



TOWN OF MILLVILLE
Town Council Meeting Minutes
August 13, 2024 @ 7:00 pm

1. Call Meeting to Order/Pledge of Allegiance/ Roll Call

Mayor Belinko called the meeting to order at 7:00 p.m. with the **Pledge of Allegiance**. **Present:** Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Treasurer Joseph Parent, Secretary Debbie Sosnoski, and Council Member Robert Wisgirda. Town Manager Eileen Scerra, Town Clerk Wendy Mardini, Engineer Andrew Lyons, Code Enforcement Officer Eric Evans, and Finance Administrator William Mumford were also present.

2. Citizens' Privilege:

Mr. Joseph Ehrhardt – 23821 Pembroke Lane, Millville, DE 19967. Mr. Ehrhardt was following up on his July 24, 2024 letter stating his concerns about the safety at Evans Park / Dukes Drive when there is an event. suggested paving a large field to create a formal parking lot and lighting the road to ensure safe access for pedestrians during events at Evans Park.

Ms. Laura Cord – 23787 Pembroke Lane, Millville, DE 19967. Ms. Cord suggested that the Code for what homeowners can park in their driveway should be amended. She stated that she did not think that the current Codes were appropriate for Millville referring to a truck/camper that is parked in their driveway since 2016.

Mr. George Leslie – 38062 Cross Gate Road, Millville, DE 19967. Mr. Leslie is concerned about the new developments turning Millville into a town with a population of more than half renters. He does not think it is good for the town.

Ms. Pamela Gunn – 23839 Pembroke Lane, Millville, DE 19967. Ms. Gunn was appearing on behalf of Mr. and Mrs. Cord. She advises that the camper does not bother her.

3. Approval of Town Council Meeting Minutes

A. July 9, 2024

Ms. Brienza made a motion to approve the July 9, 2024 minutes, Ms. Sosnoski seconded the motion. Motion carried 5-0.

4. Administrative Matters

A. Town Manager Report – Eileen Scerra – read and entered.

B. Code & Building Dept – Eric Evans - read and entered.

C. Financial Report – Will Mumford - read and entered.

D. Delaware State Police Report – Ron Belinko - read and entered.

E. MVFC Report – Ron Belinko - read and entered.

5. New Business:

A. Public Hearing Notice - Secretary Deborah Sosnoski: Notice of the following public hearing was posted on the Town’s website and electronic reader board on August 6, 2024 and printed in the Coastal Point on August 9, 2024.

Mayor Belinko opens public hearing at 7:25 p.m.

Discuss the possible transfer of custody and maintenance agreement of Dukes Drive between the Delaware Department of Transportation and the Town of Millville.

Eric Evans explained the benefits of the town taking over custody and maintenance of Duke's Drive, they can expedite the process of making improvements like adding a parking lot and crossing, without needing approval from external agencies like DelDOT.

Seth Thompson, Esq. explained part of the process with DelDOT, and that the road will still have to be built according to DelDOT’s standards.

Ms. Sosnoski wanted to be sure that there would be no impact on the residents who live in the Parkside development and Mr. Evans stated that there would not be.

Mr. Wisgirda was mainly concerned about the potential cost to the town of redoing the road to meet DelDOT's construction standards. He noted that in other towns, like Lewis, DelDOT had gone in and repaved and done drainage work before turning the road over to the town. Mr. Wisgirda was

concerned that the town of Millville may have to bear those significant costs to bring Duke's Drive up to DelDOT's standards. However, Andrew Lyons clarified that the town would have to meet those standards regardless, whether DelDOT did the work first or not. This helped address Mr. Wisgirda's cost concerns about the town taking over custody of Duke's Drive.

Mayor Belinko wanted to know the advantages of taking over Dukes Drive. Mr. Evans explained that the main advantage is that town ownership will streamline the process of addressing the safety concerns raised by residents, without the added bureaucracy of involving DelDOT. This will allow the town to improve the safety of Duke's Drive more efficiently and effectively.

Mayor Belinko closes Public Hearing – 7:33 p.m.

B. Discuss, consider and possible vote on Resolution 25-10 the transfer of custody and maintenance agreement of Dukes Drive between the Delaware Department of Transportation and the Town of Millville.

No further discussion by the Town Council. Ms. Brienza thanked Mr. Evans and Mr. Lyons for their work on this subject.

Ms. Brienza made a motion to approve Resolution 25-10, the transfer of custody and maintenance agreement of Dukes Drive between DelDOT and the Town of Millville. Ms. Sosnoski seconded the motion. Motion carried 5-0.

C. Discuss, consider and possible vote on request for extension of approval of Millville by The Sea West Village C-1 submitted by Land Tech Land Planning. This property is located on Powell Farm Rd & Roxana Rd, Tax Map Parcel # 1 34-15.00-19.00, and zoned Master Planned Community.

Ms. Brienza, Ms. Sosnoski, and Mr. Wisgirda recused themselves from this discussion.

Mr. Chris Zakrociemski and Mr. Jay Heilman represented D.R. Horton. They explained that the delay in starting construction on this project was due to the need to coordinate the water and sewer infrastructure that needs to be brought down Roxana Road, across neighboring property.

They stated that the plans for this project are set to expire on September 15, 2024, and they have a pre-construction meeting scheduled for August 16.

To ensure they can proceed with construction without any lapse in approvals, D.R. Horton requested a 2-year extension on the expiration of the project plans.

Mr. Thompson advised that granting the extension would make sense, as there have not been any changes to the town's zoning or subdivision codes that would make this project non-compliant.

Mr. Parent made a motion to approve extension of approval of Millville by The Sea West Village C-1 submitted by Land Tech Land Planning. Mr. Belinko seconded the motion. Motion carried 2-0-3. Ms. Brienza, Ms. Sosnoski, and Mr. Wisgirda recused themselves earlier and returned to the room after the vote was finalized.

D. Discuss, consider and possible vote on Resolution 25-11 proposing the Mayor refer an annexation petition to an annexation committee to investigate the possibility of annexing the following Tax Map Parcels.

Synopsis: The application was received by the Town on July 23, 2024. The proposed property is located on Whites Neck Rd. Tax Map Parcel #134-12.00-16.00-1501.00, 1502.00, 1503.00, 1504.00, 1505.00, 1506.00, 1507.00, 1508.00, 1509.00, 1511.00, 1512.00, 1513.00, 1514.00, and 1515.00.

Mr. Thompson explained that that the property in question is currently split, with a portion already within the town of Millville and the rest in the county.

By annexing the remaining portion into the town, the entire development would be subject to Millville's zoning code and regulations, rather than having to comply with both the town's and the county's rules.

This would provide more consistency and streamline the development process, as the town's regulations would apply uniformly across the entire property.

The annexation committee was tasked with investigating the benefits and disadvantages of annexing this property and reporting back to the council within 90 days.

Mr. Wisgirda made a motion to approve Resolution 25-11 proposing the Mayor refer an annexation petition to the annexation committee. Ms. Sosnoski seconded the motion. Motion carried 5-0.

E. Discuss, consider and possible vote on bid# 25-01 submitted for paver project at Evans Park - Eric Evans, Code & Building Supervisor.

Eric Evans explained that the town had gone out to bid to have a retaining wall, approximately 500 linear feet, installed around the pickleball courts at Evans Park.

The purpose of the retaining wall was to help address the issue of stones being thrown around the park, which was a concern. The town had anticipated the project would cost around \$32,000 to \$35,000 based on a soft bid they had received. However, the actual bid that came in was \$51,000, which Eric felt was "astronomical" and not within the town's budget.

Mr. Evans recommended that the council reject the \$51,000 bid and instead explore alternative solutions, such as a wood bulkhead, which could potentially save the town money. The council agreed with Eric's recommendation and voted to reject the \$51,000 bid and have him explore more cost-effective options for the retaining wall project at Evans Park.

Mr. Wisgirda made a motion to not approve the Bid# 25-01 submitted for the paver project at Evans Park. Ms. Brienza seconded the motion. Motion carried 5-0.

F. Updated June Financial Report, with revisions to reflect reconciliation - William Mumford, Financial Administrator

Mr. Mumford explained that during the reconciliation process, he noticed an omission of the \$110,000 expense line item for the Millville Ambulance Committee.

This expense had been omitted from the original June financial report, so Mr. Mumford went back and added it to the July financial report to ensure the reports accurately reflected the town's actual expenses.

He stated that this correction was made to match the actual proposed budget that had been previously accepted by the town council. By making this correction, the June financial report now properly shows the \$110,000 expense for the Millville Ambulance Committee, providing a more accurate representation of the town's finances for that period.

6. **Announcement of next meeting** – August 27, 2024 at 7:00 p.m.

7. **Adjournment** – Meeting was adjourned at 7:53 p.m.

Ms. Brienza made a motion to adjourn the meeting. Mr. Parent seconded the motion. Motion carried 5-0.

Respectfully submitted,

WENDY MARDINI
Town Clerk