

Town of Newport  
Regular Meeting of the Mayor and Commissioners  
June 15, 2023

Pledge of Allegiance.

Vice Mayor Spencer called the meeting to order at 7:00 pm and announced that the meeting was in compliance with the Delaware Open Meeting Act.

Attendance: Mayor Michele MacDonald, Vice Mayor Michael Spencer, Commissioner Stephanie Banks, Commissioner Michael Capriglione, Commissioner John Joswick, Police Chief Mark Wohner, Town Manager Wendy King. Solicitor Benjamin Forman was out and Solicitor Lisa Hatfield sat in his absence.

Per last month's meeting, Mayor Michele MacDonald intended to step down effective this meeting, so Vice Mayor Spencer will assume the title of Mayor and took his Oath of Office as Mayor. Mayor Spencer appointed Michele MacDonald as Vice Mayor per motion via Commissioner Banks and seconded by Commissioner Capriglione. All Ayes. Vice Mayor MacDonald took her Oath of Office as Vice Mayor.

Minutes from the May 18, 2023, meeting were accepted via motion from Commissioner Capriglione and seconded by Mayor Spencer.

Town Manager's Report - Newport Monitoring Committee meeting was held earlier in the week mostly discussing the train station. Meeting with Rick Ferrell to review some questions he had about the comprehensive plan and also discussed the Downtown Development District (DDD) application and he provided a list of potential incentives that could be offered to contractors and businesses as part of the terms of being having DDD designation which were included in the commissioner packets. The potential incentives are revenue streams for the town and an impact fee should be implemented to offset the incentives. Mr. Ferrell also recommended council implement a vacancy ordinance similar to the City of Wilmington's which also acts as a vacancy registration and a fee would be implemented for having a vacant property. Cooper Bowers from DelDOT reached out to advise that their legal team has reviewed the Memorandum of Understanding (MOU) and that he would like to review it with council at an upcoming meeting. The purpose of the MOU would be to determine if the town could benefit from being a CCED (Complete Communities Enterprise District). 2022 audit is underway. Payroll items in budget are over because there were three pay periods in May. Mayor Spencer thought there was a vacancy ordinance on our books already, but that was mainly for aesthetics. There was brief discussion surrounding the DDD incentives and the need for an impact fee to split the difference. Mayor Spencer commented about the CCED and how it has been discussed for years and they are no different than TID's. The county is enthusiastic about the town doing the CCED and perhaps Cooper Bowers could come to the August meeting to outline it for us.

Police Chief's Report – Chief Wohner was absent and submitted a memo to council. Our insurance carriers were advised of Troop 6 officers using our facility and they suggested obtaining an agreement to indemnify us of responsibility if something were to happen and we were told that the state does not enter into those types of agreements and Solicitor Forman said that a lease may be a more appropriate vehicle.

Alderman Report – It was not included in the packet, so it will be done next month.

Maintenance Report – Reports were submitted with no questions.

Solicitor's Report – Solicitor Hatfield said that Solicitor Forman was working on Troop 6 agreement. She mentioned that both New Castle City and City of Wilmington each charge \$1000 a year to register a vacant properties in the event we would put this on an upcoming agenda. Newark nor Townsend has a vacant property ordinance yet

Commissioners had no comments.

Mayor – He testified at the handicapped parking bill. Representative Neal worked hard on the bill. The league supported it with several amendments. It could create a burden. The bill seeks more enforcement and more spots but law enforcement should not become parking attendants. Code enforcement should handle. Commissioner Capriglione mentioned that Mr. Burroughs (across from Richey) has passed away that the handicapped parking accommodation should be removed.

Public Comment – None

No New Business.

No Old Business.

Mayor Spencer made a motion to adjourn. Commissioner Banks seconded. All Ayes.

Meeting adjourned at 7:18 pm.