

MINUTES
COMMISSIONERS OF BRIDGEVILLE
June 12, 2017 – 7:00 P.M.
TOWN HALL

I. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by President Pat Correll. Present: Commissioners Tim Banks, Tom Carey, Sharon McDowell, Lawrence Tassone, Town Manager Jesse Savage and Solicitor Dennis Schrader. The meeting began with the Flag Salute and Prayer.

II. QUORUM PRESENT

President Correll reported a quorum was present to discuss Bridgeville Town business.

III. APPROVAL OF AGENDA

Town Manager Savage advised the WHS FFA Presentation will not take place this evening and asked that the Agenda be modified accordingly. Motion to approve the Agenda as modified – Tassone; 2nd – McDowell; motion carried.

IV. APPROVAL OF MINUTES

Motion to approve the Minutes from the May 8th Commission meeting and the May 25th Commission Workshop – Tassone; 2nd – Carey; motion carried.

V. CORRESPONDENCE

The Office of State Planning (OSP) verifies their receipt/acceptance of the Municipal Plan of Services for a proposed Annexation. The Town will advise the OSP when the vote takes place.

An extension has been granted until May 2018 to complete the paperwork for the Town's Comprehensive Plan Update. This will include final decisions on the Town's treatment plant upgrade.

VI. APPROVAL OF FINANCIAL STATEMENTS AND BILLS PAYABLE

Balance Sheet – May 30, 2017

General Fund – \$954,029 (decrease of \$3,292 from last month)

All Accounts – \$2,493,849 (decrease of \$2,085)

Accounts Receivable – \$138,939

Budget Report Target – 92% (11 months into budget year)

Income – \$2,439,442 (Income at 91% of the budget)

Expenses – \$2,390,224 (Expenses at 89% of the budget)

Net Income – \$49,219

Accounts Payable

Bills – \$115,935 Expected Expenses – \$175,561 Total estimated amount for approval – \$291,496

Motion to pay the bills as presented – Tassone; 2nd – Banks; motion carried

VII. TOWN REPORTS

President Correll is pleased that the Delmarva Power pole project is moving forward. She also added that Town Secretary Peggy Smith reaches 12 years of employment with the Town this month.

Commissioner Carey questioned the Police Report concerning a missing child. Police Chief Parker advised our Police dog assisted in the search; however the child was found through other measures.

President Correll advised the Street Department assisted the Kiwanis Club, Lions Club and others in mounting the Veterans Banners on Market and Main Streets. She expressed her appreciation to the organizations for a long day's work. The banners will fly until September.

Town Solicitor Dennis Schrader advised he and Town Manager Savage will be representing the Town in court next week for a court order to demolish the building at 412 Market St. in Bridgeville.

VIII. ECONOMIC DEVELOPMENT UPDATE

The Economic Development Committee will share an update later in the Agenda.

IX. ENGINEERING UPDATE – Spray Irrigation

Town Engineer Jason Loar updated the Town's Treatment Plant and Spray Irrigation permit. They previously completed an Engineering Report recommending upgrading the plant at a total project cost of \$14-16 million. Even with funding sources, the Town will need a \$10 million loan. Discussions continue with the county concerning sending wastewater to Seaford for treatment.

In light of the costs, Mr. Loar has encouraged the Town to reconsider 100% spray irrigation for a wastewater solution, as the Wheatley property is under lease to the Town and extra acreage may be available. Current plant upgrades will be necessary. He is considering changing to 100% spray irrigation, with an upgrade to the plant and getting out of the stream completely. Mr. Loar believes it would be a win-win situation. The Town must create a larger lagoon to go 100% spray.

President Correll questioned the RBC process. Mr. Loar is looking at that option and others. He re-iterated that spray is a good, long-term option. The County will make a presentation of this proposal for Bridgeville/Greenwood to the Seaford Council tomorrow night.

X. CITIZEN'S PRIVILEGE

Mrs. Lynn Bennett from 500 S. Cannon St. discussed ruts in their property from vehicles driving through their field. She has called the Police Department with no answer and believes a police car could easily be hidden at the edge of the hedge row on Railroad Ave. to catch the perpetrator. The officer could also ticket drivers speeding on Railroad Ave. and not stopping at the stop sign. She doesn't believe anything is being done concerning her property and wants the area patrolled.

XI. OLD BUSINESS

A. Cable Franchise Agreement – Comcast of Delmarva, LLC

Mr. Chris Comer was in attendance from Comcast. The Commissioners have reviewed the draft agreement during recent Workshops. A franchise fee of 5% has been added to benefit right-of-way maintenance. The current agreement expires in 2 years and is non-exclusive. This will go into effect on August 1st.

Motion to approve the Cable Franchise agreement with Comcast of Delmarva, LLC – Banks; 2nd – McDowell; motion carried.

