

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, JULY 29, 2025

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, July 29, 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 330 25
Approve
Agenda**

Mr. Lawson reported that the item under John Ashman, Director of Utility Planning & Design Review, can be removed. A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, 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 July 22, 2025, were approved by consensus.

**Correspon-
dence**

There was no correspondence.

Public comments were heard.

**Public
Comments**

Mr. Rich Barrasso spoke about affordable housing in Sussex County.

Mr. Toro Luby spoke about accessory dwelling units.

Presentation

Mr. Philip Barnes, University of Delaware IPA spoke about Senate Bill 237. A discussion was held about the bill and feedback was provided.

**Retirement
Recognition**

Bill Pfaff, Economic Development Director, was recognized for his upcoming retirement.

**ED Appoint-
ment**

Mr. Lawson announced that Mr. Andrew Harton is being recommended for the Economic Development Director position. He added that this is an appointed position by the Council.

M 331 25
Approve ED
Director
Appoint-
ment

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, be it moved that the Sussex County Council approve the appointment of Mr. Andrew Harton as the Director of Economic Development effective August 1, 2025.

Motion Adopted: 5 Yeas

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

Appoint-
ments/BOA

Mr. Lawson reported that there are two appointments needed for the Board of Adjustments and Appeals. Mr. Lloyd is recommending Mr. Jose Santos and Mr. Rieley is recommending Mr. Eric Evans.

M 332 25
Approve
BOA
Appoint-
ment

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, that be it moved that the Sussex County Council approves the appointment of Mr. Jose Santos to the Sussex County Board of Adjustments and Appeals effective immediately for a term of four years.

Motion Adopted: 5 Yeas

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

M 333 25
Approve
BOA
Appoint-
ment

A Motion was made by Mr. Rieley, seconded by Mr. McCarron, that be it moved that Sussex County Council approves the appointment of Mr. Eric Evans to the Sussex County Board of Adjustments and Appeals effective immediately for a term of four years.

Motion Adopted: 5 Yeas

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

Adminis-
trator's
Report

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

- 1. Project Receiving Substantial Completion**

Per the attached Engineering Department Fact Sheet, Chapel Branch Apartments (Plan Review & Construction Record) received Substantial Completion effective July 15th.

- 2. Council Meeting Schedule**

A reminder that Council will not meet on Tuesday, August 5th.

The next regularly scheduled Council meeting will be held on Tuesday, August 12th.

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

**Public
Hearing/
TidalHealth
Exempt
Bond**

A Public Hearing was held for "A RESOLUTION APPROVING IN ACCORDANCE WITH SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE OF BONDS TO FINANCE PROJECTS FOR TIDALHEALTH NANTICOKE, INC. AND CERTAIN OF ITS AFFILIATES".

Mrs. Jennings reported that TidalHealth Nanticoke is a nonprofit healthcare organization operating in Sussex County and would like to issue up to \$140,000 of tax-exempt bonds, of which \$84,000 will be allocated to be used in Sussex County. A portion of these bonds will finance and/or refinance the acquisition, construction, improvement and/or equipping of healthcare facilities and other related properties in Sussex County.

In order for the bonds to qualify as a federally tax-exempt, the organization issuing the bonds must hold a public hearing in the county where the services are provided to satisfy Section 147(f) of the Internal Revenue Code.

She added that it is important to note that these bonds are obligations of TidalHealth Nanticoke and not Sussex County Government. The County Government simply provides a platform for the public hearing for the bonds to be tax-exempt.

Mr. Rieley questioned how the money will be used. Mr. Angel Agilar, Director of Facilities for TidalHealth, stated that the money will be used for construction to fit out a 93,000 square foot building located in Millsboro. He then provided the services that will be provided at the facility.

There were no public comments.

The Public Hearing and public record were closed.

**M 334 25
Adopt
Resolution
No. R 017
25/
TidalHealth
Exempt
Bonds**

A Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum to Adopt Resolution No. R 017 25 entitled "A RESOLUTION APPROVING IN ACCORDANCE WITH SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE OF BONDS TO FINANCE PROJECTS FOR TIDALHEALTH NANTICOKE, INC. AND CERTAIN OF ITS AFFILIATES".

Motion Adopted: 5 Yeas

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

Tax Billing Update **Gina Jennings, Finance Director, provided an update on tax billing. Mrs. Jennings explained that reassessment has been a four-year process that is coming to an end. Mrs. Jennings reviewed the process and steps of reassessment.**

Katrina Mears, Manager of Business Services, explained the appeal process.

Mrs. Jennings showed where the growth has been and how property values changed with the reassessment process. Mrs. Jennings then discussed the school rate that is included on tax bills. She provided a breakdown of the school district rates and how it will affect the tax bills. She added that 90% of tax bills are school district related. Mrs. Jennings then shared a tax calculator that will be shared on the website that can be utilized by property owners.

SCWRF CO No. IB-008 **Hans Medlarz, Project Manager, presented change order no. IB-008 for South Coastal WRF treatment process upgrade – Inland Bays Extension for Council’s consideration.**

M 335 25 Approve CO No. IB-008/ SCWRF Site Work **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, that it be moved based on the recommendation of the Sussex County Engineering Department that change order IB-008 for the Inland Bays phase 2C expansion project, be approved, in the not to exceed amount of \$1,434,000 for various site improvements, to be reduced by unit cost per support column as determined.**

Motion Adopted: 5 Yeas

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

Construct Parallel CO No. 1 **Bob Bryant, Airport Manager, presented change order no. 1 for construct parallel taxiway B, phase 2 for Council’s consideration.**

M 336 25 Approve CO No. 1/ Construct Parallel **A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, be it moved based upon the recommendation of the Sussex County Engineering Department, that the Sussex County Council approve change order no. 1 in the amount of \$126,025.03 for work associated with the construction phase of the construct parallel taxiway B, phase 1 (bid package 1) project.**

Motion Adopted: 5 Yeas

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

Rules **Mr. Moore read the rules of procedure for zoning hearings.**

**Public
Hearing/
CU2578**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ON-PREMISE ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS” (property is lying on the east side of Cannon Road [S.C.R. 307], 0.94 mile south of Indian Mission Road [Rt. 5]) (911 Address: 24771 Cannon Road, Millsboro) (Tax Map Parcel: 234-22.00-13.14) filed on behalf of New Life Bible Fellowship Church.

The Planning & Zoning Commission held a Public Hearing on the application on June 18, 2025. At the meeting of June 18, 2025, the Planning & Zoning Commission recommended approval of the application for the 7 reasons as outlined.

The Council found that Mr. Petrecca, an elder of the church and treasurer of the incorporation, spoke on behalf of the application. Mr. Petrecca stated that they are requesting permission to replace the existing sign that is currently deteriorating; that they are currently working with Phillips Signs Company to meet all Sussex County regulations.

There were no public comments.

The Public Hearing and public record were closed.

**M 337 25
Approve
Ordinance
No. 4010/
CU2578**

A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to Adopt Ordinance No. 4010 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ON-PREMISE ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS” for the reasons given by the Planning & Zoning Commission as follows:

1. This is an application for a Conditional Use to install an on-premises electronic message display sign. This type of application is permitted under Section 115-116.1 A. (3) of the Zoning Code.
2. The sign will be located on the Church’s property, and it will be used to display information about the Church and its various activities and events.
3. This sign will replace a prior static-display sign on the site that is on the Church’s property.
4. The sign will be required to comply with all of the sign regulations in the Zoning Code, including brightness and motion.
5. The sign will not adversely affect neighboring properties or area roadways and traffic.
6. No parties appeared in opposition to this Application.
7. A Final Site Plan showing the location of the sign on the site shall be

M 337 25
Approve
Ordinance
No. 4010/
CU2578
(continued)

submitted to the Sussex County Planning & Zoning Commission for approval.

Motion Adopted: 5 Yeas

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

Public
Hearing/
CU2584

A Public Hearing was held for a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OUTDOOR ATHLETIC FIELD AND CONCESSION TRAILER/FOOD TRUCK TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 8.07 ACRES, MORE OR LESS” (properties are lying on the west side of Camp Road [S.C.R. 532] approximately 915 ft. north of Eskridge Road [S.C.R. 531]) (911 Address: 20924 Camp Road, Bridgeville) (Tax Map Parcels: 331-2.00-18.19 & 18.20) filed on behalf of Martin Pacheco & Agustin Lee Pacheco-Quillen.

The Planning & Zoning Commission held a Public Hearing on the application on June 18, 2025. At the meeting of July 2, 2025, the Planning & Zoning Commission recommended approval of the application for the 6 reasons as outlined and subject to the 9 recommended conditions.

The Council found that Ms. Maria Monsanto spoke on behalf of the property owner, Mr. Raul Alvarez and the applicants; that there is an existing soccer field that is utilized for practices and seasonal games; that they plan to use a generator for lighting; that there is also a food truck located on the property; that the food truck would provide light items such as drinks and chips for the convenience of the players; that the conditions placed by the Planning & Zoning Commission were provided to the applicant; that fencing around the perimeter was discussed; that the height of the fence was questioned.

There were no public comments.

The Public Hearing and public record were closed.

M 338 25
Defer
Action/
CU2584

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to defer action on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OUTDOOR ATHLETIC FIELD AND CONCESSION TRAILER/FOOD TRUCK TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 8.07 ACRES, MORE OR LESS”.

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 339 25 A Motion was made by Mr. McCarron seconded by Mr. Rieley to give
Shoes That \$3,500 (\$1,000 from Mr. McCarron's Councilmanic Grant Account. \$1,000
Fit from Mr. Rieley's Councilmanic Grant Account, \$1,000 from Mr. Hudson's
Councilmanic Grant Account and \$500 from Ms. Gruenebaum's
Councilmanic Grant Account) to Shoes That Fit for their Sussex County
shoe 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 340 25 A Motion was made by Mr. Hudson, seconded by Mr. Rieley to give \$2,000
IR School (\$2,000 from Mr. Hudson's Councilmanic Grant Account) to the Indian
District River School District on behalf of the band boosters for their marching
band drumline.

Motion Adopted: 5 Yeas

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

M 341 25 A Motion was made by Mr. Hudson, seconded by Mr. Rieley to give \$1,500
DE Seashore (\$1,000 from Mr. Hudson's Councilmanic Grant Account and \$500 from
Preservation Ms. Gruenebaum's Councilmanic Grant Account) to the Delaware Seashore
Preservation Foundation, Inc., for their preservation project needs.

Motion Adopted: 5 Yeas

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

M 342 25 A Motion was made by Mr. Hudson, seconded by Mr. Rieley to give \$1,500
DE State (\$1,000 from Mr. Hudson's Councilmanic Grant Account and \$500 from
College Mr. McCarron's Councilmanic Grant Account) to Delaware State College
Association Association for their band to the beach event.

Motion Adopted: 5 Yeas

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

**Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**Proposed
Ordinances
Introduct-
ions**

Mr. Rieley introduced a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND CR-1 COMMERCIAL RESIDENTIAL DISTRICT TO AN HR-1 HIGH DENSITY RESIDENTIAL DISTRICT FOR A 20 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY CONTAINING 87.5 ACRES, MORE OR LESS” filed on behalf of Capano Management.

Mr. Hudson introduced a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN AR-1-RPC AGRICULTURAL RESIDENTIAL DISTRICT - RESIDENTIAL PLANNED COMMUNITY (352 DWELLINGS) FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 183.19 ACRES, MORE OR LESS” on behalf of Crosswinds Landing, LLC.

The Proposed Ordinances will be advertised for a Public Hearing.

**CM
Comments**

Ms. Gruenebaum commented that she would like to request a presentation from DelDOT on the Henlopen TID.

Mr. McCarron commented that there is a Milton TID and asked if an update could be provided on that one as well.

**M 343 25
Go Into
Executive
Session**

At 2:31 p.m., a Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum to enter into an Executive Session for the purpose of discussing matters related to land acquisition.

Motion Adopted: 5 Yeas

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

**Executive
Session**

At 2:34 p.m., an Executive Session was held in the Council Chambers to discuss matters related to land acquisition. The Executive Session concluded at 3:40 p.m.

**M 344 25
Reconvene**

At 3:41 p.m., a Motion was made by Mr. Rieley seconded by Ms. Gruenebaum to come out of the Executive Session and go back into the Regular Session.

Motion Adopted: 5 Yeas

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

**Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

E/S Action There was no action related to Executive Session matters.

**M 345 25 A Motion was made by Mr. Rieley, seconded by Mr. McCarron to adjourn
Adjourn at 3:41 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.}