



**MINUTES**  
**COMMISSIONERS OF BRIDGEVILLE**  
**June 10, 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, Tim Banks, Bruce Smith, Town Manager Jesse Savage, and Solicitor Dennis Schrader. The meeting began with the Flag Salute and Prayer.

Absent: Commissioner Sharon McDowell

**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; 2<sup>nd</sup> – Smith; motion carried (4-0)

**IV. APPROVAL OF MINUTES**

Commissioner Banks asked to be added to the May 13<sup>th</sup> Commission Meeting Minutes.

Motion to approve the Minutes from the May 6<sup>th</sup> Commission Workshop, Modified May 13<sup>h</sup> Commission Meeting and May 13<sup>th</sup> Commission Workshop - Tassone; 2<sup>nd</sup> – Banks; motion carried. (4-0)

**V. CORRESPONDENCE**

Town Manager Savage stated that the Town received a letter from Dr. Marlene Saunders regarding the grass getting cut at 502 N. Cannon Street and expressed her thank you to the Town. Mr. Savage stated that Dr. Saunders wanted to specially thank Rick and Allen on the job well done.

**VI. APPROVAL OF FINANCIAL STATEMENTS AND BILLS PAYABLE**

Balance Sheet – May 31, 2019

General Fund – \$295,644 (decrease of \$142,718 from last month)

All Accounts – \$2,441,843 (decrease of \$137,951)

Accounts Receivable – \$599,089

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

Income – \$2,769,594 (Income at 96% of the budget)

Expenses – \$2,489,902 (Expenses 86% of the budget)

Net Income – \$279,692  
Accounts Payable  
Bills – \$235,741 Expected Expenses – \$122,000 Total estimated amount for approval – \$357,741  
Motion to pay the bills as presented – Tassone; 2<sup>nd</sup> – Smith; motion carried. (4-0)

## **VII. TOWN REPORTS**

The Commission discussed the reports from the multiple departments.

President Carey stated he noticed a spike in thefts and asked if there was any information that could be shared. Cpl. Wechtenhiser stated that there was no correlation between them or any common suspects. Cpl. Wechtenhiser stated that he is not sure of how many were cleared and how many are still pending but that a lot of them were shop lifting from stores.

Commissioner Tassone asked if the report from RAPA had come in and Town Manager Savage stated that he would check with the Waste Water Department.

## **VIII. CITIZEN'S PRIVILEGE**

Ron Vermette- 115 Edgewood St- Mr. Vermette stated that he believes the town has an Ordinance regarding abandoned vehicles and that there is a house out on Wesley Church Road, the owner has a junk yard in his front yard and he wants to know why it hasn't been ordered to be cleaned up. Town Manager Savage stated that if it is on Wesley Church Road then it is not within Town Limits. Mr. Savage stated that they can reach out to Sussex County regarding this property.

Dr. Marlene Saunders-5 Oak St- Dr. Saunders informed the Commissioners that there was another fire on N. Cannon Street but she does not know how damaged it is. Commissioner Banks stated that he has spoken with the Chief and they will put a Committee together to handle that. Dr. Saunders stated that she is wondering if with these fires between the Town and the residents if they could do some kind of fire prevention. Dr. Saunders stated that she has spoken with the Chief and that there is yearly fire prevention but she does not think that is enough. Commissioner Tassone asked Town Manager Savage that if this property was a rental, that the Code Enforcement Officer would do an annual inspection. Mr. Savage stated that is correct but that the Town does not inspect the electrical.

## **IX. OLD BUSINESS**

None.

## **X. NEW BUSINESS (Discussion, consideration, and possible voting on) 11:55**

### **A. Preliminary Development Plan of Coastal Run Apartments**

#### **1. Discussion**

Town Manager Savage stated that the application has changed, instead of two immediate phases of 300 units but now they are just looking at 184 units.

Bob Rauch, Rauch Engineering was present for the meeting. Mr. Rauch stated that he represents the developers. Mr. Rauch stated that they have completed

Phase I Site Plan. Mr. Rauch stated that if they had done all 300 units, it would take away from the total number of housing in Heritage Shores. Mr. Rauch stated that this property has always been in the RPC and went through the original PLUS review. Mr. Rauch discussed the Fire Marshall's review/report with the Commission. Mr. Rauch stated that the PLUS application has been submitted. Mr. Rauch stated that there will be a bus stop within the community and discussed pedestrian access. Mr. Schrader stated that this is not apart of Heritage Shores, that this is not a 55+ Community and this is outside of the Special Tax District. Mr. Rauch stated that is correct. Mr. Rauch stated that if any when they are ready to complete the total number of units they will come back for an amendment to the RPC. Mr. Rauch discussed the Johnson property with the Commission. Mr. Schrader stated that these projects are in the same RPC but separate projects. Mr. Schrader asked about the size of the apartment units. Mr. Rauch stated that they are 4 story units. Mr. Schrader asked if he knew the size of each unit. Mr. Rauch stated that there will be a mix of 1, 2- & 3-bedroom units. Mr. Schrader asked about the parking plan. Mr. Rauch stated that the parking plan is less than the requested number of Town zoning. Mr. Rauch discussed loading zones with the Commission. Mr. Rauch stated that these units are never 100% rented out. Mr. Schrader asked if this was going to be low income or section eight housing. Mr. Rauch stated that this is privately funded and that they had been working with HUD but that financing process became difficult to deal with. Mr. Rach stated that this will all be market rate housing. Mr. Rauch stated when he has all of his approvals then he will apply for a Final Development Plan. President Carey asked for the Market and Traffic Study. Mr. Rauch stated that he will see what studies they have and will forward them to the Town. Mr. Savage stated that the School District is also asking about what impact this could have on them. Mr. Rauch stated that he will follow up on that.