XII. NEW BUSINESS

A. Woodbridge High School FFA Presentation

Removed from the Agenda.

B. Proposed Annexation – Dastgir, LLC Property at 18654 S. Main St., Bridgeville, DE

Mr. Ghulam Dastgir was in attendance to discuss the proposed Annexation and development of his property at 18654 S. Main St. Mr. Dastgir does not wish to continue selling gas and the tanks have been removed. He added the property is not a brown field and has been certified with the state.

Mr. Dastgir has had various people approach him with development ideas, including a Chinese restaurant, seafood or a Spanish food market. Code Enforcement Officer Jerry Butler has recommended that Mr. Dastgir wait to decide until after the Annexation. Mr. Dastgir's property is located between Wawa and Walgreens.

President Correll advised Mr. Dastgir has come to share his intentions for the property. He will return to the July 10th Commission for a Public Hearing and Annexation vote.

Attorney Schrader advised in the past, small Annexations requiring a Referendum have been a problem. This is a shortcut procedure permitted by a recent Charter Change that the Town can use for properties that don't exceed 5 acres. Mr. Dastgir's property is .52% of an acre. Should the Commissioners vote to annex the property at the July 10th Commission meeting, it will come into the Town as C-1 – general commercial property. Mr. Dastgir would then need to come before Planning and Zoning concerning the details of his plan for the property.

C. A Resolution to Adopt the Sussex County Multi-Jurisdictional Hazard Mitigation Plan

The Town is adopting the County Plan, which covers all participating Municipalities. The Plan is available on-line or at Town Hall for review.

Motion to adopt the Sussex County Multi-Jurisdictional Hazard Mitigation Plan – Tassone; 2nd – Banks; motion carried.

D. A Resolution to Adopt the Town of Bridgeville FY-2018 Budget

The proposed \$2,687,450 budget has been reviewed at previous workshops. There are no fee increases in water/sewer or taxes.

Motion to adopt the Town of Bridgeville FY-2018 Budget – Tassone; 2nd – Carey; motion carried.

E. AN ORDINANCE TO AMEND CHAPTER 222 OF THE CODE OF THE TOWN OF BRIDGEVILLE AS IT RELATES TO DESIGNATED STREETS

This Ordinance accepts designated Heritage Shores streets into the Town for ownership and maintenance. (Phases 1B, 2A and 2B) The Ordinance has been amended to include the corrected Ruddy Duck Lane, rather than Ruddy Duck Drive.

A Public Hearing was opened by Solicitor Schrader at 7:53 P.M. to register agreement or opposition to the Ordinance. There being no persons who wished to speak in favor of or in opposition, Commissioner Banks made a motion to amend Chapter 222 of the Bridgeville Code to accept the new streets from Heritage Shores and re-name the Ordinance #17-3; 2nd – McDowell; Motion Carried.

F. Economic Development Committee

1. Grant Awards

The Economic Development Committee met and recommended grants to:
G.L. Jefferson/Jeff's Tap Room – \$5,000 concrete/lighting/painting/awnings/expand to next-door property.
Brian Butler/East Coast Restorations – \$5,000 for a \$45,000 project to add a new building.

Motion to award Economic Development Grants to Jeff's Taproom and East Coast Restorations– Tassone;
2nd – Carey; motion carried. \$12,000 remains in the EDC's budget.

2. "EDC Fabulous Friday Event" – Vendor List Approval

Ms. Sue Grenier advised "Fabulous Friday" is a group of 4 events on the 4th Friday of June, July, August and September. They are enlisting vendors for entertainment and food. The Commissioners were given a list of food/beverage and retail vendors who have signed up for the first event on Friday, June 23rd. Most of the events will take place at or around Downtown Alley.

Motion to approve the vendor list and allow the Town Manager to approve any additional vendors – Tassone;
2nd – McDowell; motion carried.

Ms. Grenier questioned if the Town can waive the Soliciting License. Town Manager Savage advised the vendors will not be required to purchase a peddling/soliciting license, but will be asked to pay \$15 per event.

XIII. INTRODUCTION OF ORDINANCES

There were no new Ordinances to be introduced.

XIV. GOOD OF THE ORDER

President Correll advised she was pleased to see Bridgeville's new antique store, Downtown Alley, in the Sunday Delaware State News several weeks ago.

President Correll commented on the response she has received from the military banners that have been placed on Market and Main Streets. Many people have taken interest and Cadet Jacob Johnson is to be commended for his efforts on his senior project. It appears the project will continue next year, as well.

XV. ADJOURNMENT

Motion to adjourn – Tassone; 2nd – McDowell; the meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Lawrence Tassone, Commission Secretary

Peggy Smith, Transcriptionist