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TOWN OF MILLVILLE
Town Council Meeting Agenda
Tuesday, November 17, 2026 – 7:00 PM

Meeting materials are electronically accessible on the town's website: www.millville.delaware.gov
Click onto the CALENDAR, then choose date.
Click the text TOWN COUNCIL MEETING.

Public Meeting is not a public hearing. Public comment is permitted through written submissions only. All written comments must be received by the Town Manager at escerra@mvtown.com no later than 12:00 noon on the day of the meeting. Please refer to footnote on Page#2. A full explanation will be given at the meeting.

Zoom: Due to recurring technical difficulties, the Town has suspended the use of Zoom while we explore alternative options. We appreciate your patience as we work toward a reliable solution.

1. **CALL MEETING TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF TOWN COUNCIL MEETING MINUTES**
   A. October 13, 2026

3. **EXPLANATION OF PUBLIC MEETING VS PUBLIC HEARING - Secretary Sosnoski**

4. **PUBLIC COMMENT – (A.K.A. Citizens Privilege) – *May be subject to 3-minute limit.***

5. **PRESENTATION – PFM Long-Term Financial Plan Step 2 Recommendations**

   A. Speaker – Lauren Sukovich, Senior Managing Consultant

6. **TOWN REPORTS**
   A. Town Manager – Eileen Scerra
   B. Code & Building Department – Eric Evans
   C. Finance – William Mumford
   D. Parks & Recreation
   E. MVFC
   F. RVFC
   G. DSP

7. NEW BUSINESS

Public Meeting[1] – Final Subdivision Site Plan submitted by ASF MBTS, LLC for Village 6, a 53-townhouse village in Millville by the Sea. The site is located on southeast Roxana Road, approximately 2151' Southwest Burbage Road, Tax Map Parcel# 134-15.00-119.00 & 120.00 zoned MPC.

Mayor Belinko – Open Public Meeting – State Time

Town Manager – Written Comments

- Presenter for proposed Subdivision
- Engineer Comments – Andrew Lyons
- Town Council Questions

Mayor Belinko – Close Public Meeting – State Time

A. Discuss, consider, and possible vote on Final Subdivision Site Plan submitted by ASF MBTS, LLC for Millville by the Sea Village 6.

[1] A public meeting does not constitute and is not conducted as a public hearing, is limited to determining compliance with applicable objective standards and requirements and may allow for public comment through written submission only.

B. Discuss, Consider, and Possible Vote to refer proposed boundary cleanup annexation to the Annexation Committee for review and recommendation.

SYNOPSIS: This proposed annexation is part of the Town's ongoing boundary cleanup efforts, consistent with the Town's Comprehensive Plan, to address residential properties that are partially located within the municipal limits of Millville and partially within Sussex County. The property owners have expressed an interest in annexing their properties in their entirety into the Town of Millville.

Although the proposed annexation is consistent with the Town's boundary cleanup objectives, the same established annexation process followed for Annexation will apply. Town Council is being asked to consider referring this proposal to the Annexation Committee for review and recommendation before any further action is considered by Town Council.

8. MAYOR AND TOWN COUNCIL COMMENTS

9. ANNOUNCEMENT OF NEXT MEETING – Tuesday, December 8, 2026 @ 7:00 P.M.

10. ADJOURNMENT

The agenda items listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act ADA.