



COMMISSION MEETING
MINUTES
MARCH 10, 2025 – 7:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM

A regularly scheduled meeting of the Commissioners of Bridgeville was held on March 10, 2025, at 7:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

John Tomeski	President
Tom Moran	Former President Pro Tempore
Darrynn Harris	President Pro Tempore/Former Secretary
Tom Carey	Commissioner
Clifford Oliver	Commissioner (Absent)
Nadine Bravo	Commissioner/Secretary
Bethany DeBussy	Town Manager
Greg Morris	Town Solicitor
Burke Parker	Chief of Police

CALL TO ORDER:

The meeting was called to order by President Tomeski.

QUORUM PRESENT:

President Tomeski reported that a quorum was present to conduct Town business.

APPROVAL OF AGENDA:

A motion was made by Commissioner Harris and seconded by Commissioner Moran to approve the agenda. Motion carried: 4 Yes votes, 0 No votes.

NOMINATIONS AND APPOINTMENTS:

Commission President, President Pro Tempore, Secretary

A motion was made by Commissioner Harris and seconded by Commissioner Moran to approve Commissioner Tomeski as Commission President. Motion carried: 4 Yes votes, 0 No votes.

A motion was made by Commissioner Tomeski to nominate Commissioner Moran as Commission President Pro Tempore, no second. Motion cancelled: no vote.

A motion was made by Commissioner Bravo and seconded by Commissioner Tomeski to approve Commissioner Harris as Commission President Pro Tempore. Motion carried: 4 Yes votes, 0 No votes.

A motion was made by Commissioner Harris and seconded by Commissioner Tomeski to approve Commissioner Bravo as Commission Secretary. Motion carried: 4 Yes votes, 0 No votes.

Town Solicitor(s), Town Engineer(s), Town Assessor

A motion was made by Commissioner Harris and seconded by Commissioner Moran to approve Liguori and Morris as Town Solicitor; Davis, Bowen, and Friedel as Town Engineer; and Sussex County as Town Assessor. Motion carried: 4 Yes votes, 0 No votes.

APPROVAL OF MINUTES:

A motion was made by Commissioner Harris to approve the minutes from February 10th and February 24th, seconded by Commissioner Moran. Motion carried: 4 Yes votes, 0 No votes.

CORRESPONDENCE:

Heritage Shores Military Club thanked Commissioners Moran and Oliver for their donations.

FINANCIALS STATEMENTS:

Town Manager DeBussy read the following information from the February Financial reports:

Balance Sheet-

- General Fund-\$640,693.00
- All Accounts - \$10,133,544.00

Accounts Receivable - \$60,434.05

- Income - \$2,701,249.00
 - Expenses - \$1,744,671.00
- Accounts Payable-
- The Town paid bills totaling \$46,628.22 in February.

TOWN REPORTS:

Town Department reports were reviewed and discussed by the Commissioners and Town Manager DeBussy.

CITIZENS PRIVILEGE:

Steve McCarron, 302 Earlee Avenue, thanked Commissioners for serving their community.

OLD BUSINESS:

No old business.

NEW BUSINESS

Proclamation-Presentation

Former Commissioners Oliver and Carey were presented with proclamations for their years of service to the Town.

Public Hearing- Heritage Shores Phase 7A Revisions and RPC Amendment

Representatives for Heritage Shores presented their revision request for Phase 7A. The request changes single family homes to duplexes without changing the overall count for Heritage Shores. The plan has been approved by Planning and Zoning and our engineers.

Notice of the Public Hearing was posted in accordance with the Town Charter. Public Hearing was open at 7:39pm. Scott Wilcox, HOA representative, stated he was in favor of the change and does not believe it will change the character of the development. Public Hearing closed at 7:43pm. Commissioner Moran asked why the market research changed to NVR. Darren Sterling, Brookfield representative, stated smaller lots are moving quicker, but he didn't have access to NVR's research.

A motion was made to approve the revision request by Commissioner Moran; seconded by Commissioner Harris. Motion carried: 4 Yes votes, 0 No votes.

Public Hearing- Ordinance 2025-01, An Ordinance to Adopt the International Building Code and Residential Code

Notice of the Public Hearing was posted in accordance with the Town Charter. Public Hearing was open at 7:49pm. Clint Whaley, 104 S. Main Street, states he has reviewed the ordinance and it is in line with the County process. Public Hearing closed at 7:51pm. Commissioner Harris asked if exceptions would be included in our code. The ordinance is written to include the County's language for exceptions.

A motion was made to adopt the ordinance by Commissioner Harris, seconded by Commissioner Moran. Motion carried: 4 Yes votes, 0 No votes.

Planning and Zoning Annual Report

Clint Whaley, Planning and Zoning Chair, presented an annual report of activities that took place during the last six years. 2022 was the biggest year for growth and development. The current big project for Planning and Zoning is to update the Comprehensive Plan.

Planning and Zoning Vacancy/Appointment

Jim Carlucci submitted a letter for appointment to the Planning and Zoning Commission.

A motion was made to appointment Jim Carlucci by Commissioner Moran and seconded by Commissioner Harris. Motion carried: 4 Yes votes, 0 No votes.

FY25 Audit/Financial Statements

Commissioners reviewed the FY25 audit with Rick Tull at the February Workshop, there were no issues.

A motion was made to accept the FY25 Audit and Financial Statements by Commissioner Harris and seconded by Commissioner Moran. Motion carried: 4 Yes votes, 0 No votes.

Waterline Easement Agreement- PTV 1309 LLC (DG Market)

Town Manager DeBussy presented the agreement for the waterline easement for DG Market to access the added waterline across the highway.

A motion was made to approve the agreement by Commissioner Moran and seconded by Commissioner Harris. Motion carried: 4 Yes votes, 0 No votes.

Grant in Aid Requests/Donations

No new requests or donations.

INTRODUCTION OF RESOLUTION/ORDINANCES:

No new ordinances or resolutions to introduce.

GOOD OF THE ORDER:

Commissioner Harris welcomes Commissioner Bravo, and thanked Commissioner Moran for his service as President Pro Tempore.

Commissioner Moran asked who would provide water to the new warehouse on the highway property. Town Manager DeBussy stated it would have to be approved to use a well or annex into Town.

Commissioner Tomeski attended the DelDot meeting for the Newton Road Expansion. There will be a lot of updates in the area to assist with the growing traffic in the area.

Town Manager DeBussy presented copies of the updated Rules and Procedures to the Commissioners for reference.

Commissioner Moran requested a status on the police hiring. Chief Parker explained that the hiring process is ongoing and testing will take place soon.

Chief Parker announced an upcoming Coffee with a Cop at the Sugar Beet Market on March 20th.

EXECUTIVE SESSION:

No executive session.

ADJOURNMENT:

Motion to adjourn the meeting at 8:10pm by Commissioner Moran, seconded by Commissioner Harris. Motion carried: 4 Yes votes, 0 No votes.

Respectfully submitted,

Nadine Bravo, Commission Secretary

Shelley Lambden, Transcriptionist