



MINUTES
COMMISSIONERS OF BRIDGEVILLE
May 13, 2019 – 7:00 P.M.
BRIDGEVILLE TOWN HALL

I. CALL TO ORDER

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

II. QUORUM PRESENT

President Carey 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 (5-0)

IV. APPROVAL OF MINUTES

Motion to approve the Minutes from the March 25th Commission Workshop, April 8th Commission Meeting and April 29th Commission Workshop - Tassone; 2nd – Smith; motion carried. (5-0)

V. CORRESPONDENCE

There was none.

VI. APPROVAL OF FINANCIAL STATEMENTS AND BILLS PAYABLE

Balance Sheet – April 30, 2019

General Fund – \$438,368 (decrease of \$287,542 from last month)

All Accounts – \$2,579,794 (decrease of \$282,802)

Accounts Receivable – \$170,558

Budget Report Target – 83% (10 month into budget year)

Income – \$2,516,607 (Income at 87% of the budget)

Expenses – \$2,253,859 (Expenses 78% of the budget)

Net Income – \$262,748

Accounts Payable

Bills – \$113,386 Expected Expenses – \$124,000 Total estimated amount for approval – \$237,386

Motion to pay the bills as presented – Tassone; 2nd – Smith; motion carried. (5-0)

VII. TOWN REPORTS

The Commission discussed the reports from the multiple departments.

Commissioner Tassone asked about the issue of testing at RAPA and Town Manager Savage stated that he has not received the report yet.

President Carey congratulated Chief Parker and the Bridgeville Police Department on their recent drug bust.

VIII. CITIZEN'S PRIVILEGE

Dr. Marlene Saunders-5 Oak Street-Dr. Saunders expressed her opinion about 502 N. Cannon Street, which the property was damaged in a fire. Dr. Saunders stated that she understands that the Town has to follow the process to make it a Dangerous Building but she would like the grass cut on a regular basis. Town Manager Savage stated that this property has been given a citation regarding grass and Rick has been authorized to cut it so it should be done in the next few days.

William Jefferson-204 S. Main St- Mr. Jefferson asked about the impact fees when Seaford takes over the waste water and who receives he fees. Mr. Savage stated that it is County system and it will be their impact fee structure. Mr. Jefferson asked who has to pay for the sewer pipes that will be ran to Seaford. Mr. Savage stated that it will be a Western Sussex Sewer District loan and that would be part of the \$592 a year that residents will pay for sewer. Mr. Savage stated that it is not just Bridgeville residents; it will be any user of the facilities. Mr. Jefferson asked how Seaford is proposing to get rid of the nitrates as they are right there on the Nanticoke River and how will affect them with Bridgeville's load. Mr. Savage stated that they have looked at the test results and they know what the daily maximum loads are for Bridgeville. Mr. Jefferson asked if a business comes in to Town, does Seaford have the last say whether they can handle that extra load. Mr. Savage stated that they are aware of the Town's growth projections and vacant lands. Mr. Jefferson asked what the cost would be to fix the old Police Station and lease it out. Mr. Savage stated that the Commission has asked for a Structural Engineer to look at that building to review what it would take to bring it up to code. President Carey stated that at this time with the discussions the Commission has had they are not wanting to be a landlord or leasing it. Mr. Jefferson asked if they were just going to give it away. President Carey stated they may sell it but it has not been decided yet. Mr. Jefferson asked about the O'Leary building as well. President Carey stated that they are also looking into that as well and see if the Town possibly can use it for the Economic Development Office. Mr. Jefferson stated that he is glad to see that the Town is looking at it instead of just demolishing it. Commissioner Tassone stated that demolishing it was never discussed at the Commission level. Mr. Jefferson stated that is where Commissioner Tassone needs to pay more attention at meetings because it was talked about at a workshop. Commissioner Tassone stated that he does pay attention but it was never formally addressed by the Commission with a vote. Mr. Jefferson asked if the Town Manager gets paid Comp. Time for working after hours like at this meeting. Town Manager Savage stated that he does receive Comp. Time. Mr. Jefferson asked if Mr. Savage gets paid for going to wrestling matches. Mr. Savage said no. Mr. Jefferson asked if he takes that off with Comp. Time. Mr. Savage stated that he does. Mr. Jefferson asked what the Town paid for the SUV and why does the Town need it. Mr. Savage stated that the need has been discussed at multiple workshops and that the Commissioners have decided that they need an administrative vehicle for the various meetings and it had to replace the one that the Town had with 120,000 miles on it. Mr. Jefferson asked how many times the Commissioners have gone out and talked to the people in their district to see how they stand on a lot of these issues and that the Commissioners need to pay more attention. President Carey stated

that his district can call him or stop by his house anytime. Commissioner McDowell stated that they call her all the time. Commissioner Tassone stated that in addition to the phone calls and people stopping him on the street, he has a Commissioners Chat every Thursday after the Commission Meeting that everyone in his district can come to and it is well publicized.

