

NEW POLICE STATION WORKSHOP
SEPTEMBER 15, 2015 – 5:00 P.M.
TOWN HALL

I. CALL TO ORDER

The meeting was called to order at 5:00 P.M. Present: President Pat Correll, Commissioners Sharon McDowell, Jay Mervine, Lawrence Tassone, Police Chief Robert Longo, Mr. Mike Wigley from Davis, Bowen and Friedel, Inc. and Town Manager Jesse Savage. (Commissioner Kevin Carson expected to arrive later.)

II. QUORUM PRESENT

Commission President Correll advised a quorum was present to conduct a Workshop concerning the new Police Station, with four of five Commissioners currently in attendance.

III. NEW POLICE STATION PRESENTATION

The Commissioners have been considering a new Police Station for almost a year. They increased the EM Fund to help pay for a new Station. Town Engineer, Davis, Bowen & Friedel, Inc. (DBF), has provided assistance.

A survey was conducted on 105 S. Main St., the location considered for the proposed building/complex. Architect Mike Wigley from DBF met with members of the Police Department and Town Manager Savage to determine the square footage, room divisions, etc. for the building and submitted a proposed layout for the property. He suggested before moving further into details that the Commissioners express their commitment to this location/building size. The current plans call for a 70-80 occupant meeting room to conduct the monthly Commission meetings, which are currently held in a 48 occupancy room in Town Hall.

Discussion and Comments:

- Commissioner Mervine believes the Commission should discuss adding onto the back of the current Town Hall; meetings should take place there. 105 S. Main St. could be used for future parking.
- Mr. Wigley advised it is conceivable to add on to the back of Town Hall; although the topography and other aspects are challenging. The further the police vehicles are from the S. Main/Market St. intersection, the easier for them to come and go. He also expressed the importance of an area for the public at the Station, as well as a separate area where detainees are serviced. The smaller the building, the closer those two entities are.
- Commissioner Tassone advised the future population will be 6,000 and will require a larger Police Department, with serious constraints on department expansion if placed behind the current Town Hall. There is more growth potential at the 105 S. Main St. property.
- President Correll is uncomfortable about citizens and prisoners using the same parking lot. Mr. Wigley recommended a SALLY port where felons could not interact with visitors.
- Mr. Wigley displayed the new Rehoboth Beach Police Station, which he is currently designing, to show examples of separating citizens from detainees.
- Commissioner Tassone advised an extension to the Town Hall building for the Police would require ADA restrictions/compliance.
- Police Chief Longo reported a Town of 6,000 would likely need a Police Department of 12-13 officers, which is on target with other Sussex Towns. (approximately 5 more patrolmen)

- President Correll supports a drive-through window to accommodate the handicapped at Town Hall.
- The meeting room size was discussed. Surprisingly, Legislative Hall in Dover only has 35 seats.
- Chief Longo requests a multi-purpose room/training room for the Commission and Police Dept., who could charge for classes for other Town Police Depts., as well.
- Mr. Wigley described the layout of the 105 S. Main St. area and various options. The most recent version was presented and is an attachment to these Minutes. There is a gate and a secure parking area at the rear of the property, including a future sally port. The lobby gives the option of going into the multi-purpose room or into the secure area of the Police Department.
- Chief Longo suggested using the O'Leary building for Detectives or Community Resource/Outreach.

Commissioner Carson arrived at 7:31 P.M.

