11 meeting. Ms. Pfeil stated during the June 11 meeting, there was a two (2)-page document which was also submitted with additional comment. Ms. Pfeil stated she went through that document and the areas recommended were mostly operational- and Code-updated-related items, which Ms. Pfeil stated at the June 11 meeting; however, she made sure the intent of the comments – such as green infrastructure, government coordination, the partnerships, bicycle racks and facilities on any improvements, and the renewable energy – was mentioned in other chapters. Ms. Pfeil stated the comments, the way they were written, were not put into the document exactly the way they were written because those are more decision-making tools to use when Council gets to its ordinances and implementation chapter. Ms. Pfeil stated the comments were inserted in the back of the document so all public comments received will be as part of the document as they were received and written.

Ms. Pfeil stated KCI submitted its reply to the State on its comments and the Office of State Planning (OSP) has yet to get back to us because KCI just got it to them after “some interesting finagling” with housing; so the OSP needs about another week on that. Ms. Pfeil stated as of tonight there is verbal authorization from the State they don’t see any problems – which Ms. Pfeil would like to get in writing – but we’re looking to adopt the ordinance tonight so we can put in the Governor’s certification letter, and then we would get the final document, which the Town could release the final document to the public. Ms. Pfeil stated we’re looking upon recommendation – if the Town solicitor agrees – that the State has said approving contingent upon OSP commission approval and the Governor’s certification with the effective date. Town Solicitor Seth Thompson stated they could have the release of the ordinance conditioned upon the State approval. Ms. Pfeil stated if the ordinance is approved tonight she would just like a copy of the signed ordinance with today’s date so she can send it off to the State. Ms. Pfeil stated her comment on the housing was State housing decided to make the certification issue that Millville did not take a standard or have a goal on affordable housing of any kind. Ms. Pfeil stated Millville is under the threshold of two-thousand (2,000) population to be required to do that, so while the State may want to make an example, Ms. Pfeil didn’t want to challenge us legally and

“take it up the pipeline”; so her comment was “it appears it’s assumed the Town does not promote or accommodate affordable housing. Where is this derived from at this time? It is troubling that this item is a certification issue as this is a community under the two-thousand (2000) population requirement. The department could provide an opportunity, needs and resources information as other State agencies had for consideration of the plan.” Ms. Pfeil stated we added two (2) goals: (1) that the Town is located in the Office of State Housing Authority (OSHA)-defined areas of opportunity, which are strong, high-value markets offering economic opportunity, high-performing schools, and supportive infrastructure which helps households succeed. Ms. Pfeil stated the Town will continue to encourage and support a variety of housing types where people of all income levels and ages should be able to afford quality housing. Ms. Pfeil stated the second goal is the Town will continue to work with developers, non-profit organizations and the Delaware State Housing Authority to support housing for all income levels. Ms. Pfeil stated she has met with OSP and they have signed off on this but she’s just waiting for that letter in writing.

Mayor Steve Maneri asked, regarding affordable homes, if Council has some input toward it. Ms. Pfeil stated the statewide positions is there is less affordable housing – and interpretation of “affordable” is open to interpretation – and there’s an inventory on having housing sizes for all ages and incomes; however, if it’s market-driven and there’s no subsidy, or no incentive, for a developer to offset some of the costs of infrastructure then it’s very difficult for them to build it to that price point and it would have to be volume-based, such as apartments, townhouses, duplexes.

Mayor Maneri asked Ms. Pfeil if she knows anything regarding how the State feels on traffic in this area – specifically with the building going on. Ms. Pfeil stated two (2) weeks ago, DelDOT just held their capital improvement plan and their community transportation plan, so they had a schedule of what they’ll have on their docket for the next ten (10) to fifteen (15) years. Ms. Pfeil stated DelDOT is all about roundabouts and she doesn’t recall any discussion about Route 26 as far as expansion but since it’s owned by DelDOT, Route 26 will be dictated by their jurisdiction. Ms. Pfeil stated she did sit in on the OSP’s annual report to the Governor – which will be coming out to the public in the next two (2) to three (3) weeks – where Sussex County, a lot of its development has been happening into the levels which are less conducive for development; so it’s happening around you. Ms. Pfeil stated basically, the level and State planning strategy says they want you to build larger revenue municipalities. Ms. Pfeil stated these areas have gone through traffic impact study which only basically looks at the predominant area but we don’t look at things such as one-way in, one-way out. Ms. Pfeil stated Sussex County Planning talked a lot about transportation because it’s not their responsibility either – just like it’s not Millville’s responsibility – but it’s the State’s problem and there’s not a lot of land to grab up; so if you want to do right-of-ways (ROWS), especially on these kinds of roads, there’s a lot of land acquisition.

Council Member Barbara Ryer asked if DelDOT can put a moratorium on building construction. Ms. Pfeil stated she has never seen a DelDOT moratorium and the reason is because building is by the local jurisdiction; and water and sewer – which the Town doesn’t control – can deny if adequate supply cannot be provided, but

DelDOT can deny entrance and exit accesses, which could put a builder out of range of a business plan and would not be feasible for the developer to do it. Ms. Pfeil stated KCI did put in a lot of information about the traffic situation in this comprehensive plan. Ms. Brienza stated her commending to Ms. Pfeil for such a great job. Mr. Belinko stated KCI did a wonderful job and anyone who did not take advantage to give their input is their fault because the process of surveys and soliciting comments was done – even taking the list of comments from the June 11 meeting and going over those – and it was done well.

Mr. Belinko motioned to approve Ordinance 20-04 with the conditioning its release on receiving the State approval letter. Ms. Brienza seconded the motion. Motion carried 5-0.

8. CITIZENS' PRIVILEGE

There were no comments.

9. ANNOUNCEMENT OF NEXT MEETING - Town Council Workshop Mtg., October 22, 2019

10. ADJOURNMENT

Ms. Brienza motioned to adjourn at 6:26 p.m. Ms. Ryer seconded the motion. Motion carried 5-0.

Respectfully submitted,
Matt Amerling, Town Clerk