



**MINUTES
COMMISSIONERS WORKSHOP
June 29, 2020 – 5:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY**

A regularly scheduled workshop of the Commissioners of Bridgeville was held on June 29, 2020, at 5:00 P.M., at the Bridgeville Public Library. The following were present:

Present:	Thomas Carey	President
	Timothy Banks	President Pro Tempore
	Bruce Smith	Secretary
	Geoffrey Yoder	Commissioner

	Bethany DeBussy	Town Manager
	Ashley Walls	Town Clerk
	April Buckler	Billing Clerk

Absent:	Sharon McDowell	Commissioner
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Call to Order The meeting was called to order by Commission President Carey.

Quorum Present President Carey reported that a quorum was present to conduct Town business.

Citizen's Privilege A public comment period was held and the following spoke:
No residents were present.

Old Business There is none.

New Business-
Heritage Shores
STD Bonds
Refunding-
Special
Obligation Bonds
Series 2005A
Report

John A. Stalfort, Esq. is present as bond counsel regarding the Heritage Shores STD Bonds. Mr. Stalfort stated that they were there to discuss potential interest rate savings as a result of bond refunding. Mr. Stalfort stated that Emily Metzler with Municap, the administrator of this transaction from the inception is also present. Kim Mackmin from Brookfield and Pamela Holton-Byrd with Stifel who is the Underwrite are also present. Emily Metzler discussed the discussed the potential refunding of the outstanding bonds that have currently been issued for the Heritage Shores district. Ms. Metzler provided background of the Heritage Shores project with the Commissioners. Ms. Metzler stated that the Town of Bridgeville is no way on the hook for this debt service. Ms. Metzler stated that there is lots of disclosure with the incoming residents regarding this bond. Ms. Metzler stated that the Series 2005A bonds currently have an interest rate of 5.45%. Ms. Metzler stated that there are two types of classes, single family

Heritage Shores detached, and single family attached homes For FY21 the tax rate for Single family
STD Bonds detached homes is \$ 3, 592 a unit and for single family attached is \$2,452 a unit.
Refunding- Ms. Metzler stated that this would be the first refund past the call date. Ms.
Special Metzler stated that they use Stifel to do the underwriting. Ms. Metzler discussed
Obligation Bonds ratings on the bonds with the Commission and that it is contingent on the market.
Series 2005A Ms. Metzler stated that they are looking at a potential total savings of \$3 to \$5
Report Cont'd. million (11 & 15% savings) on the life of the bonds. Ms. Metzler discussed what
do with the savings with the Commission. Ms. Metzler stated that they would
need an Ordinance approved by the Commission to move forward of processing
the bond refunding documents. President Carey stated that an Ordinance would
have to be introduced in July and then voted on in August. President Carey stated
that there will be a Public Hearing at the August meeting regarding the
Ordinance.

New Business- President Carey stated that the Commissioners have a report from DBF that is a
O'Leary year old regarding the O'Leary Building. President Carey stated that the building
Building/Property has significant damage to the sub floor and underneath the building. President
Options Carey stated that the bid from Delmarva Veteran Builders to fix the building is
roughly \$ 50,000 and he believes that is a light estimate. Town Manager Bethany
DeBussy stated that the building has gotten worse since the report was done.
President Carey discussed a potential Municipal Park (playground/Community
space) on the same property as the O'Leary Building. President Carey stated that
there are grants that the Town can go after to fund the potential project.
President Carey stated that there is a need for a playground and Community
space in Town. Town Manager DeBussy stated that there is also an opportunity
to fix the entrances at Town Hall. President Carey & the Commission discussed
different events the space could be used for. Commissioner Moran stated that he
would like to find property for a community garden. President Carey stated that
Councilman Vincent has told him about a \$3,000 grant from Sussex County.
President Carey discussed putting together a Committee and a detailed plan.
Town Manager DeBussy stated that there are funding opportunities that open up
in January that is specific for park projects. Town Manager DeBussy proposed
doing a Community Survey as well and having a committee being a smaller one.

New Business-
Board of
Adjustment
Candidates

President Carey stated that the Board of Adjustment currently only has 2
members and it will be critical with projects coming up. President Carey stated
that retired Reverend Tom Connor who lives in Heritage Shores and Dave Plazak
who has past experience with Board of Adjustments and Planning and Zoning, he
also lives in Heritage Shores. President Carey stated that they will be voted on at
the July Commission Meeting.

New Business-
Grant-in-
aid/Donations

President Carey stated that each Commissioner has been provided a spreadsheet and that any requests should come through Town Hall.

Good of the
Order

Commissioner Moran asked about the status on the flags in the Historical Society's park. Town Manager DeBussy stated that the Historical Society is getting new flags.

President Carey stated that the town is in need of a new Bucket truck. President Carey stated that the Bucket truck is used to put up and take down, flags, different banners throughout the year and Christmas lights.

Commissioner Moran asked about the status Apple Scapple. President Carey stated that there is a meeting at the Library, July 7.

Adjournment

The Workshop was adjourned at 6:35 PM.

Respectfully submitted,

Marlene Saunders, Commission Secretary

Ashley Walls, Transcriptionist