

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, JUNE 10, 2025

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, June 10, 2025, at 12:30 p.m., in Council Chambers, with the following present:

Douglas B. Hudson	President
John L. Rieley	Vice President
Jane Gruenebaum	Councilwoman
Matt Lloyd	Councilman
Steve C. McCarron	Councilman
Todd F. Lawson	County Administrator
Gina A. Jennings	Finance Director
J. Everett Moore, Jr.	County Attorney

The Invocation and Pledge of Allegiance were led by Mr. Hudson.

**Call to
Order**

Mr. Hudson called the meeting to order.

**M 250 25
Approve
Agenda**

Mr. Lawson reported that the two hearings scheduled for the 1:30 p.m. Public Hearings have been withdrawn by the Applicant. In addition, Executive Session – Land Acquisition and Possible Action of Executive Session Items can be removed from the agenda. A Motion was made by Mr. Rieley, seconded by Mr. McCarron, to approve the Agenda as amended.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea

Minutes

The minutes from June 3, 2025 were approved by consensus.

**M 251 25
Approve
Consent
Agenda**

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to approve the following items under the Consent Agenda:

**Use of Existing Wastewater Infrastructure Agreement
First State O&M Surgery Center, West Rehoboth Area**

**Use of Existing Wastewater Infrastructure Agreement – IUA 2025-22
Gameon Sports Complex, Oak Orchard Area**

**Use of Existing Wastewater Infrastructure Agreement
The Commons on Vine Creek, Dagsboro/Frankford Area**

**Proclamation Request – Cape Henlopen High School Girls Lacrosse State
Champions**

Proclamation Request – Cape Henlopen High School Baseball State Champions

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Correspondence

There was no correspondence.

There were no public comments.

Public Comment

Mr. Lawson read the following information in his Administrator's Report:

Administrator's Report

1. Project Receiving Substantial Completion

Per the attached Engineering Department Fact Sheet, Middle Creek Preserve – Phase 3B (Construction Record) received Substantial Completion effective May 30th.

[Attachments to the Administrator's Report are not attached to the minutes.]

Time Extension Request

Jamie Whitehouse, Planning & Zoning Director presented a time extension request for 2025-30 filed on behalf of Roxana Road Storage for Council's consideration.

**M 252 25
Approve
Time
Extension
Request**

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, that be it moved that the Sussex County Council approves a 6-month time extension request for Conditional Use No. 2293.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Insurance Recommendations

Andrea Wall, Accounting Manager presented FY 2026 Insurance Renewal recommendations for Council's consideration. Ms. Wall reported that our broke, Alliant Insurance Services and Insurance Buyers Council recommended that we market all lines of our insurance coverage. This year's renewal is significantly impacted by the upgrades at our South Coastal Wastewater Treatment Facility, the addition of a new paramedic station and upgrades to James Farm and it does not reflect increased claim activity or the insurability of Sussex County.

**M 253 25
Approve**

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, based on the recommendation of Alliant Insurance Services, Insurance Buyers

Insurance Recommendations **Council and the Sussex County Finance Department that Sussex County Council authorizes the placement of insurance coverage as presented for the period of July 1, 2025, through June 30, 2026, at a cost not to exceed \$2,505,136.00.**

Motion Adopted: 5 Years

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Warwick Park **Paul Mauser, Assistant County Engineer presented Amendment 1 for Warwick Park Phase II for Council's consideration.**

M 254 25 **A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, that be it**
Approve **moved based upon the recommendation of the Sussex County Engineering**
Warwick **Department, that Amendment No. 1 to the EJCDC 2024 miscellaneous**
Park **engineering base contract with George, Miles & Buhr, be approved in the**
Amendment **amount not to exceed \$488,300.00 for design phase services associated with**
1 **the Warwick Park Phase II project.**

Motion Adopted: 5 Years

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Waterside Road **Patrick Brown, Project Engineer III presented a final balancing change order and substation completion request for Waterside Road Improvements for Council's consideration.**

M 255 25 **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, that be it**
Approve **moved based upon the recommendation of the Sussex County Engineering**
Waterside **Department, that change order 1 for contract T25-04, Waterside Road**
Road **Improvement program project, be approved for final balancing, increasing**
Improvem- **the total contract amount by \$10,672.19, and that substantial completion be**
ents **granted effective May 9, 2025 with retainage released in accordance with**
 the contract documents.

Motion Adopted: 5 Years

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Joy Beach **Hans Medlarz, Project Manager presented a final balancing change order**
Sewer **and substantial completion request for Joy Beach sewer expansion phase I**
Expansion **for Council's consideration.**

M 256 25 **A Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum that be it**
Approve Joy **moved based upon the recommendation of the Sussex County Engineering**
Beach CO & **Department, that change order 4 for contract S20-12, Joy Beach sewer**
Substantial **expansion be approved, decreasing the contract amount by \$113,687.60 and**
Completion **granting substantial completion for April 25, 2025, with any held retainage**
 released in accordance with the contract documents, contingent upon SRF
 final concurrence.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
 Mr. Lloyd, Yea; Mr. Rieley, Yea;
 Mr. Hudson, Yea

Grant
Requests Mrs. Jennings presented grant requests for Council's consideration.

M 257 25 **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to give**
Harry K **\$5,000 (\$250 from Mr. McCarron's Councilmanic Grant Account, \$888**
Foundation **from Mr. Hudson's Councilmanic Grant Account, \$200 from Ms.**
 Gruenebaum's Councilmanic Grant Account, \$200 from Mr. Rieley's
 Councilmanic Grant Account and \$3,462 from Countywide Youth Grant
 Account) to Harry K Foundation for their food backpack program.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
 Mr. Lloyd, Yea; Mr. Rieley, Yea;
 Mr. Hudson, Yea

M 258 25 **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to give**
Millsboro **\$2,200 (\$2,000 from Mr. Rieley's Councilmanic Grant Account and \$200**
Historical **from Ms. Gruenebaum's Councilmanic Grant Account) to Millsboro**
Society **Historical Society for the Jacob Godwin School.**

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
 Mr. Lloyd, Yea; Mr. Rieley, Yea;
 Mr. Hudson, Yea

M 259 25 **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to give**
True Blue **\$7,262 (\$2,000 from Countywide Youth Grant Account, \$1,662 from Mr.**
Jazz, Inc. **Hudson's Councilmanic Grant Account, \$650 from Ms. Gruenebaum's**
 Councilmanic Grant Account, \$400 from Mr. McCarron's Councilmanic
 Grant Account, \$400 from Mr. Lloyd's Councilmanic Grant Account and
 \$2,150 from Mr. Rieley's Councilmanic Grant Account) to True Blue Jazz
 Inc. for their 13th annual true blue jazz festival.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea

**Proposed
Ordinance
Introduct-
ions**

Mr. Rieley introduced a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SELF STORAGE FACILITY AND OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 7.00 ACRES, MORE OR LESS” filed on behalf of La Dolce Far Niente, LLC.

Mr. Hudson introduced a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (3 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS” filed on behalf of John L. Hnatishion.

The Proposed Ordinances will be advertised for a Public Hearing.

**CM
Comments**

Councilman Rieley acknowledged Peggy Raley from True Blue Jazz.

**M 260 25
Adjourn**

A Motion was made by Mr. Lloyd, seconded by Mr. Rieley to adjourn at 1:11 p.m.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea

Respectfully submitted,

Tracy N. Torbert
Clerk of the Council

{An audio recording of this meeting is available on the County’s website.}