Town of Millington

Mayor and Council Meeting Minutes

October 13, 2026

Presents: Mayor Kevin Hemstock
Council John Amado
Council Zita Seals
Council Wayne Starkey

Town Administrator: Jo Manning

Public & Others: Jamie Williams and Kent County Sgt. Kentner

Call Meeting to Order: Mayor Kevin Hemstock called the meeting to order at 6:30 pm.

Minutes from the previous meeting: A motion to approve the minutes for the meeting of September 8, 2026, was entered by Council Seals, a second by Council Starkey, a vote of 4-0 was entered. A motion to approve the closed session minutes for September 8, 2026, was entered by Council Seals, a second by Council Starkey, a vote of 4-0 was entered. A motion to approve the minutes for the special meeting held September 15, 2026, was entered by Council Seals, a second by Council Starkey, a vote of 4-0 was entered.

Kent County Sheriff's Report: Report reviewed.

Susquehanna Operational Services Report: no report available.

Code Enforcement Report: Report reviewed.

Rental Property Report: Report reviewed.

Town Administrator Report: Report reviewed

Financial Reports: Council reviewed financial reports including Balance Sheet, Profit & Loss, Budget to Actual, and Cash Flow for the current fiscal year. There were no questions.

Presentation: Jamie Williams from Kent County Economic Development & Tourism gave a presentation to explain her department and the support they provide to towns and County. Mrs. Williams asked the Council to complete the Upper Shore Regional Council community survey currently available online. One of the tasks her department handles is helping new businesses relocate to Kent County and grow. Her department works with business owners to find funding opportunities and incentives sponsored by the municipality, the County, and the State. She reminded Council the future visit of Maryland's Comptroller on Friday October 16th for a tour of Kent Reserve, a quick walk around Town and lunch with business owners, other municipal personnel, and County Commissioners.

Old Business:

Mayor Hemstock asked the council if they had reviewed the Fire Company MOU. Admin Manning reminded Council members if they were affiliated with the Fire Company they were not to comment, vote, or discuss to avoid ethical issues. Council Starkey became extremely upset over the MOU content. As President of the Community Volunteer Fire Company of Millington, he doesn't think the fire house should have to pay for any utilities to the town or have a MUO with the Town. Mayor Hemstock asked Council Starkey to stop yelling, he reminded Starkey this is just the initial conversation, no vote is being taken, and before a decision can be made Council Dutta Sethi would need to be present to complete a quorum.

Admin Manning reviewed Kent County's Hazard Mitigation Plan and reminded Council a public hearing would be scheduled for November to adopt. Council had no questions regarding this plan.

Admin Manning explained she met with two individuals interested in the Code Enforcement position; neither has submitted a resume to date. She also spoke with a business that provides this service, they also have no pursued the position. Manning asked if she could repost the request for proposals; but if no one responded Council would need to make a decision of how to fill this position in the very near future.

Admin Manning shared with Council she and the Attorney are attending many meetings regarding Millington Senior Village. All documents previously approved through resolution by Council have changed. Admin Manning reviewed the addendum to real property transfer agreement and deed for 172 Sassafras Street. In the original documentation the County could take the property, de-annex, and de-subdivide the property if substantial completion was incomplete at the 5-year anniversary of the purchase. The County has agreed to remove this reverter clause from these documents. A motion to accept the addendum was entered by Council Starkey, a second by Council Seals, a vote of 4-0 was entered.

Admin Manning asked Council to review the most recent public works & utility agreement for Millington Senior Village – Resolution 2026-09, again many changes since the last reading. A motion to approve the new agreement as of October 13, 2026, was entered by Council Starkey, a second by Council Amado, a vote of 4-0 was entered.

N**ew Business:**

Admin Manning shared with Council the new website will go live at the end of October, the County has been a huge help throughout this endeavor.

Admin Manning shared she and Planning Chair Morales toured the new facility for new business MaxDesign. Their previous location was an 8,000 sq ft building; this building is 30,000 sq ft. They are looking at options of how to utilize this space. The employees and owners are extremely excited to be in Millington.

Admin Manning reminded Council of her pending retirement of June 30, 2027. She asked Council how they wanted to post advertisements for this position. Mayor Hemstock asked to post with MML and MACO prior to the local newspaper.

Public Comments: No Comments

Council Comments: No Comments

Correspondence: No Correspondence

With no further business to discuss a motion to adjourn the regular meeting at 8:05 PM was entered by Council Starkey, second by Council Seals, a vote of 4-0 was entered.

Respectfully submitted,

Jill Starkey
Town Clerk