## **2. Public Hearing:**

Public Hearing was opened by Town Manager Savage to register agreement or opposition to the Ordinance at 7:49 PM.

Dr. Saunders asked if this project fits in a plan for current and projected needs and asked who they are targeting for these units. Mr. Rauch stated that these will be Market Rate apartments. Mr. Rauch stated that there is also an active adult market looking for housing such as this as well. Dr. Saunders stated that she had read information where affordable housing is needed. Mr. Rauch stated that studies have shown that young people are not wanting to own homes right now but are looking to rent.

Howard Hardesty-304 S. Main- Mr. Hardesty stated that recently there have been Bridgeville residents that want to downgrade have sold their homes and moved to rentals in Seaford because there were none here in Bridgeville.

Bill Atwood-113 Emilys Pintail-Mr. Atwood asked if this community will use any of the infrastructure that the Special Tax district has paid for. Mr. Schrader said no. Mr. Atwood stated that Nick Rocks is not a part of the Heritage Shores project anymore. Mr. Rauch stated that he is in fact still a part of it. Mr. Atwood stated that there was an exit from the Apartments that would enter into Heritage Shores but when he talked to Brookfield, they knew nothing about it. Mr. Rauch

stated that Brookfield and Passwaters Farms, LLC are two different companies. Mr. Rauch stated that Dottie would not know about that because they were working with the Town. Mr. Rauch stated that it is not connected to Heritage

Aliceann Zaras- 67 Whistling Duck- Ms. Zaras stated that she is on the Town's EDC and that she thinks that this is a wonderful idea. Ms. Zaras stated that the more people they have in town, the better services they can get.

Public Hearing was closed by Town Manager Savage at 8:02 PM

### **3. Consideration and possible voting**

Mr. Schrader stated that there are 25 State Agencies that will review this application before the PLUS Meeting on June 26. Mr. Rauch stated that this project has already had a PLUS review when they did the original RPC. Mr. Rauch stated that his problem is that they can't keep putting windows of time on this project when he has already asked these questions. Mr. Rauch stated that he is asking for a conditional approval that he can not come back for Final until he has this PLUS review done. Mr. Schrader stated that he respectfully disagrees with Mr. Rauch. Mr. Rauch stated that if they would of told him this four months ago it would have been done.

Motion to approve the Preliminary Development Plan of Coastal Run Apartments with the Condition being the results of the PLUS Review come back to the Commissioners of Bridgeville for consideration and possible reopening of this preliminary hearing approval depending on what comes out of the PLUS Review. - Tassone; 2nd - Banks; motion carried. (4-0)

### **B. Dangerous Building Inspection Committee Report-502 N. Cannon Street**

Town Manager Savage stated that the Committee did a walk through and typed up a report. Town Manager Savage stated that Commissioner Tassone, Commissioner Banks, Commissioner Smith and resident Dr. Marlene Saunders were on this Committee.

Motion to approve the Dangerous Building Inspection Report for 502 N. Cannon Street and hold a Public Hearing at the July 8<sup>th</sup> Commission Meeting- Tassone; 2<sup>nd</sup> – Smith; motion carried. (4-0)

### **C. FY20 Operating Budget-Resolution to adopt the Town of Bridgeville FY-2020 Budget**

Town Manager Savage discussed the department's expected expenses and income for the FY-2020 Budget. Town Manager Savage stated that Total Amount to be approved is \$2,785,800 and that reflects a 4% decrease from the FY-2019 budget. Town Manager Savage stated that they have not budgeted any Transfer Tax to balance the budget. Town Manager Savage stated that it is a balanced budget and that there are no rate increases other than the already approved 5% for taxes.

Motion to approve the Resolution to adopt the Town of Bridgeville FY-20 Budget- Tassone; 2<sup>nd</sup> – Smith; motion carried. (4-0)

**XI. INTRODUCTION OF ORDINANCES**

Commissioner Smith introduced an Ordinance to amend Chapter 234 of the Code of the Town of Bridgeville-Parking of a recreational vehicle in a driveway.

**XII. GOOD OF THE ORDER**

None.

**XIII. ADJOURNMENT-**

Motion to adjourn – Tassone; 2<sup>nd</sup> – Smith; motion carried. (4-0) the meeting was adjourned at 8:19 P.M.

Respectfully submitted,

---

Bruce Smith, Commission Secretary

---

Ashley Walls, Transcriptionist

DRAFT