



MINUTES
COMMISSIONERS OF BRIDGEVILLE
November 19, 2018 – 7:00 P.M.
BRIDGEVILLE TOWN HALL

I. CALL TO ORDER

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

Absent: Commissioner Tim Banks

II. QUORUM PRESENT

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

III. APPROVAL OF AGENDA

Motion to approve the Agenda as modified – Tassone; 2nd – Smith; motion carried.

IV. APPROVAL OF MINUTES

Motion to approve the Minutes from the September 10th Commission Meeting, the September 27th Commission Workshop, the October 8th Commission Meeting and the October 29th Commission Workshop- Tassone; 2nd – Smith; motion carried.

V. CORRESPONDENCE

No Correspondence.

VI. APPROVAL OF FINANCIAL STATEMENTS AND BILLS PAYABLE

Balance Sheet – October 31, 2018

General Fund – \$2,156,844 (increase of \$282,274 from last month)

All Accounts – \$3,804,994 (increase of \$293,487)

Accounts Receivable – \$204,514

Budget Report Target – 33% (4 months into budget year)

Income – \$1,635,649 (Income at 58% of the budget)

Expenses – \$1,058,600 (Expenses 38% of the budget)

Net Income – \$577,049

Accounts Payable

Bills – \$ 348,382 Expected Expenses – \$122,000 Total estimated amount for approval – \$470,382

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

VII. TOWN REPORTS

The Commission discussed the reports from the multiple departments.

VIII. CITIZEN'S PRIVILEGE

None.

IX. OLD BUSINESS

None.

X. NEW BUSINESS

A. AN ORDINANCE TO AMEND CHAPTER 128 OF THE CODE OF BRIDGEVILLE RELATING TO FEES TO INCREASE THE PROPERTY TAX RATE

1. Public Hearing

Public Hearing was opened by Solicitor Schrader to register agreement or opposition to the Ordinance at 7:19 PM.

Phil Clark-32 Amanda's Teal- Mr. Clark wanted to know what the proposed tax increase would be. Town Manager Savage stated that no Commissioner has gone onto record stating what they would like to see.

Jeff Yoder-17 Harlequin Loop- Mr. Yoder stated that he would like to see a decision and then be able to comment before the vote. Town Manager Savage stated that they should assume the worst and go ahead and comment. Mr. Yoder asked why the Town isn't using the reserve funds if the State takes away the Transfer Tax. Mr. Yoder stated that if the Commissioners decide on the 25% then they need to look at the budget more.

Bill Jefferson-204 S. Main- Mr. Jefferson would like to know what measures the Commissioners have done to cut back their spending. Mr. Jefferson stated that last time they did a tax increase they bought a building afterwards.

Al Frech-86 Emily's Pintail- Mr. Freck stated that he feels that there is a reluctance to state what the Commissioners would like to see. Commissioner Carey spoke up and stated that he would like to see the 5% over 5 years based off the information presented in prior meetings. Commissioner Smith stated that he is planning on supporting the 5% over 5 years.

Aliceanne Zaras-67 Whistling- Ms. Zaras asked Commissioner Tassone what percentage he would be prepared to support. Commissioner Tassone stated that he is not prepared to support the 25% raise (5% over 5 years) but he would support the 10% raise (2% over 5 years). Mrs. Zaras asked President McDowell how she planned to vote. President McDowell stated that she would be supporting the 5% over 5 years.

Patricia Correll-421 S. Main Street- Ms. Correll stated that the Town should have taken out the Transfer Tax many years ago. Ms. Correll stated that she didn't realize what had been going on until she became President of the Commission. She also reminded Mr. Jefferson that he was on the Commission when they bought the building.

Phil Clark-32 Amanda's Teal- Mr. Clark asked what the plan is for the Transfer Tax if it is taken out of the budget. Town Manager Savage stated that the Transfer Tax would be used

for the Capital Improvement Plan. Commissioner Carey stated that what he would like to see the money used for would be to set up the infrastructure out to the highway so that new businesses would be more interested in coming to Bridgeville.

Pat McGinnis- 28 Waterside- Mr. McGinnis asked what the Town has been done to attract the businesses. Town Manager Savage stated that the Economic Development Committee has reached out to the property owners and surveys have been done. Town Manager Savage stated that that is one of the main questions the Businesses have asked when they have contacted the Town- when will infrastructure be available.

Al Frech-86 Emily's Pintail- Mr. Freck asked what the average is every year for the Transfer Tax. Town Manager Savage stated that the yearly average is \$350,000 but this year the construction is down 33% so far.

