

Town of Millington
Mayor and Council Meeting Minutes
October 14, 2025

Presents: Mayor Kevin Hemstock
Council John Amado
Council Michelle Holland
Council Wayne Starkey

Town Administrator: Elizabeth Jo Manning

Public & Others: KCS Deputy Kettner and Karen Ruff, Attorney

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 September 9, 2025, was entered by Council Starkey; a second by Council Amado, a vote of 3-0 was entered. Council Michelle Holland was late to the meeting.

Kent County Sheriff's Report: Deputy Kettner shared the monthly report. Mayor Hemstock asked Deputy Kettner if the department will be patrolling the streets Halloween night, the deputy will provide confirmation.

Susquehanna Operational Services Report: No Report

Code Enforcement Report: Reviewed

Rental Property Report: Reviewed

Town Administrator Report: Admin Manning informed Council of the shutdown of the senior housing project until vertical infrastructure settlement. Because of this shut down the Town is responsible for maintaining the site, reporting and inspecting stormwater controls, and erosion problems. The project was approved for another \$800,000.00 from DHCD for vertical infrastructure. Admin Manning asked Council to consider the ownership agreement for the senior housing project as this is a document that is still outstanding and needed for CDA funding settlement. The audit is on-going. Admin Manning continues to meet with KC Public Works regarding the new sewer plant and the decommissioning of the old plant.

Old Business: Karen Ruff introduced herself to Council as the potential to assume the role of Town Attorney; she shared her career path, experience, noted other municipalities and her colleagues have worked. There were no questions for Ms. Ruff. A motion to appoint Levin Ruff, LLC, and particularly Karen Ruff as Town Attorney was entered by Council Starkey; a second by Council Amado, a vote of 4-0 was entered.

Public Hearing: A motion was made to close the regular meeting and open the public hearing by Council Starkey and seconded by Council Amado, a vote of 4-0 was entered. A motion to open the public hearing was entered by Council Starkey and second by Council Seals, a vote of 4-0 was entered.

Mayor Hemstock read into record Resolution 2025-14 Amending the Sewer Ordinance. There was no public comment. A motion to adapt was entered by Council Starkey; a second by Council Amado, a vote of 4-0 entered.

Mayor Hemstock read into record Resolution 2025-15 Zoning Ordinance amendment. There was no public comment. A motion to adapt was entered by Council Starkey; a second by Council Amado, a vote of 4-0 entered.

A motion to close the public hearing was entered by Council Starkey and second by Council Amado, a vote of 4-0 was entered. A motion to open the regular meeting was entered by Council Starkey and second by council Amado, a vote of 4-0 was entered.

New Business: Admin Manning asked Council to review Chapter 57 - Fog Ordinance and forms. She explained we may need to implement a permit fee. She also explained we need to assure this ordinance is correct and being followed before the new sewer plant is completed.

Public Comments: No Comments

Council Comments: Council Starkey shared the date of the last Fire House ice cream social for this year; October 16th and Fire Prevention Week.

Correspondence: Information regarding First Amendments audits was shared. Clerk Starkey is ordering the signs to be affixed to doors at Town Hall to restrict free entry to offices.

Kent County America 250th celebration meeting flyer was shared. Mayor Hemstock will try to attend and report back to Council.

With no further business to discuss a motion to adjourn at 7:40 PM was entered by Council Starkey, second by Council Amado, a vote of 4-0 was entered.

Respectfully submitted,

Jill Starkey, Town Clerk