

**MINUTES of the REGULAR
TOWN COUNCIL MEETING
32 WEST AVENUE
January 13, 2026 @ 3:00PM**

1. CALL TO ORDER

Mayor Reddington called the meeting to order at 3:00 p.m. with the **Pledge of Allegiance**.
Present: Council Members Jay Tyminski, John Planchart, Don Walsh, & Colleen Twardzik, Town Manager Carol Houck, Finance Director Dawn Parks, Police Chief Ken McLaughlin, Planning, Zoning & Development Director Ken Cimino, Public Works Facility Manager Matthew Martin, Town Solicitor Tanner Jameson, and Town Clerk Donna Schwartz.

2. SWEARING-IN OF JOHN PLANCHART by Chief McLaughlin.

3. PUBLIC HEARINGS

A. First Reading of an Ordinance to Amend the Zoning District Designation for the Lands of SMC Enterprises, LLC, from R-1 Single-Family Residential to R-2, One-and Two-Family Residential District for a Certain Parcel of Land Containing 24,916 square feet, more or less, Identified as Sussex County Tax Map Parcel #134-12.00-286.00. (32451 Windmill Drive)

Mr. Cimino read the minutes of the Planning & Zoning Meeting to the Town Council. Council Member Walsh questioned Mr. Cimino about the setbacks and height restrictions. Mr. Cimino replied that Town Council can apply any restrictions to the R-2 approval they feel are necessary. Mr. Sean Cummings of SMC, LLC, spoke on behalf of himself as the developer. He noted that the property can easily accommodate a 4,000 – 5,000 square foot house, which is 5x larger than he was thinking of building. He stated that his semi-detached homes will increase the property values of all the homes around it.

PUBLIC COMMENTS:

Ms. Anne Oberste, Bishop’s Landing, stated she was concerned with the height of the homes.

Mr. Sean Cummings noted that he is planning a regular two-story house.

PUBLIC CLOSED

4. ADOPTION of Agenda

A motion was made by Council Member Planchart, seconded by Council Member Walsh, to adopt the agenda with changes as requested by the Mayor. The motion passed unanimously 5/0.

5. APPROVAL of the Town Council Minutes

A motion was made by Council Member Twardzik, seconded by Council Member Walsh, to approve the minutes of the Regular Meeting, held on December 9, 2025. The motion passed unanimously 5/0.

6. COMMUNICATIONS AND PRESENTATIONS

- A. Mayor Reddington read a letter from Mr. Sewak regarding Mr. Cimino, thanking him for a job well done.

7. REPORTS –

- A. **Financial (Dawn Parks)**
Report received and filed.
- B. **Public Safety (Chief McLaughlin)**
Report received and filed.
- C. **Planning, Zoning and Development (Ken Cimino)**
Report received and filed.
- D. **Town Manager (Carol Houck)**
Report received and filed.
- E. **Public Works (Martin)**
Report received and filed.
- F. **MVFC Report (Mayor Reddington)**
Report received and filed.

8. CITIZEN’S PRIVILEGE ON AGENDA ITEMS –

Mr. Mark Wagner, IQ Fiber, spoke about the work they will be doing in Ocean View, he promised to keep Mr. Cimino and Chief McLaughlin informed.

9. NEW BUSINESS

- A. **Introduction of Ordinance(s) – None**

- B. **Discussion, Consideration, and Possible Voting on the IACP Risk Assessment/Path Forward (*formally 9G*)**

Mrs. Houck read her recommendation to the Town Council saying that dispatched calls from Delaware State Police may need to be scrutinized, especially into Millville. There is a risk awareness that the report exposed. Delaware does not hold the OVPD indemnified and Sussex County only supports us with \$40,000.00 grant. We need to update all our Mutual Aid Agreements. Going into other Towns poses a serious liability for Ocean View. We must place ourselves in a higher risk category, increase insurance and ask for indemnity. Sussex County needs to up grant amounts or reduce taxes of town residents who have a police department. Council Member Tyminski asked about increasing the insurance now? Mrs. Houck responded that she is looking into the costs and will include it in FY27 budget. Mayor Reddington suggested more education for the public through Coastal Point; meet with Millville Town Council again. Council Member Walsh agreed and commented that we have to be proactive.