Jeff Yoder-17 Harlequin Loop Mr. Yoder asked with the reduction of work with the Sewer going to Seaford, what has the Town to offset the reduction? Town Manager Savage stated that the reduction of work won't change for 2-3 years, and with growth, the work associated with the Water Department will grow. Mr. Yoder asked about the reduction of work. Town Manager Savage stated that the Waste Water Department will be the only department losing work.

Bill Jefferson- 204 S. Main- Mr. Jefferson stated that there are 3 people working in the Waste Water Department, correct? Town Manager stated that there is only 1 person in the Waste Water Department and Sussex County also provides an employee. Mr. Jefferson stated that they should use the Transfer Tax to balance the budget and that he has heard that the Town has been looking for a SUV for the Town Manager. Town Manager Savage stated that he had heard that rumor, and that they are not looking for a SUV solely for the Town Manager. It will be for use in the administrative department to attend meetings and during inclement weather. It will not be a luxury vehicle.

Solicitor Schrader closed the Public hearing at 7:29 PM.

2. Discussion, consideration and possible voting

Motion to approve the Ordinance to Amend Chapter 128 of the Code of Bridgeville relating to fees to increase the property tax rate by 5% per year over the next five (5) years- Smith; 2nd – Carey; motion carried (3-1, Commissioner Tassone against the Motion).

B. AN ORDINANCE TO AMEND CHAPTER 138 OF THE CODE OF BRIDGEVILLE RELATING TO FLOOD DAMAGE REDUCTION

1. Public Hearing

Public Hearing was opened by Solicitor Schrader to register agreement or opposition to the Ordinance at 7:31 PM. There was no one that wished to comment either for or against the Ordinance. Solicitor Schrader closed the Public hearing at 7:31 PM.

2. Discussion, consideration and possible voting

Motion to approve the Ordinance to Amend Chapter 138 of the Code of Bridgeville relating to Flood Damage Reduction- Tassone; 2nd – Smith; motion carried (4-0).

C. AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF BRIDGEVILLE, CHAPTER 1, SECTION 1-16, AS IT RELATES TO PENALTIES AND REPEALING CHAPTER 110 CONTRACTOR LICENSES AND ADDING A NEW CHAPTER 110 BUSINESS LICENSES.

Town Manager Savage stated that this would help with the gray areas in the current Ordinance. Mr. Savage stated that all Businesses would have to register; the annual fee would be \$100. However, if they were a Bridgeville based business, they would not have to pay the annual fee.

1. Public Hearing

Public Hearing was opened by Solicitor Schrader to register agreement or opposition to the Ordinance at 7:33 PM. There was no one that wished to comment either for or against the Ordinance. Solicitor Schrader closed the Public hearing at 7:33 PM.

2. Discussion, consideration and possible voting

Motion to approve the Ordinance to Amend the Code of the Town of Bridgeville, Chapter 1, Section 1-16, as it relates to Penalties and repealing Chapter 110 Contractor Licenses and adding a new Chapter 110 Business Licenses. - Smith; 2nd – Tassone; motion carried (4-0).

D. Economic Development Committee- New Member Approval

Town Manager Savage stated that the EDC's Chairman has provided the Commissioners with Mrs. Zaras and Mrs. Farris' information.

Motion to appoint Mrs. Zaras and Mrs. Farris to the Economic Development Committee- Tassone; 2nd – Carey; motion carried (4-0).

E. Dangerous Building Inspection Committee- RESOLUTION TO APPOINT A DANGEROUS BUILDING INSPECTION COMMITTEE TO INVESTIGATE AND DETERMINE WHETHER A BUILDING IS A SERIOUS HAZARD TO LIFE AND PROPERTY.

Town Manager Savage stated the Commissioner's have received a complaint about a building in town and the next step would be to appoint a Dangerous Building Inspection Committee.

Motion to approve the Resolution to appoint a Dangerous Building Inspection Committee to investigate and determine whether a Building is a serious hazard to life and property, adding Commissioner Tassone, Commissioner Smith and Code Enforcement Officer Jerry Butler to the Dangerous Building Inspection Committee. - Tassone; 2nd – Smith; motion carried (4-0).

XI. INTRODUCTION OF ORDINANCES

None.

XII. GOOD OF THE ORDER

Commissioner Carey stated that he saw on the Town website there is information about trap, neuter and release and asked if there is a start date on this. Town Manager Savage stated that they do not, they are trying to get information on areas with cat population issues, and that the Commissioners need to decided on how much they would like to budget for this project. Commissioner Carey asked which locations they have heard about. Town Clerk, Ashley Walls stated that they are Market Street, Laws Street and Edgewood Street.

XIII. ADJOURNMENT-

Motion to adjourn –Tassone 2nd – Smith; motion carried. The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Bruce Smith, Commission Secretary

Ashley Walls, Transcriptionist

DRAFT