COUNTY COUNCIL

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MATT LLOYD
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Sussex County
DELAWARE
sussexcountyde.gov
(302) 855-7743

# SUSSEX COUNTY COUNCIL

## A G E N D A

## November 18, 2025

## 10:00 AM

**Call to Order**

**Approval of Agenda**

**Approval of Minutes - November 4, 2025**

**Reading of Correspondence**

**Public Comments**

**Consent Agenda**

1. **Use of Existing Wastewater Infrastructure Agreement, IUA-1269 Westbury (Toomey Property), Millville Area**

**Todd Lawson, County Administrator**

1. **Recognition of Retiree – Dina Monaco**
2. **Library Advisory Board Appointment**
3. **2026 Council Meeting Schedule and Holiday Schedule**
4. **Administrator's Report**

**Karen Brewington, Human Resources Director**

1. **Fourth Quarter Employee Recognition Awards**

EQUAL HOUSING OPPORTUNITY

**Gina Jennings, Finance Director**

1. **FY 2026 Human Service Grant Recommendations and Possible Awards**

**Mike Harmer, County Engineer**

1. **Piney Neck Regional Wastewater Facility Diversion Transmission System, Sussex County Project No. S20-31**

   **A. Approval of Phase II Service Costs**

**Kristen McAfee, Manger of Logistics**

1. **Paramedic Unit Upfit RFP Results and Possible Award of Contract**

**Hans Medlarz, Project Engineer**

1. **Discussion and Possible Introduction of an Ordinance entitled "AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO $7,243,669 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH THE LOVE CREEK MOBILE HOME COMMUNITY ("MHC") PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH"**

2. **Discussion and Possible Introduction of an Ordinance entitled "AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO $344,960.39 OF GENERAL OBLIGATION BOND OF SUSSEX COUNTY IN CONNECTION WITH INCREASED COSTS ASSOCIATED WITH THE TANGLEWOOD-OAK ACRES SEPTIC ELIMINATION PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH"**

3. **SCWRF Treatment Process Upgrade No.3**

   **A. GHD Amendment No. 30 – Continued Project Close Support**

   **B. BW Electric - Purchase Order Issuance for County Requested Scope Items**

**Old Business**

1. Conditional Use No. 2510 filed on behalf of Henry Villegas-Solis

   **"AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR AN AUTO REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.61 ACRES, MORE OR LESS" (property is lying on the southwest side of Layton Avenue, north of Jersey Road [S.C.R. 305], approximately 0.06 mile south of John J. Williams Highway [Route 24]) (911 Address: 28375 & 28377 Layton Avenue, Millsboro) (Tax Map Parcel: 234-32.00-67.00)**

**Grant Requests**

1. **Town of Laurel for their Laurel Welcome Project**

2. **First State Community Action Agency for their 60th Anniversary Celebration**

3. **The Delmarva Community Wellnet Foundation for their SNAC Garden School Partners**

4. **Delmarva Council Inc. Boy Scouts of America for their Distinguished Citizen Award Event**

**Introduction of Proposed Zoning Ordinances**

**Council Members' Comments**

**Executive Session - Land Acquisition & Pending & Potential Litigation pursuant to 29 Del.C.§10004(b)**

**Possible action on Executive Session Items**

**1:30 p.m. Public Hearings**

1. **Irwin Properties Annexation into the Sussex County Unified Sanitary Sewer District (Ocean View Area)**

2. **ORD. 25-01**

   **"AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES XIA, XIC AND XXV, SECTIONS 115-83.11 115-83.18, 115-83.19A AND 115-194.7 AND "115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV PERMITTED USES COMMERCIAL" TO AMEND THE REQUIREMENTS FOR RETAIL MARIJUANA STORES IN SUSSEX COUNTY"**

3. **Conditional Use No. 2483 filed on behalf of Andrew Lewandowski**

   **"AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A ROOFING & SIDING CONTRACTOR BUSINESS WITH INDOOR AND OUTDOOR STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 6.92 ACRES, MORE OR LESS" (property is lying the south side of Lewes Georgetown Highway [Rt. 9], approximately 0.32 mile southwest of Park Avenue [S.C.R. 318]) (911 Address: 22610 Lewes-Georgetown Highway, Georgetown) (Tax Map Parcel: 135-15.00-79.02)**

4. **Conditional Use No. 2500 filed on behalf of Sean Vermillion**

   **"AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR A STORAGE BUSINESS (6 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.07 ACRES, MORE OR LESS" (property is lying on the east side of Polly Branch Road [S.C.R. 386], approximately 0.50-mile southeast of the intersection of Roxana Road [Rt. 17]) (911 Address: 31459 Polly Branch Road, Selbyville) (Tax Map Parcel: 533-17.00-93.03)**

5. **Change of Zone No. 2027 filed on behalf of 1630 Ventures, LLC**

**"AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS" (property is lying on the east side of the private lane, Marges Garden Path, and the south side of Milton-Ellendale Highway [Rt. 16], approximately 0.5 mile east of Gravel Hill Road [Rt. 30]) (911 Address: N/A) (Tax Map Parcel: 235-14.00-81.00)**

**Adjourn**

**-MEETING DETAILS-**

**In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on November 10, 2025 at 3:15 p.m. and at least seven (7) days in advance of the meeting.**

**This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.**

**Agenda items may be considered out of sequence.**

**The meeting will be streamed live at https://sussexcountyde.gov/council-chamber-broadcast.**

**The County provides a dial-in number for the public to comment during the appropriate time of the meeting. Note, the on-line stream experiences a 30-second delay.**

**Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.**

**To join the meeting via telephone, please dial:**

**Conference Number: 1-302-394-5036**
**Conference Code: 570176**

**Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.**

**The Council meeting materials, including the "packet", are electronically accessible on the County's website at: https://sussexcountyde.gov/agendas-minutes/county-council.**

***Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to councilpackets@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.***