



**TOWN OF MILLVILLE**  
**Executive Session Meeting at 6:30 p.m.**  
**Town Council Regular Meeting Minutes 7:00 p.m.**  
**August 26, 2025**

**Council Present:** Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Secretary Deborah Sosnoski, Treasurer Joseph Parent, Council Member/Co-Treasurer Robert Wisgirda. **Town/Trade Employees Present:** Town Solicitor Seth Thompson, GMB Andrew Lyons, Town Manager Eileen Scerra, Code & Building Officer Eric Evans, William Mumford Finance Administrator and Town Clerk Trish Marcules. **Absent:** None.

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

Mayor Ronald Belinko called the meeting to order at 6:30 p.m. with Pledge of Allegiance at the executive session meeting. After the executive session, he called the meeting to order for Regular Session at 7:00 p.m.

2. **Motion to enter Executive Session**

Preliminary discussions of site acquisitions for any publicly funded capital improvements or sales or leases of real property.

***Ms. Brienza made a motion to enter Executive Session at 6:31 p.m. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.***

3. **Motion to close Executive Session**

***Ms. Brienza made a motion to close Executive Session at 6:46 p.m. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.***

4. **Citizens Privilege** – One resident attended via Zoom at 6:59pm and left at 7:59 p.m. (Name on file – they did not wish to speak for citizens privilege)

**Jean Hanley – 32305 Peregrine Way, Millville DE 19967** – Ms. Hanley questioned the town's spraying (Roundup) practices around wet areas and expresses concern about the impact on tree roots. Mr. Parent clarified that the current Roundup product is a combination of several weed killers and should not harm tree roots unless they are freshly wounded.

APPROVED:

**George Leslie – 38062 Cross Gate Road, Millville DE 19967** – Mr. Leslie suggested that Council consider banning short-term rentals, citing examples from other towns like Selbyville, Milton and Ocean City.

**Chris Barnhard – 33045 Beck Circle, Millville DE 19967** – Mr. Barnhard discussed the ongoing issues with traffic congestion, heavy truck traffic, unsafe parking, and noise from Kristina's located at 32828 Reba Road on corner of Central and Reba Road. He requested the guidance of Council and action to restore the residential quality of life and ensure the business operates responsibly.

**Dan Washburn – 32841 Reba Road, Millville DE 19967** – Mr. Washburn shared similar concerns about traffic and parking issues caused by Kristina's. Mr. Washburn described how the business's online and takeout leads to blocked driveways and traffic congestion. No one can get in or out. He stated they may meet code with enough parking spots for people that work and eat there. It's the business's online and takeout ordering that exacerbates the parking issues. People arrive to pick up orders, and there is no parking. They look for areas to park, turn around, and block roads waiting for their food. He emphasized the safety concerns including near misses with bicyclists and altercations with patrons. Mr. Washburn mentioned code 90-8 Nuisances and read from this code. Mr. Washburn stated that according to Ron Gray and the city, it's a private road. Per Doug Scott, Fire Chief, he mentioned that no lane is to be blocked. He would like to understand who can enforce this.

**Maria Fraser – 32840 Reba Road, Millville DE 19967** – Ms. Fraser shared her experiences of dealing with Kristina's patrons parking on her lawn and blocking her driveway. She expressed frustration with the business's lack of response to her complaints and the impact on her elderly parents. She noted she has a business and had parking issues and addressed them immediately. She is concerned with needing to call for medical attention for her parents and ambulances unable to get through.

**Dave Chaloux – 32861 Reba Road, Millville DE 19967** – Mr. Chaloux also highlighted the parking and traffic issues with Kristina's Kitchen, including near misses with incoming and outgoing traffic. Mr. Chaloux emphasized the need for the business to address these issues to ensure the safety and quality of life for residents. He noted that he has nothing against the business, he loves their gluten-free food, but the problem is the parking, traffic, congestion and many nuisances.

