

**TOWN OF MILLINGTON**  
**Mayor and Council Meeting Minutes**  
**September 14, 2021**

**Present:** Mayor CJ Morales, Jr.  
Council Kevin Hemstock  
Council Wayne Starkey  
Council J Eli Manning  
Council Michelle Holland

**Town Administrator:** Jo Manning

**Public & Others:** Melissa Ireland, Roderick Miller, Waynette Miller, Pastor Herb Cain, Frank Hodgetts, Home Partnership

**Call meeting to order:** Mayor CJ Morales called the meeting to order at 6:30 PM.

**Pledge of allegiance was recited**

**Minutes of previous meeting:** A motion to approve the minutes for the August 10, 2021 meeting was entered by Council Hemstock; a second by Council Starkey, a vote of 5-0 was entered.

**Kent County Sheriff's Report:** Reviewed.

**Code Enforcement Report:** Reviewed.

**Rental Property Report.** Reviewed.

**Maryland Environmental Services Report:** No report received.

**Town Administrator Report:** Reviewed. Administrator Manning reviewed her meeting with Kent County Commissioners earlier today regarding the Elementary School property and the Town's future vision of this property. She stressed Commissioners Mason and Jacob wanted to meet with the Town Council not the town Administrator. The County Commissioners asked her to schedule a workshop meeting in the next few weeks for everyone to come together and discuss this property and future plans; the meeting is to include all interested parties (funding agencies, Food Bank, service providers, health care providers, etc.). Town Council asked to hold the meeting at the Fire House so a possible tour of the building could occur. Administrator Manning shared pictures and discussed the steps we are taking regarding 415 Cypress Street and the future condemning of the building; KCI Technologies (Engineer) and MDIA (Inspection) have toured the site and agreed the building needs to be condemned. The second floor has fallen into the first floor pushing the outside wall out. Utilities Operations & Maintenance – Jo Manning is working with Susquehanna Operational Services and MES during this transition to assure continuity of the utility plants.

**Engineer's Report:** No report received.

**Old Business:**

418 Cypress Street – sale of property – Mayor Morales asked the Council to reconsider the sale of this property to the Hurds. He feels the Town should advertise the property for more than the \$10,000 offer and stressed the Town needs to recoup its expenses for this property. Council Hemstock asked how can we recoup expenses if we do not sell the property. Hemstock explained the Council voted last month to sell for the proposed price of \$10,000 but understood Morales' thoughts. Council Manning stated the sale

should continue as was voted in August. Hemstock asked if the property was buildable, what are the setbacks, what would be allowed? Council Hemstock entered a motion to put acceptance of proposed sale agreement until the October meeting to allow for setback and buildable information to be researched; a second was entered by Starkey, a vote of 3-2 was entered.

**New Business:**

Frank Hodgetts presented information regarding Senior Housing and the School property. Mr. Hodgetts has been meeting with Bill Mackey, Director of KC Planning to discuss our Senior Housing project and the need for additional land to increase the number of units for this project. Elementary School property possibilities discussed were use of the entire property; subdivision of the property, ownership of the property, annexation of the property, and the need for a commitment from the Town Council to participate in this project.

An amendment to the Animal Ordinance (Chapter 29) was submitted by the Planning Commission for review and adoption by the Town Council.

**Council comments:**

Hemstock asked about the Mill Village street lights that are out. Jo Manning is working with Lawson Electric to restore these lights.

Morales asked about speeding on School Street. A suggestion was made to install speed bumps.

Hemstock asked if the Town could get Hurtt Avenue striped.

Morales asked to invite Sheriff Price to our next meeting to discuss the speeding issues.

**Public Comments:**

Roderick Miller trains and works out at Robvanary Park, he proposed holding a Community Wellness Fair activity.

**Correspondence:**

There was no correspondence.

**Closed Session:**

A motion to close the public meeting and enter into a Closed session was entered by Council Starkey, a second by Council Hemstock, a vote of 5-0 was entered. The Council entered into a Closed session to discuss the Clerk position and hours to provide sufficient support to the Town Administrator. A motion to close the Closed session was entered by Council Hemstock, a second by Council Starkey, a vote of 5-0 was entered. A motion to reopen the Public session was entered by Council Starkey, a second by Council Hemstock, a vote of 5-0 was entered. Mayor Morales stated the Council agreed to hire Jill Starkey as a full-time employee.

With no further business to discuss a motion to adjourn at 8:25 PM was entered by Council Hemstock, seconded by Council Holland, a vote of 5-0 was entered.

Respectfully submitted,

Elizabeth Jo Manning  
Town Administrator