- Mrs. Ruth Skala from 108 Whistling Duck Dr. was involved in a similar expansion where she lived previously and expressed concern about traffic impact at this proposed site. Have traffic studies been done? A Police Department is a 24/7 operation – fast and sometimes loud. Is there consideration of the immediate neighbors? (The current police station is a stand-alone building with vacancy on either side.) The Main/Market St. intersection will already be impeded by Dollar General (DG) traffic and has always been a difficult intersection.
- Commissioner Mervine believes this location will be safer, as the current location has a blockage of view for squad cars.
- Town Manager Savage advised DeIDOT will impact the final decision.
- Mr. Bill Atwood from 113 Emily's Pintail Dr. advised it will likely be 2060 before the Town will reach its buildout of 6,000 population. He requested the Commissioners keep the cost under the state ceiling to bypass the prevailing wage requirement.
- Dr. Carson asked about anticipated costs per square ft. Mr. Wigley suggested \$200-\$250 per sq. ft. – or \$900,000 – \$1.1 million. He added that Rehoboth is going through the USDA for their project, which is currently looking for projects like ours to fund.
- Dr. Carson questioned the current DG store (approx. 6,000 sq. ft.) It is believed to be steel frame and may or may not have a sprinkler system. He suggested exploring all options for the Police Station and wonders if anyone has contacted the owners concerning building availability.
- Commissioner Mervine expressed concern about the historic nature of the building with the mural on the side and its protection. He added if the Town is encouraging businesses to open downtown, he isn't sure that a Police Department in the downtown is a good idea. He understands the current plan is to foster a campus for all of the Town entities and have them in close proximity.
- Mrs. Skala advised there has been some discussion with the current owner of the DG. She knows the owner would like to actively pursue something. A Brew House has been suggested. Any public usage would take it off the tax rolls.
- Per Town Manager Savage, consideration of DG would take significant renovations and a new study. It would abandon the campus concept. If no other land was available, it would be appropriate. Commissioner Mervine added the Economic Development Committee is working to bring businesses to Town and the DG is in the midst of the downtown business district and is a commercial entity.
- Commissioner Carson recommended having a conversation with the Tulls. Commissioner Mervine agreed.
- Per Mr. Wigley, Rehoboth is not getting any federal money; they are going through the USDA at 4% up to 40 years. (USDA has wage requirements.)

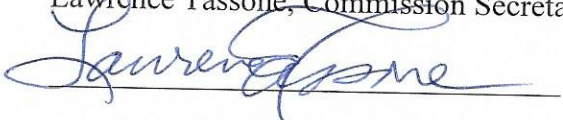
- Town Manager Savage likes the proposed floor plan at 105 S. Main. Additional separation for private citizens is important. It may be practical to keep the meetings at Town Hall initially. He asked for a general consensus from the Commissioners to move forward to the design and cost projections phase.
- Dr. Carson asked the monetary commitment to this project to-date. It is \$10,000 – \$12,000. Mr. Wigley has exceeded 100% of the current contract. The schematic design would be the next phase.
- There is another \$10,000 in this year's capital budget to move forward with this project.
- Commissioner Carson believes we have a communication responsibility to the Bridgeville residents. If we are talking about schematic drawings, we are moving fairly quickly. Has this concept has been adequately communicated to the community? The Town should vet all possible options, along with a significant effort to make the public aware of the proposed project. He also reminded the Commissioners of a large investment of money needed for the Wastewater Treatment Plant upgrade.
- It was suggested that mention of this topic to the public has been vague; however, some in attendance believe it has been made public adequately.
- Commissioner Mervine believes the Commissioners should set the tone for the Town by making the buildings attractive and pressing forward with Economic Development.
- Per Town Manager Savage, Mr. Wigley should prepare a proposal for the next step of the project; Town Manager Savage will approach Jeff Tull about the current DG's availability and cost.
- Police Chief Longo advised the Police Officers are in favor of the new building at 105 S. Main St.
- Dr. Carson again stressed an active communication process with the community. Town Manager Savage will place drawings on-line. Commissioner Tassone will discuss the topic at his "Commissioners' Chat".
- The current Police Station building belonged to Baltimore Trust, however, the Town bought it for \$1 for community purposes. Mrs. Skala believes it would make a nice Arts Center.

President Correll reminded the Commissioners of Bridgeville Night Out on Thursday, September 17th, from 5:00 – 8:00 P.M.

Motion to adjourn – Tassone; 2nd – Mervine; motion carried. The meeting was adjourned at 6:15 P.M.

Respectfully submitted,

Lawrence Tassone, Commission Secretary



Peggy Smith, Town Secretary