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

A. July 8, 2025

***Ms. Sosnoski approved the July 8, 2025, Town Council Meeting Minutes. Ms. Brienza second the motion. Motion carried unanimously 5-0.***

B. July 22, 2025

DRAFT: 08-27-2025

APPROVED:

***Ms. Sosnoski approved the July 22, 2025, Town Council Meeting Minutes. Mr. Wisgirda second the motion. Motion carried 3-0-2. (2 abstained: Ms. Brienza and Mr. Parent, due to not in attendance at the meeting)***

6. **Administrative Matters**

- A. Town Manager Report – Eileen Scerra – **Reviewed and Entered**
- B. Code & Building Department – Eric Evans – **Reviewed and Entered**
- C. Finance Report – Will Mumford - **Reviewed and Entered**
- D. MVFC Report - **Reviewed and Entered**
- E. DSP Report - **Reviewed and Entered**

Mayor Belinko made a note of appreciation to the State Police for their hard work.

7. **Presentation**

- A. Town FY 2025 Audit presented by PKS Lindsey Keen.

Lindsey Keen from PKS presented the FY 2025 Audit Report via a PowerPoint presentation. She highlighted the town's financial health and positive results from the audit. Ms. Keen explained the deferred outflows for the state pension plan and the deferred inflows for grants. The Council discussed recommendations for improving the town's accounting processes and the need for a formal document approving journal entries.

- B. Boy Scout Adam Jennings presenting proposed bat houses for Evans Park as part of his Eagle Scout Award.

Mr. Jennings presented a PowerPoint for a proposed project of building bath houses as part of his Eagle Scout Award. He explained the benefits of bat houses in reducing mosquitoes and pollinating plants. The Council discussed the logistics of building and installing the bat houses, including the need for materials and poles. The council supported the project unanimously.

***Mr. Wisgirda made a motion to move forward with the proposed bat houses. Mr. Parent second the motion. Motion carried unanimously 5-0.***

8. **New Business**

- A. Discuss and approve to accept FY25 Audit.

Mayor Belinko mentioned staff did an outstanding job for the audit. He felt PKS did a great job with suggestions to make a better accounting system for us. Mayor Belinko stated the reports were easy to read and best organization that provided an audit for us with all the information and positive corrections to make the town more efficient.

***Ms. Brienza made a motion to approve and accept the FY25 Audit. Mr. Wisgirda second the motion. Motion carried unanimously 5-0.***

DRAFT: 08-27-2025

APPROVED:

- B. Discuss, consider and possible vote on proposed Resolution 26-07, regarding the release of Performance bond for “DHIC, LLC” known as “Ascend by the Sea” formerly known as Tupelo Sands in the Town of Millville.

Mr. Lyons reported that all obligations have been met for the release of the performance bond. The council discussed the need to receive both the maintenance bond and the asphalt warranty bond before releasing the performance bond.

Mr. Thompson, Town Solicitor, asked to have the resolution amended but gave the okay to release after the change.

***Mr. Parent made a motion to accept Resolution 26-07 as amended to release the Performance Bond for “DHIC, LLC” known as “Ascend by the Sea” formerly known as Tupelo Sands in the Town of Millville. Ms. Sosnoski second the motion. Motion carried 4-1. (Ms. Brienza abstained) Mayor Belinko requested roll call.***

***Mr. Wisgirda – YES***

***Mr. Parent – YES***

***Ms. Sosnoski – YES***

***Deputy Mayor Ms. Brienza – ABSTAIN***

***Mayor Belinko - YES***

- C. Discuss and possible vote on the Executive Session item.

***Ms. Brienza made a motion to authorize the Town Solicitor, Seth Thompson, to decline an offer presented to them. Mr. Parent second the motion. Motion carried unanimously 5-0. Mayor Belinko requested roll call.***

***Mr. Wisgirda – YES***

***Mr. Parent – YES***

***Ms. Sosnoski – YES***

***Deputy Mayor Ms. Brienza – YES***

***Mayor Belinko - YES***

9. **Announcement of next meeting** – Tuesday, September 9, 2025, at 7:00 P.M.

10. **Adjournment** – Meeting was adjourned at 7:59 P.M.

***Ms. Brienza made a motion to adjourn the meeting, Ms. Sosnoski second the motion. Motion carried unanimously 5-0.***

Respectfully submitted,

Trish Marcules

Town Clerk