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APPROVED:



TOWN OF MILLVILLE – MEETING MINUTES
Regular Meeting at 7:00 P.M.
April 28, 2026

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, Town Manager Eileen Scerra, GMB Engineer Andrew Lyons, Finance Administrator William Mumford, Code & Building Officer Eric Evans, and Town Clerk Trish Marcules.

Absent: None.

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

Mayor Belinko called the meeting to order at 7:00 p.m. with the **Pledge of Allegiance**.

2. PUBLIC COMMENT – (A.k.a Citizen’s Privilege) – May be subject to 3-minute limit.

No Zoom Comments. (3 pre-registered; two arriving 7:00pm; names on file.)

Rosemary McNamara – 23416 Buttonbush Way, Millville DE 19967 – Ms. McNamara wanted to express her thanks to the Millville Fire Company for saving her husband’s life, and also mentioned a community CPR training event. Ms. McNamara also expressed concerns about the early bond reduction for Egret Shores and outstanding items needing fixed in the community.

George Leslie – 38062 Cross Gate Rd, Millville DE 19967 – Mr. Leslie highlighted the estimated \$50,000 costs to fix the pickleball courts and additional drainage costs at Egret Shores. Mr. Leslie expressed concerns about the bond reduction.

Kim Rich – 24107 Breakwater Lane, Millville DE 19967 – Ms. Rich shared that she is new to the Egret Shores community and congratulated the re-elected officials and raised concerns about the drought and storm runoff ponds. Ms. Rich stated she would like public education to keep community aware of this.

Mr. Thompson reminded the Mayor and council of latest law that amended the Comprehensive Plan of a resiliency requirement. This would allow people to participate in public hearings on the comprehensive plan about resiliency and environmental concerns. Mayor Belinko thanked Mr. Thompson as the town’s Comprehensive is coming soon.

Joseph Ehrhardt – 23821 Pembroke Lane, Millville DE 19967 – Mr. Ehrhardt proposed a Public Safety Advisory Committee and criticized the lack of a planning committee for the state police budget.

Victor Bakunoff – 23522 Reed Grass Way, Millville DE 19967 – Mr. Bankunoff requested a delay in voting on the bond reduction due to incomplete improvements in the development. Mr. Bakunoff discussed issues with the pool, landscaping, and other incomplete projects.

3. **OLD BUSINESS**

A. **Discuss, consider and possible vote on the Fiscal Year 2027 Budget.**

SYNOPSIS: Council first reviewed and discussed the Draft Fiscal Year 2027 Budget on March 24, 2026. Second review was done April 14, 2026, with a Public Hearing. This meeting is being held to discuss and possible vote on the Budget for Fiscal Year 2027.

Council discussed the FY 2027 budget, with Joe Parent questioning the capital furniture and equipment on the last page. Mr. Mumford answered all questions. Mr. Parent thanked Mr. Mumford and the team for an excellent budget.

Mr. Wisgirda made a motion to accept the FY 2027 Budget. Ms. Brienza second the motion.

Mayor Belinko requested roll call:

Mr. Wisgirda – Yes

Mr. Parent – Yes

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes, good process and a lot of changes to make.

Motion passed unanimously 5-0.

4. **NEW BUSINESS**

A. **Presentation (Power Point) – Evans Park Corn Hole courts and Game Table Project and Evans Park Parking Lot Phase 2 Preliminary Plan – Eric Evans**

a. **Discuss, Review, and possible vote on Evans Park Corn Hole / Game Table Project**

SYNOPSIS: On March 18, 2026, ADHOC Commissioners made a motion to recommend to Town Council for two Corn hole courts and game tables.

Mr. Evans presented a slideshow of proposed cornhole project and game tables. The council discussed the design and placement of the game tables and other amenities in the park. Ms. Sosnoski confirmed that all

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the gaming tables, etc. would be handicapped accessible. Ms. Brienza confirmed there would be some barrier between parking lot and the gaming area to keep a vehicle from entering accidentally. Mr. Lyons stated there is a proposed walkway between parking lot and the cornhole boards. Mr. Lyons also stated a pergola that goes along the walkway for shade.

Mr. Parent suggested separating the game tables from the cornhole and preferred having picnic tables with pergolas. Mr. Parent would prefer to see metal picnic tables with pergola vs concrete tables. Mr. Evans stated metal tables with concrete pads could be used. Mr. Parent asked if BBQ Grills were in plans. Mr. Evans stated this could be done after the fact at another time. Mr. Evans and Mayor Belinko stated they could take this back to ADHOC Committee to discuss more about the tables. Mr. Evans will get more samples of different tables for the ADHOC meeting.

Ms. Brienza made a motion to go forward with the cornholes. Ms. Sosnoski second the motion. Motion passed unanimously 5-0.

