



**MINUTES**  
**COMMISSIONERS WORKSHOP**  
**July 30 2018 – 5:00 P.M.**  
**TOWN HALL**

**I. CALL TO ORDER**

The meeting was called to order at 5:00 P.M. by President Sharon McDowell. Present: Commissioners Lawrence Tassone, Bruce Smith, Tom Carey, Tim Banks and Town Manager Jesse Savage.

**II. QUORUM PRESENT**

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

**III. OPEN DISCUSSION (No Action Will be Taken)**

**A. Heritage Shores Special Tax District-Series 2005A Bond Refunding Analysis**

Town Manager Savage stated that at the May Commission Meeting, Municap discussed the possibility of refunding some of the bonds. Jaymie Sheehan representing Municap, Inc., was present for the meeting. Jaymie stated that Municap did analysis on whether or not the Town should approve the refunding of Heritage Shores Special Tax District-Series 2005A bonds. Ms. Sheehan provided the Commissioners with the Analysis document. Ms. Sheehan discussed the analysis with the Commissioners. Town Manager Savage asked about the time frame to move forward. Ms. Sheehan stated that there are multiple factors. One of the factors is that Municap needs authorization from the Commissioners to do more in depth research. Town Manager Savage stated that the authorization will be on the August 13th's Commissioner Meeting Agenda.

**B. Comprehensive Plan Update-Final Draft**

Lee Ann Walling was present to give a Final Draft Presentation to the Commissioners. Ms. Walling stated that she responded to the State's comments on behalf of the Town. Ms. Walling provided documents to the Commissioners regarding these comments. Ms. Walling discussed their comments with the Commissioners and how she fixed some of them in the Comp. Plan. Ms. Walling discussed maps that she had fixed or changed, and sections that she had changed. Ms. Walling stated that she added a recommendation in the Comp. Plan, recommending Market Rate housing. Ms. Walling discussed the Transportation section and the grid map that she added. Town Manager Savage stated that a Public Hearing will be held in August and then it will be on September's Agenda for adoption.

**C. Tax Increase Ordinance**

Town Manager Savage discussed the Tax Increase over a 5-year period with the Commissioners. Mr. Savage stated without the Waste Water Dept., the Town will see approximately a \$367,000 deficit. Town Manager Savage discussed how the Departments will be affected when Sussex County takes over waste over. Town Manager Savage discussed 5%, 10%, 15%, 20 % and 25%

increases over a 5-year period. Commissioner Tassone stated that without the proper tax increase, the Town would have to use Transfer tax, and the goal is not to use Transfer tax to balance the budget. Town Manager Savage stated that the Ordinance will be introduced in August.

**D. Code Enforcement**

Town Manager Savage stated that there are chapters in the Town Code that are black and white. Town Manager Savage stated that he would appreciate the support of the Commissioners when employees are enforcing the code. Town Manager Savage stated that we can not pick and choose which residents we enforce the code on. Commissioner Banks stated that the Town is starting to look really good and he does not want it to go backwards.

**IV. GOOD OF THE ORDER**

Commissioner Carey discussed complaints regarding the number of cats that are running around Town.

**V. ADJOURNMENT**

Motion to adjourn – Tassone; 2<sup>nd</sup> – Smith; motion carried. The meeting was adjourned at 05:46 P.M.

Respectfully submitted,

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Bruce Smith, Commission Secretary

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Ashley Walls, Transcriptionist