Town of Millington

Mayor and Council Meeting Minutes

July 14, 2026

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

Town Administrator: Jo Manning

Public & Others: Sheriff Hickman

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 June 9, 2026, was entered by Council Seals; a second by Council Sethi, a vote of 4-0 was entered.

Kent County Sheriff's Report: Report reviewed.

Susquehanna Operational Services Report: Report reviewed.

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.

Old Business: Admin Manning updated Council on the Millington Senior Village project, she continues to attend meetings and communicate with Attorney Ruff, Developer Hodgetts, and Willow construction on a daily basis. She asked Council to discuss whether they will continue to waive permits fees and inspection fees as all permits have expired and will now need to be reapplied and approved, this decision needs to be made to allow Mayor Hemstock to discuss at his upcoming meeting with Frank Hodgetts and the various partners, Town Attorney and Manning. Council requested a review of all fees and the total cost of the waivers to date; the total permit fee waiver to date is $1,306,684.00. Mayor Hemstock advised Council, "we need to keep this project going." Mr. Hodges has previously threatened to walk away from this project. Council Starkey stated the Town cannot afford to waive all the permit fees and inspections fees. Council Seals agree that this project has cost the Town enough money, Council Amado, and Council Sethi agree with these comments. Mayor Hemstock stated, "he gets to make the final

decision," Council Seals asked for a vote, Mayor Hemstock said they don't need to vote on it. Council Seals asked to be at the upcoming meeting on Thursday, Council Starkey and Council Amado would also like to be at the meeting. Mayor Hemstock reminded everyone they needed to avoid a quorum attending these meetings.

New Business:

- Admin Manning asked Council to review the amended Accessory Dwelling Unit section of the Zoning Ordinance, these changes are mandated by the State Planning Commission. The amendment will be introduced at the next meeting, with a public hearing to be held in September.
- Admin Manning shared with Council, the forthcoming resignation of David George, PMC, the Town's Code Enforcement officer. His resignation will be effective December 31, 2026; Council will need to consider how they would like to fill this position; internally or outside vendor?
- Admin Manning submitted her letter of resignation effective June 30, 2027. She stated this allows Council ample time to advertise, interview, and fill her position; reminding everyone of the various projects the Town is involved, the numerous plans to be written and approved to allow for filing for grant funds, etc.

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 7:50 PM was entered by Council Starkey, second by Council Amado, a vote of 5-0 was entered.

Respectfully submitted,

Jill Starkey
Town Clerk