



MINUTES
COMMISSIONERS WORKSHOP
November 26 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 Bruce Smith, Tom Carey, Tim Banks, Lawrence Tassone (5:19 pm) 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. Coastal Run Apartments

Bob Rauch, Rauch Inc, and Mike Heller, Rocks Engineering were present for the meeting. Mr. Rauch discussed the Bridgeville South RPC with the Commissioners and that the Rocks Family retained a piece of property within that RPC. Mr. Rauch stated that these apartments are not a part of Heritage Shores but they do share the same RPC zoning. Mr. Rauch discussed that this project has the Turkey Branch ditch that runs right through it. Mr. Rauch stated that this is a 300-unit project and that they will be privately funded but guaranteed by HUD. Mr. Rauch stated that there will be one bedroom, two bedroom and three-bedroom apartments. Mr. Rauch stated these will be “Workforce housing” apartments and that they have found there is a giant need for these. Mr. Rauch stated they have had a market study done. Mr. Rauch stated there are two entrances that are regulated with DelDot, one off of South Main St. and the second off of Passwater’s Farm Road. Mr. Rauch stated they have had a Traffic study done. Mr. Rauch stated that the Planning and Zoning Committee has given them Sketch Plan approval. Mr. Rauch stated that this is a private project, so the roads will all be private. Mr. Rauch stated that the first phase would be 184 units and the second would be 116 units. Mr. Rauch and Mr. Heller discussed the timeline with the Commission and they hope to start Construction in Fall 2019. Mr. Rauch stated that this project will be called the Apartment phase. Mr. Rauch discussed the Commission that these buildings will be 4 stories and will have elevators. Mr. Rauch stated that a few buildings will have 40 units in them and others will have 36 units in the building. Commissioner Carey asked about the demand on the fire department. Mr. Rauch stated that Jack Cannon, a member of Planning and

Zoning, stated that neighboring companies have ladder trucks. Mr. Rauch discussed the outside amenities for the residents of the apartments with the Commissioners. Mr. Rauch stated that there will be a sound wall that will screen the recreation areas and the playgrounds. Mr. Rauch discussed the storm water management with the Commissioners. Mr. Rauch discussed landscaping with the Commission and stated that right now it is just general landscaping. Mr. Rauch talked about the maintenance building. Mr. Heller stated that these buildings have to go through the National Green Building Council. The Commissioners and Jesse requested a copy of the Market Study and the Traffic study. Mr. Rauch discussed parking spaces with the Commissioners and stated that they are asking for ability to have 1.67 spaces per apartment. Commissioner Carey asked if there were going to be any requirements regarding what kind of vehicles that they can have there. Mr. Heller stated that they will not be able to have big commercial vehicles there. Commissioner Tassone asked about a buffer between the Apartments and Heritage Shores. Mr. Rauch stated that there is a fairly modest buffering strip added into the plans for that future phase of Heritage Shores and that they are open to a discussion about fencing. Mr. Heller discussed mail and parcel pick up with the Commissioners. Commissioner Banks asked if the buildings will be mixed up with the different units. Mr. Rauch stated yes, they will be mixed units in all the buildings.

B. Garbage Service

Town Manager Savage stated that his discussions with Solicitor Schrader are that he is in agreement with Blue Hen's legal team and that they will not be keeping the \$14.75 a month. Mr. Savage stated that right now they are charging the \$14.75 a month but they will be changing it, he just doesn't know when. Mr. Savage stated that they either need to bid it out as an exclusive contract or have no contract.

C. 2019 Municipal Election

Town Manager Savage state that a calendar has been provided. He stated that Candidate filling deadline is February 11th and that the voter's registration deadline is February 20th. Mr. Savage stated that the Town will have evening registration for a few days. Mr. Savage stated that District's 4 & 5 will be up for election and that is Sharon McDowell and Tom Carey.

D. Miscellaneous

Town Manager Savage stated that the Chamber is having their annual Holiday dinner on Dec. 5 at 6pmSCAT is on the same date and registration is full.

Town Manager Savage stated that they had discussions & presentations in the past with Municap about refinancing the Heritage Shores Special Tax District bonds

and that because of the rates going up that they are not able to go forward with this.

Town Manager Savage stated that he has received an agreement from DelDot regarding the painting/artwork on the signal cabinet boxes for signature.

Town Manager Savage stated that the Christmas Parade is on December 8th at 6pm and the Commissioners will be participating. Commissioner Carey stated that if the Football team wins States then they should also be in it.

Town Manager Savage stated that he has received a letter from Mrs. Bennett regarding her resignation from Planning and Zoning. Town Manager Savage stated that starting at the beginning of the year they will be having a meeting regardless of whether they have an applicant or not.

Town Manager Savage stated that some of the Heritage Shores residents have had an issue with black stains in their toilets and that Scott has looked at this and has found out that it is something in the air. His report has been made available to the Commissioners.

Jason Loar, Davis Bowen and Fridel, stated that they are working on the Drinking Water Asset Program and that they are in the 2nd year of the 5 year program. Mr. Loar also stated that they are also working on the Cook Street repaving project and it is taking longer than anticipated because of storm water issues. Mr. Loar stated that they have also been doing Plan Reviews and discussions with Tidewater regarding Bridgeville Commons.

Town Manager Savage stated that the Governor has approved the new Comprehensive Plan and the letter will be read at the Commission Meeting in December.

IV. GOOD OF THE ORDER

None.

V. ADJOURNMENT

Motion to adjourn – Tassone; 2nd – Smith; motion carried. The meeting was adjourned at 06:05P.M.

Respectfully submitted,

Bruce Smith, Commission Secretary

Ashley Walls, Transcriptionist