IX. OLD BUSINESS

None.

X. NEW BUSINESS (Discussion, consideration, and possible voting on)

A. Preliminary Development Plan of Coastal Run Apartments

Town Manager Savage stated that this has been postponed until a later meeting. Solicitor Schrader stated that this goes back to the Bridgeville South Annexation that brought in Heritage Shores. Solicitor Schrader stated that the RPC district totaled 2000 units and the application that is pending right now with the town is 15.28 acres. Solicitor Schrader stated that the Applicant is Heritage Rocks Properties I and they are proposing 300 apartments in 2 phases. Solicitor Schrader stated that Phase 1 would be 184 units and Phase 2 would be 116 apartments. Solicitor Schrader stated that there are two questions that have arisen, one would be if it would be a part of Heritage Shores and two, and there may be a PLUS review to determine if there are adequate facilities on and off site. Solicitor Schrader stated that the third issue is whether it will be in the Special Tax district. Dr. Saunders asked about the rental rate. Mr. Schrader stated that they are work force housing, not section 8 housing but they do not know the rental rates yet.

Verna Spier- 112 Widgeon-Ms. Spier stated that she had heard they were going to be condos and apartments; she was worried about low income housing. Ms. Spier asked how the kids would affect the school district. Mr. Savage stated that, that was a question brought up by the Superintendent and he is aware of 1, 2, 3 bedroom apartments so there will be children. Solicitor Schrader stated that there are drawings of what they are proposing that the apartments look like as well.

B. 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.

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 including Commissioner Banks, Commissioner Smith, CEO Butler and Resident Dr. Marlene Saunders- Banks; 2nd – Smith; motion carried. (5-0)

C. Heritage Shores Special Tax Report & Levy for 2019-20 (presented by Municap, Inc.)

James Bartnik and Jaymie Sheehan were present for the meeting from Municap, Inc. Mr. Bartnik discussed the Heritage Shores Special Tax Report & Levy for 2019-20 with the Commissioners. Mr. Bartnik discussed prepayments with the Commission along with Rates and returns. Mr. Bartnik discussed the Passwater payment with the Commission. Commissioner Tassone asked how many prepayments Municap has received. Ms. Sheehan stated that it is a little above 100.

Motion to Approve the Heritage Shores Special Tax Report & Levy for 2019-20 – Tassone; 2nd – Banks; motion carried. (5-0)

D. Downtown Development District Application and Resolution

Town Manager Savage stated that the Commission discussed the incentives for the Downtown Development District at an earlier meeting and everyone was in agreement. Town Manager Savage discussed what area would be a part of the Downtown Development District and that it would be about 83 acres. Mr. Savage stated that thanks should go out to Richard Grinnell, Chairman of the EDC who has helped.

Motion to approve the Downtown Development District Application and the Resolution to Designate a Downtown Development District within the Town of Bridgeville. – Smith; 2nd – Tassone; motion carried. (5-0)

XI. INTRODUCTION OF ORDINANCES

There were no new Ordinances introduced.

XII. GOOD OF THE ORDER

Town Manager Savage stated that they did receive a request for donations from the Heritage Shores Military Club.

Motion to provide a total of \$475 to Heritage Shores Military Club, Commissioner Banks \$100, Commissioner Carey \$100, Commissioner McDowell, Commissioner Smith \$75, and Commissioner Tassone \$ 100. Banks– Smith; 2nd – Carey; motion carried. (5-0)

XIII. ADJOURNMENT-

Motion to adjourn – Tassone; 2nd – Smith; motion carried. (5-0) the meeting was adjourned at 7:53 P.M.

Respectfully submitted,

Bruce Smith, Commission Secretary

Ashley Walls, Transcriptionist