A regularly scheduled meeting of the Commissioners of Bridgeville was held on September 14, 2020, at 7:00 P.M., at the Bridgeville Public Library. The following were present:

- Thomas Carey President
- Bruce Smith President Pro Tempore
- Marlene Saunders Secretary
- John Tomeski Commissioner (Sworn in at 7:19 pm)
- Bethany DeBussy Town Manager
- Ashley Walls Town Clerk
- Burke Parker Police Chief
- Dennis Schrader Town Solicitor

Absent: Tom Moran Commissioner

Call to Order

The meeting was called to order by Commission President Carey.

The pledge of allegiance was led by Commissioner Smith. The invocation was given by Commissioner Saunders.

Quorum Present

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

Approval of Agenda

Motion to approve the agenda as posted— Smith; 2nd – Saunders; motion carried. (3-0)

Approval of Minutes

Motion to approve the minutes from the August 10th Commission Meeting and August 31st Commission Workshop— Smith; 2nd – Saunders; motion carried. (4-0)

Correspondence

Town Manager DeBussy stated that they do not.

Financial Statements

President DeBussy read the following information from the March & April Financial Reports:

- Balance Sheet – August 31, 2020
  - General Fund – $1,280,270.
  - All Accounts – $3,543,959 (increase of $316,992 from last month)
  - Accounts Receivable – $105,693
- Budget Report Target – 17% (1 month into budget year)
  - Income – $1,641,887. (Income at 57% of the budget)
  - Expenses – $401,012 (Expenses 14% of the budget)
Net Income – $1,240,875.
Accounts Payable
The Town paid bills totaling $184,470 during the month of August

Town Reports
Town department reports were reviewed by the Commissioners.

Town Manager DeBussy stated that the Town received a check from Union United Methodist Church (Summer Camp Kids Penny Wars) for the Park Project and she stated that it was a little over $600.

Town Manager DeBussy discussed the JROTC using the grassy area next to the library for the JROTC’s 5K on April 10, 2021.

Citizen’s Privilege
A public comment period was held and the following spoke:

Karen Johnson, Library Director, 600 S. Cannon Street- Karen stated that she would like to revamp the Hometown Hero Banner Project and she asked the Commission if they would allow her to expand the number of banners, about 10-15 more poles.

Old Business
There was no old business to consider.

New Business

New Business - District 5 Commissioner Appointment
President Carey stated that they had received a resignation from Sharon McDowell on August 26th. President Carey stated that they received a letter of interest from John Tomeski and lives at 413 Laws St, which is within District 5.

Motion to appoint Mr. John Tomeski as District 5 Commissioner. – Smith; 2nd – Moran; motion carried. (3-0)

Solicitor Schrader swore in John Tomeski as District 5 Commissioner.

New Business - Ordinance Amending the Land Use Development Code- Parks, Playgrounds, Recreation Areas or Recreational Buildings in Residential Areas.
Solicitor Schrader stated that the only thing they are modifying they are proposing regarding the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Parks, Playgrounds, Recreation Areas or Recreational Buildings in Residential Area is on Page 2 Line 14. Solicitor Schrader stated that it would be deleting the requirement that all playgrounds wherever they may be, whether they are in a subdivision or development, that not be open to the public free of charge because the Developer’s successor purchasers may wind up paying for all of that.

The Public Hearing was opened & closed at 7:28 PM. No one spoke for or against the proposed Ordinance.

Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Parks, Playgrounds, Recreation Areas or Recreational Buildings in Residential Areas – Smith; 2nd – Saunders; motion carried. (4-0)
Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.
New Business-
Ordinance Amending the
Land Use Dev Code- Property
Development Standards Applying to all
districts for Accessory Buildings and Structures to Permit
Garages in Side and Rear Yards. Solicitor Schrader stated that, that there are a lot of
residents with garages in their side yards and it got omitted in the original adoption
of the Land Use Development Code. Solicitor Schrader stated that on Line 36 on
Page 1 they are adding Side and.

The Public Hearing was opened & closed at 7:30 PM. No one spoke for or against
the proposed Ordinance.

Motion to adopt the Ordinance Amending the Land Use Development Code of
Bridgeville as it relates to Property Development Standards Applying to all districts for Accessory Buildings and Structures to Permit Garages in Side and Rear Yards. — Smith; 2nd – Saunders; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

New Business-
Ordinance Amending the
Land Use Dev Code- Retail
Store, Convenience, and
Gasoline Station and Convince Center Uses in C-1, TC, and M-1 Districts. Solicitor Schrader discussed the proposed changes and stated that this has no impact on residential areas.

Commissioner Saunders asked if a resident in District 1 wanted to establish an ice cream/newspaper business would they be able to do that regarding this. Solicitor Schrader stated that the Town would have to take a look at the particular application in order to make a decision.

The Public Hearing was opened & closed at 7:34 PM. No one spoke for or against the proposed Ordinance.

Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Retail Store, Convenience, and Gasoline Station and Convince Center Uses in C-1, TC, and M-1 Districts. – Smith; 2nd – Tomeski; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

New Business-
Ordinance Amending the
Land Use Dev Code- Property
Development Standards for
Apartments in Multifamily
Residential District (R-2). Solicitor Schrader stated that on line 43, they are adding 42 feed for the Maximum Building Height and on line 44, 60% Maximum Building Coverage (% of lot).

The Public Hearing was opened & closed at 7:37 PM. No one spoke for or against the proposed Ordinance.
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Residential District (R-2).  Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Property Development Standards for Apartments in Multifamily Residential District (R-2). – Smith; 2nd – Saunders; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

New Business-Grant-in-aid/Donations
President Carey stated that the Town received correspondence from the 4Troy Foundation.

Motion to approve the donation in the total amount of $700 to the 4Troy Foundation (Commissioner Smith $100, Commissioner Saunders $300, Commissioner Tomeski $100, and President Carey $200) – Smith; 2nd – Saunders; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

President Carey stated that the Commission had done a previous sponsorship for $300 in the Spring for the Driving Home Golf Tournament. President Carey stated that they cancelled the Golf Tournament, but they are asking if they want the $300 refunded or 100% of the sponsorship to go to the Home of Hope. President Carey stated that the $300 will still be going to the Home of Hope.

Town Manager DeBussy stated that she has reached out to several of the members of the Park Committee and she is trying to get a meeting scheduled.

Commissioner Tomeski introduced An Ordinance to Amend the Zoning District Designation for the Lands of Bridgeville Development Co., LLC, from C-1 Commercial District to R-2 Multi-Family Residential District for a parcel of land located on the Westerly side of Seashore Highway (Delaware Route 404), Containing 30.546 Acres, more or less, and identified as a portion of Sussex County Tax Map Parcel TM# 1-31-15.00-24.00. Solicitor Schrader gave a short history regarding the introduced Ordinance and stated that this Ordinance will be referred to Planning & Zoning before coming back to the Town Commission.

Commissioner Saunders discussed the property at 506/508 N. Cannon with the Commission. Commissioner Smith, Commissioner Saunders and Chief Parker will be Dangerous Building Committee for this property.

Motion to Adjourn— Smith; 2nd – Saunders; motion carried. (4-0) Meeting adjourned at 7:56 p.m.

Respectfully submitted,

Marlene Saunders, Commission Secretary

Ashley Walls, Town Clerk/ Transcriptionist