Ms. Brienza made a motion to table the game tables and to return to the ADHOC Committee. Ms. Sosnoski second the motion. Motion passed unanimously 5-0.

b. Discuss, Review, and possible vote on Evans Park Parking Lot Phase 2 Preliminary Plan

SYNOPSIS: On March 18, 2026 ADHOC Commissioners made a motion to recommend to Town Council to move forward with Phase 2 of Evans Park Parking Lot concept plan. (Preliminary Plan)

Mr. Evans presented a slideshow presentation on the preliminary phase 2 Parking Lot Plan. The council debated the practicality and design of the proposed parking lot, with Mr. Parent expressing concerns about cost and distance from amenities. Mr. Parent also expressed concern on the cost of blacktop. Mr. Evans explained the benefits of the meandering parking lot design, including walking trails and naturalized areas. Mr. Parent asked about pavers or impervious concrete to be used instead of blacktop. Mr. Evans also explained the design idea in this preliminary phase. Mr. Wisgirda mentioned the new community being developed and Mr. Evans stated they would exit to left and to Windmill Road. Mr. Evans stated this merely is for the layout of the road so he can begin to get this project started.

Ms. Brienza made a motion to accept Evans Park Parking Lot Phase 2 Preliminary Plan to move forward. Ms. Sosnoski second the motion. Mayor Belinko requested a roll call.

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Mr. Wisgirda – Yes

Mr. Parent – No, cannot approve due to the current shape and form.

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes; mentioning that this is more than a parking lot.

Mayor Belinko stated they want to keep the feel of the town and emphasize its future use for municipal buildings.

Motion passed 4-1.

B. Discuss, Review, and possible vote on Resolution 26-25, regarding the request for a Bond Reduction for the development known as Egret Shores in Phase 1, 2, & 3.

Council discussed the bond reduction for the development known as Egret Shores. Ms. Brienza asked Mr. Lyons to speak to some of the comments that the public expressed. Mr. Lyons explained the process and requirements. Mr. Lyons explained the criteria and the remaining bond amounts. He felt there was enough bond left with the reduction. The council discussed the importance of maintaining a sufficient bond to cover any issues. Mr. Lyons did state there is an issue with landscaping.

Mr. Thompson shared with the public the different types of bonds. (Bond reduction, bond release, maintenance bond, and warranty bond) Mr. Lyons briefly detailed the differences. Mr. Thompson mentioned to public that bond reduction is not a bond release. Ms. Brienza confirmed that with the reduction, Mr. Lyons feels there is enough left to address any issues. Mr. Lyons confirmed.

Ms. Brienza made a motion to accept Resolution 26-25 based on Mr. Lyons information that we have enough money to cover. Mr. Parent second the motion. Mayor Belinko requested a roll call.

Mr. Wisgirda – Yes

Mr. Parent – Yes

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed unanimously 5-0.

C. Discuss, Review and possible vote on Resolution 26-26, regarding the release of Performance Bond for the development known as Egret Shores Phase 3 Pickleball Court.

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Discussion was had by Council regarding Resolution 26-26 due to public concerns.

Ms. Brienza made a motion not to vote on Resolution 26-26 and remove it from the discussion due to some comments received from the public and for Andrew to take another look at it and what needs to be done before releasing the Performance bond. Ms. Sosnoski second the motion. Mayor Belinko requested a roll call.

Mr. Wisgirda – Yes

Mr. Parent – Yes

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed unanimously 5-0.

Mr. Wisgirda mentioned a developer should be in attendance to address concerns from residents at the meetings. Mr. Evans explained the absence of the developer's representative and assures the council that the developer will be informed of the council's decisions.

D. Discuss, Review, and possible vote on Ordinance 26-05 to amend the official zoning map of the Town of Millville for a certain parcel of land known as tax parcel 134-12.00-366.00.

Mr. Thompson commented on a typo in the ordinance that he made regarding EAST and changing to WEST. (6th whereas clause down on the document) This has been corrected. Mr. Lyons explained RPC, R1, R2 and density, costs, and sewer/septic/well/water. Mr. Parent asked if doing septic/wells are they still required to put in sidewalks and curbs. Mr. Lyons confirmed it's still required. Mr. Wisgirda mentioned that going R2 seems more desirable as a buyer to have R2.

Ms. Sosnoski made a motion to accept and move forward with Ordinance 26-05. Mr. Wisgirda second the motion. Mayor Belinko requested a roll call.

Mr. Wisgirda – Yes

Mr. Parent – Yes

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed unanimously 5-0.

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5. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Sosnoski reminded the community of a May 20th seminar to be held at Evans Park from 2:00-4:00pm regarding Disaster Readiness. Ms. Sosnoski urged everyone to sign up and attend the seminar, which is very informative. Mayor Belinko also discussed Back the Blue, assisting local police officers. Donations are being collected at Town Hall.

6. ANNOUNCEMENT OF NEXT MEETING – Tuesday, May 12, 2026, at 7:00 P.M.

7. ADJOURNMENT

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

Mayor Belinko closed the meeting at 7:57 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk