

Town of Millington
Mayor and Council Meeting Minutes
October 11, 2022

Presents: Mayor Kevin Hemstock
Council Wayne Starkey
Council Mark Linton
Council Zita Seals

Town Administrator: Jo Manning

Public & Others: Gary Fellows and Darlene Johnston

Call Meeting to Order: Council Kevin Hemstock called the meeting to order at 6:30 pm followed by the pledge of allegiance.

Minutes of previous meeting: A motion to approve the minutes for the September 13, 2022, was entered by Council Starkey; a second by Council Linton, a vote of 4-0 was entered.

Susquehanna Operational Services Report: Reviewed

Kent County Sheriff's Report: Reviewed

Town Administrator Report: Reviewed

Code Enforcement Report: Reviewed

Rental Property Report: Reviewed

Engineer's Report: No Report Received

Old Business: Administrator Manning reviewed the school site and Mountaire annexations. Mountaire has accepted the annexation agreement with the revised Comprehensive Plan maps. The Town will hold off on the school property annexation until the property has been transferred. Manning attended the recent County Commission meeting, she reviewed changes being made to the original agreement by the County's Attorney; allowing a 3-year review period of the project status and the option for the County to redeem the property if not satisfied with the progress. The County Commissioners are also considering the removal of the five EDUs currently assigned to this property; they may agree to allow 1 EDU to remain with the property and loan additional EDUs if needed until that time the new plant is completed. When we receive the agreement for the school, we need to thoroughly review the document(s).

New Business: Gary Fellows and Darlene Johnston representing Asbury Methodist Church requested a waiver for the permit fee of \$3,000+ as the church doesn't have the money. Gary Fellows also requested a waiver of the architectural drawings requirement. The Town cannot waive the architectural drawings requirement as that is a requirement of the BOCA code. Council Seals entered a motion to waive all cost since it is a non-profit(church), there was no second. Council Linton entered a motion for the church to pay for the just the inspection fees, there was no second. Council Starkey ask if the church could post a bond for inspection costs. Darlene Johnston asked if the church could be allowed to pay the fee from the old permit fee schedule? Council was advised the old schedule fees were not sufficient to cover the actual costs of inspections. Manning advised the church is also in the designated critical area portion of Town which requires additional paperwork, approval, and fees. Mayor Hemstock stated the Town needs to help the church as it is a historic building and doesn't want to see the building fall down. A motion was entered for the church to pay the old permit fee by Council Linton; a second by Council Seals; a vote of 3-1 was entered with Council Starkey recusing himself. Darlene Johnston suggested the Town consider a separate category in its fee structure for non-profit organizations. Manning will research what other Towns do in this type of situation.

Administrative Manning explained the SDAT assessment annual rate, the Town's rate is currently 10%. When a property is assessed, the property owner will only be charged on the assessment difference up to the 10%, not the total assessed value. This is a tax cap; if changed it will effect the amount of taxes received by the Town from the State. With the Personal Property tax for businesses, the town gets a piece of that money, and the Council needs to think about encouraging businesses. The Council will think about a waiver or a decrease in the Personal Property tax charged to businesses.

Administrative Manning reviewed information on the upcoming charette sponsored by Russ Richardson October 25-27, 2022, at the Firehouse. Russ Richardson is sharing his vision of growth plans along the 301 corridor.

Public Comments: There were no public comments.

Council Comments: There were no Council comments.

Correspondence: There were no Correspondence

With no further business to discuss a motion to adjourn at 8:19 PM was entered by Council Starkey, seconded by Council Linton, a vote of 4-0 was entered.

Respectfully submitted,

Jill Starkey, Town Clerk