

**MINUTES of the REGULAR  
TOWN COUNCIL MEETING  
32 WEST AVENUE  
March 10, 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, and Don Walsh., 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. Colleen Twardzik was not present.

**2. PUBLIC HEARINGS**

**A. Second 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 his prepared overview and said 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:**

Mr. Mark Sewak, Brighton Street, HOA President of Avon Park. He distributed a packet to Council and read a letter. Mr. Cimino reacted to what he said by commenting that only the side-yard setbacks were different.

Ms. Meghan Evans, Avon Park Blvd, said she was concerned about the side-yard setbacks.

Ms. Zoe Cummings, applicant, was sworn in, and spoke to council about a tree buffer.

**PUBLIC CLOSED.**

Attorney Max Walton explained to the Council that they could vote to approved as presented or add conditions.

***A motion was made by Council Member Tyminski, seconded by Council Member Planchart, to approve the request with conditions of a buffer to be determined and approved by the Planning, Zoning, and Development Department. The motion carried unanimously 4/0.***

VOTE: Mr. Tyminski yes. He said he agrees with all the reasons incorporated in the application; Mr. Planchart, yes. He said parcel would show mixed residential as in the comprehensive plan, Mr. Walsh, yes. This project will fall into the neighborhood;

Mayor Reddington, yes. He said the project agrees with the comprehensive plan and proposed open space. Mr. Cimino stated that planting would take place before any C/O is given. Council Member Walsh suggested Green Giant Arborvitae or a similar planting. Mayor Reddington noted that a fence was not required.

**3. ADOPTION of Agenda**

*A motion was made by Council Member Planchart, seconded by Council Member Walsh, to adopt the agenda. The motion passed unanimously 4/0.*

**4. APPROVAL of the Town Council Minutes**

*A motion was made by Council Member Tyminski, seconded by Council Member Planchart, to approve the minutes of the Regular Meeting, held on January 13, 2026. The motion passed unanimously 4/0.*

*A motion was made by Council Member Planchart, seconded by Council Member Walsh to approve the minutes of the January 13, 2026, workshop. The motion carried unanimously 4/0.*

**5. COMMUNICATIONS AND PRESENTATIONS**

- A.** Fire Chief Doug Scott was on hand to present the Millville Volunteer Fire Company's Annual Grant request. He stated that the Town and MVFC have always had a good working relationship. He also noted that the MVFC is celebrating 90 years since 1936. They have two stations Atlantic Avenue and Omar Road. The MVFC has 15 full-time employees. Chief Scott said the MVFC is asking for \$84,443 In grant money for this year. They will be purchasing turn-out gear and equipment. He said they have fourteen junior firefighters in training and need to outfit them.

*A motion was made by Council Member Planchart, seconded by Council Member Tyminski, to approve the MVFC grant request for \$84,443 for 2026. The motion carried unanimously 4/0.*

**8G Discussion, Consideration, and Possible Voting on Recommendation to support Successor Municipality-Wide Discount Ambulance Subscription Service Agreement.**

Chief Scott said that the ambulance service bills the property owner's health insurance company and no citizen pays over insurance amount. Mayor Reddington asked how they were educating people about the service. Chief Scott replied that they use their website, newsletter and mailings. Anyone who pays for the service and gets a bill should contact the fire station. He also explained they have mutual aid agreements with Roxana and Bethany Beach. A motion was made by John Planchart, seconded by Council Member Tyminski, to approve the new three contract with MVFC for ambulance service.

- B.** Ms. Bether Rojas and Mr. Charles Kistler were present to talk to Council about Project Safe Neighborhoods. Ms. Rojas said they would improve public safety with lighting.

They have a rollcall service. They also work with churches in the area. Mrs. Houck presented them with a participation letter from the Tow of Ocean View.

- C. Discussion about the FY27 Operating Budget Discussion presented on March 3, 2026. Mrs. Houck asked for feedback on the question of borrowing money for Town projects. She said a 25% base property value, or 1.93 million, total assessed value updated at the end of the month. Inflation is over 4%. Mayor Reddington said he thought it was a good thing for the Town. Council Member Planchart agreed with the mayor. Council Member Walsh also agreed. Council Member Tyminski commented that nothing gets cheaper.

Mrs. Houck also mentioned Displays in the Park and asked the Council about their feelings about secular or non-secular displays. Council Member Planchart stated that we should separate Church and State; Mayor Reddington agreed, keep secular. Council Members Walsh and Tyminski agreed with the mayor, keep secular.

The Council agreed that a workshop was not needed in March.

- D. Letters received from property owners about the blizzard clean-up.

## 6. **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.

## 7. **CITIZEN'S PRIVILEGE ON AGENDA ITEMS –**

Mrs. Kitty Rehrig asked the Council if there was a tax increase in the budget. Mrs. Houck replied no tax increase.

## 9. **NEW BUSINESS**

- A. **Introduction of Ordinance(s)** – Mayor Reddington introduced the following:
  1. An Ordinance Establishing the Annual Operations Budget for Fiscal Year ending April 30, 2027.
  2. An Ordinance Establishing the Revision of the Capital Expenditures Budget for Fiscal years April 30, 2027 – 2031.

3. An Ordinance to Adopt New Chapter 16 of the Town of Ocean View Code to Establish a Tax Rate Stabilization Trust Fund.

**B. Discussion, Consideration, and Possible Voting on Town of Ocean View Unattended Display Policy. (Houck)**

*A motion was made by Council Member Planchart, seconded by Council Member Walsh to keep the unattended displays secular. The motion carried unanimously 4/0.*

**C. Discussion, Consideration, and Possible Voting to Establish an Unassigned Fund Balance (Parks)**

*A motion was made by Council Member Walsh, seconded by Council Member Planchart, to include an addendum to the policy, max 4 months. The motion passed unanimously 4/0.*

**D. Discussion, Consideration and Possible Voting on a Town Sign Honoring Miss Delaware, Hailey Mack. (Houck)**

This topic was tabled to a later date.

**E. Discussion, Consideration and Possible Voting on a Recommendation of Approval of OVPZD 26-05 Woodland Avenue Sidewalk, Hudson to Betts (Cimino)**

*A motion was made by Council Member Walsh, seconded by Council Member Tyminski to award Mumford and Miller Concrete the project for \$617,130.25. The motion carried unanimously 4/0.*

**F. Discussion, Consideration, and Possible Voting on a Recommendation of Approval of OVPZD 26-08 FY2026 Street Paving Project. (Cimino)**

*A motion was made by Council Member Walsh, seconded by Council Member Tyminski, to award Jerry's Paving the recommendation for \$114,956.19. The motion carried unanimously 4/0.*

**10. CITIZEN'S PRIVILEGE – none**

**11. EXECUTIVE SESSION - none**

**12. ADJOURNMENT**

*A motion was made by Council Member Tyminski, seconded by Council Member Walsh, to adjourn the meeting at 4:45pm. The motion was carried unanimously 4/0.*

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