A motion was made by Council Member Twardzik, seconded by Council Member Tyminski, to support our response to the IACP report by authorizing the Town Manager and Chief of Police to move forward as outlined in the Path Forward report. The motion carried unanimously 5/0.

- C. Discussion, Consideration, and Possible Voting on Town’s migration from the State of Delaware Health Plans to the Delaware Valley Health Trust effective for the July 1,2026, renewal period and in association with the FY27 Budget. (Formally 9H)**
Mrs. Houck read her recommendation to Town Council and explained the process. Steve Fallon and Lauren Detweiller, of DVHT, were available on ZOOM to present the health plans and answer questions from Town Council.
A motion was made by Council Member Walsh, seconded by Council Member Twardzik, supporting the Town’s migration from the State of Delaware Health Plans to the Delaware Valley Health Trust effective for the July 1,2026, renewal period and in association with the FY27 Budget. The motion carried unanimously 4/0. Council Member Planchart recused himself.
- D. Discussion, Consideration and Possible Voting on the Election Calendar for 2026. (Schwartz) (Formally 9B)**
A motion was made by Council Member Twardzik, seconded by Council Member Walsh to approve the Election Calendar for 2026. The motion carried unanimously 5/0.
- E. Discussion, Consideration and Possible Voting on to Recommend Approval of The Pavement Management Report for Fiscal Years 2027-2031. (Cimino) (Formally 9C)**
Mr. Cimino read his recommendation to the Town Council. Mayor Reddington questioned the cost over a five-year period. Mrs. Houck replied that we may need to borrow money to cover the cost.
A motion was made by Council Member Walsh, seconded by Council Member Twardzik, to approve the Pavement Management Report for FY2027-FY2031. The motion carried unanimously 5/0.
- F. Discussion, Consideration, and Possible Voting on the Recommendation for Additional Funding for the Design of Berzin’s Nature Center. (Cimino)(Formally 9D)**
Mr. Cimino read his recommendation for additional funding for the Berzin’s Nature Center.
A motion was made by Council Member Walsh, seconded by Council Member Tyminski, to approve the additional funds of \$75,980.24 for Berzin’s Nature Center for Design. The motion carried unanimously 5/0.
- G. Discussion, Consideration, and Possible Voting on a Recommendation to Purchase Two Replacement Police Vehicles. (Houck)(Formally 9E)**
Mrs. Houck explained the need for the two new vehicles, and what the expected cost would be for two police vehicles, one marked and one unmarked. She estimated the cost at \$156,265.63.
A motion was made by Council Member Twardzik, seconded by Council Member Planchart, to approve the Town Manager’s decision to place an emergency purchase order of two replacement vehicles of Police Interceptor Utility Vehicles

from 911 Rapid Response Emergency and Commercial Vehicles at the total cost of \$156,265.63. The motion carried unanimously 5/0.

H. Discussion, Consideration, and Possible Voting on Recommendations for FY2027 Budget Items. (Parks)(Formally 9F)

The Council gave the following answers to Ms. Parks questions:

1% discount on early tax payments – yes

Not use Transfer tax for FY27 budget – yes

Compensation – not discussed

Wage – CPI-U? No, Mayor Reddington said not to use higher than 3%.

Sick buyback – yes

Community events – yes

10% Contingency - yes

10. CITIZEN'S PRIVILEGE – none

11. EXECUTIVE SESSION - none

12. ADJOURNMENT

A motion was made by Council Member Walsh, seconded by Council Member Twardzik, to adjourn the meeting at 5:00pm. The motion was carried unanimously 5/0.

Respectfully submitted,
Donna M. Schwartz, MMC, Town Clerk