



TOWN OF MILLVILLE
Town Council Meeting Minutes
December 10, 2024 @ 7:00 pm

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

Mayor Belinko called the meeting to order at 6:00 p.m. with the **Pledge of Allegiance**. ***Present:*** Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Secretary Deborah Sosnoski, Council Member Robert Wisgirda, Town Manager Eileen Scerra, Finance William Mumford, Code & Building Officer Eric Evans, and Town Clerk Wendy Mardini; ***Absent:*** Treasurer Joseph Parent

2. **Citizens' Privilege**

Dave Holmes – 33701 Tudor Place, in Millville By The Sea. Mr. Holmes referred to the financial summary, highlighting a \$6 million surplus and a \$7 billion unrestricted fund, noting a 9% over-revenue in key items for three consecutive years. Mr. Holmes suggested consulting with accounting partners to improve budgeting and recommends posting financials on an accrual basis. He also discussed the impact of property taxes, noting a \$150,000 potential increase due to new home sales and the need for a revenue-neutral bill.

Charles Bagnell – 30724 Mulberry Street, in Millville By the Sea. Mr. Bagnell is from the Sand Dollar Village, and President of the HOA. He raised concerns about a property listed for rent in a manner that violates the community's single-family home agreement.

Wally Bartus – 35956 Huntington Street, in Millville By the Sea. Mr. Bartus elaborated on the issue presented by Mr. Bagnell explaining the structure of the property and the concerns about creating two-family units.

James Powell – 34309 Burton Farm Rd. Mr. Powell expressed concerns about rising property assessments and the impact on tax rates, urging the council to address the issue before it escalates. Mr. Powell suggested plan for the use of the reserve funds to alleviate concerns about increased taxes.

3. **Approval of Town Council Meeting Minutes**

- A. **November 12, 2024, Executive Session**
- B. **November 12, 2024**

A motion was made by Ms. Brienza to approve the above meeting minutes, Mr. Wisgirda seconded the motion. The motion was carried 4-0.

4. **Administrative Matters**

- A. **Town Manager Report – Eileen Scerra – read and entered.**
- B. **Code & Building Department – Eric Evans – read and entered.**
- C. **Financial Report – William Mumford – read and entered.**
- D. **Delaware State Police Report – read and entered.**
- E. **Millville Volunteer Fire Company (MVFC) – read and entered.**

5. **Presentation**

- A. **Town FY24 Audit presented by Audrey McKenrick UHY LLP.**

The Town Council was presented with the draft FY 24 audit highlighting a clean, unmodified opinion and no issues with internal controls. The financial statements show total assets of \$18.6 million, total liabilities of \$148,000 and a total fund balance of \$18.4 million, with \$2.3 million restricted. The budgetary comparison showed a variance in unrestricted revenues and expenditures, with significant increases in building permits and investment income.

6. **New Business**

- A. **Discuss and approve to accept FY24 Audit.**

A motion was made by Ms. Brienza to approve the FY24 Audit, Ms. Sosnoski seconded the motion. The motion was carried 4-0.

- B. **Public Hearing Notice.**

Mayor Belinko opened the Public Hearing discussion at 7:43 p.m. Seth Thompson introduced Ordinance 25-03 to amend the Town of Millville Code to redesignate R district as R-1, and then create a R-2 zoning for single-family homes and duplexes.

Andrew Lyons explained the new zoning designations, including the R-2 district and the MORE district for town-owned property. The council discussed the potential impact on the MPC and the need for future zoning map amendments.

Public Comment:

James Powell – 34309 Burton Farm Rd. Mr. Powell questioned changes to the RPC zone.

Wally Bartus – 35956 Huntington Street, in Millville By the Sea. Mr. Bartus questioned if there was any cascading effect into the MPC.

Mayor Belinko – Closed Public Hearing at 7:52 p.m.

- C. **Consider and possible vote on Ordinance 25-03. An ordinance to amend the Town of Millville Code to add R-2 zoning.**

A motion was made by Mr. Wisgirda to approve Ordinance 25-03. Ms. Sosnoski seconded the motion. The motion was carried 4-0.

- D. **Discuss and possible vote on Melissa’s Final Review submitted by Plitko Engineering on behalf of Atlantic Holdings, LLC, for a proposed relocation of the existing restaurant. The site is located at 35507 Atlantic Avenue on Tax Map 134-12.00-158.00 and zoned C-1, Millville DE 19967.**

Ray Blakeney presented the final site plan for Melissa’s restaurant, explaining the need for a phased one plan due to construction timelines. The Town Council discussed the design, including the use of a flat roof and the demolition of the existing building before final approval.

A motion was made by Ms. Brienza to approve Melissa’s Restaurant Final Review. Mr. Wisgirda seconded the motion. The motion was carried 4-0.

- E. **Discuss, consider and possible vote on Resolution 25-16 to amend fee schedule to reflect newly added Administrative Variance Fee.**

Seth Thompson quickly explained the resolution, which basically is a amendment to the fee structure for administrative variance application for variance that’s a foot or under. Allows for new application as opposed to going to board adjustment. Therefore, the fee of \$250 versus \$750.

A motion was made by Ms. Brienza to approve Resolution 25-16 to amend

the fee schedule to reflect the newly added Administrative Variance Fee. Ms. Sosnoski seconded the motion. The motion was carried 4-0.

F. **Announcement of next meetings** – December 17th, 2024 - Fire and Ice Workshop – 3:00 P.M. and January 14, 2025, 7:00 P.M. Town Council Meeting.

G. **Adjournment** – Meeting was adjourned at 8:05 P.M. Mayor Belinko thanked all participants, the public for coming, and wishing everyone a Happy Holiday, stay safe, and a great New Year.

Ms. Brienza made a motion to adjourn the meeting, Mr. Wisgirda second the motion. Motion carried 4-0.

Respectfully submitted,
Trish Marcules