

Centreville Civic Association

April 11, 2024 @ 7pm

Lower Brandywine Presbyterian Church, 101 Old Kennett Rd, Wilmington, DE 19807

Annual Business Meeting Minutes

Board Members Present: Bayard Williams (“B. Williams”), President; Gaylan Crumley (“G. Crumley”), Vice President; Gene Truono (“G. Truono”); Tiffany Shrenk (“T. Shrenk”), Secretary (virtually); Abby Fischer (“A. Fischer”); John Bilek (“J. Bilek”); Peter Dietz (“P. Dietz”), Treasurer

Centreville residents present with guests Alan Livadas and John Livadas.

1. The Meeting was called to order by B. Williams at 7:01 p.m.
2. Reading and Approval of Minutes: Minutes from the April 17, 2023 Annual Business Meeting were reviewed. Motion to approve said minutes. (1st: J. Bilek; 2nd: G. Crumley, motion passed).
3. P. Dietz presented the 2024 Treasurer’s Report. Total income budgeted is \$23,000. Total expenses budgeted for the year are \$23,000 for an anticipated balanced budget. Motion to approve the Treasurer’s Report (1st: G. Crumley, 2nd: J. Bilek, motion passed).
4. Election of CCA Board Members: B. Williams updated regarding the slate to be considered. There are currently two open Board seats with no nominations to fill the vacant seats. Additionally, the term of G. Truono has expired, and he is not seeking re-nomination. G. Crumley spoke on G. Truono’s term as a CCA Board Member from 2014 to present during which he served as President and recognizing him for his dedication and commitment. G. Crumley presented G. Truono with a plaque and gift in appreciation of his 10 years of service on the CCA Board.
5. Other Business:
 - a. 2024 Summer Concert Series: T. Shrenk updated on plans for three concerts planned as part of the Summer Concert Series. Concerts to be held in July and August keeping with similar scheduled adopted last year since concerts held in June were consistently cancelled or called off due to rain and storms. T. Shrenk also updated on success of the Egg Hunt. There was a large turnout as there has been since the installation of the new playground. The CCA and Stroll Greenville & Centreville collaborated on Egg Hunt and shared costs for professional Easter Bunny. Over 1100 eggs were used increasing number of attendees.
 - b. Canby Grove Park Improvements: B. Williams provided update on state of improvements to Canby Grove Park over the past year. Park features a new kiosk and gazebo has been restored with funds provided by KPA. A grant was received from the County to patch the driveway. Picnic tables were repainted. Damage from storms was cleaned up from donations from individual residents and from the KPA. Additional improvements and addition of swings to the playground have been considered but are not moving forward until additional funding can be secured.
 - c. Centreville Gateways and Bulbouts: B. Williams updated regarding landscaping of bulbouts and gateways. Perennials have been cut back and mulch laid in bulbouts and gateways. Referenced desire to continue to improve landscaping of these

areas. Sponsorship invoices for the current sponsors of the bulbouts and gateways will be sent out soon. There are still some sponsorship opportunities available.

- d. Membership Dues Collection: P. Dietz presented regarding dues paid to date since mailing of the annual membership dues letter in November. There were 868 pieces of mail sent out to 767 area residents and 32 businesses. There have been 166 dues payments since then. 141 residential dues payments received and 25 business dues payments received to date. Total dues collected is \$14,725.98. In total, \$19,957.29 received from dues, donations and sponsorships. There are \$5,000 of anticipated receipts from streetscapes and park event sponsorships expected.
- e. Safety Improvements: B. Williams updated regarding recent speed limit reduction to 25 mph. Indicated that enforcement efforts are the next stage of the plan to be done with coordination of Troop 1 of the Delaware State Police. Plans have been made to walk the area with a Troop 1 Lieutenant to make plans for enforcement of the new speed limit. Centreville resident D. McDonald indicated that CCA used to pay for a trooper to be present. Additional ideas posed by Centreville residents were for flashing light signs similar to that on Mount Lebanon Road. J. Bilek indicated that if additional funds received, funds could be used to pay for additional enforcement efforts. Centreville resident requested signage throughout Village to announce CCA meetings in the future.
- f. Proposed Redevelopment of 5719 Kennett Pike: Presentation of plans for proposed redevelopment of 5719 Kennett Pike was made by Alan Livadas and John Livadas. History provided by developers of their connection to Centreville as long term residents. Depictions shown for proposed pocket community. Indication that no plans for been submitted yet. Stated plans promoted more walkability and open space. Discussion regarding the passage of amendment by NCC Council to allow for 10 houses per acre of cottage style houses of 2,000 sq ft and open space requirements (50% open space requirement). Explained that the homes would not be “low-income” and that description of the project is inaccurate and not supported by the developers. Houses would be sold at market rate prices. Depictions of other cottage communities in RI, WA, and MA shown as examples. Indication that community plans would be 50-60% pervious. Centreville residents raised concerns regarding septic needs and viability. Discussion raised by Centreville residents of perceived lack of notice of February 24, 2024 meeting of the County Council where amendment was passed. Centreville residents raised concerns regarding potential of similar pocket communities at locations other than 5719 Kennett Pike, such as Fredericks which is owned by same developer. Question posed by Centreville resident as to whether homes would be sold or leased, and developer responded that high probability that homes would be sold not leased. Developer indicated that Fredericks is fully leased, an improvement from when he acquired property and that front building of Fredericks is historical. Centreville residents posed questions regarding traffic concerns if new pocket community was built such as exists at Owl’s Nest road. Developer indicated that traffic survey done and current proposal for cottage homes would be less of a traffic impact that if business offices were built on property. Envisioned that older couples downsizing their homes would be the likely

residents of the cottage homes, which indicates less stress on traffic. Additional concerns raised by Centreville residents regarding proposed cottage included were fire threat, backing out of trucks onto Kennett Pike, lack of public water and sewer, amendment has opened door to more development of such communities in the area, and proposed development is not in character with the Centreville overlay. Centreville resident requested CCA Board consider retraction of letter submitted to County Council supporting development. B. Williams stated the CCA Board would take it under advisement.

6. The meeting was adjourned at 8:37 p.m. (1st G. Crumley, 2nd P. Dietz, motion passed).