



February 2023 Town Manager's Report

Economic Outlook

In February, the Town issued three (3) building permits totaling \$1,107.50. There were no building permits issued for new construction.

The Town received a check from the Recorder of Deeds in the amount of \$6,712.20 for realty transfer taxes (RTT) collected on our behalf during January 2023.

We have a balance of \$2,593,077.78 that may be earmarked for future debt payments or capital projects.

Land Use and Development

Pending Applications include:

- Bridgeville Town Center – Between 13 and 404, Behind Food Lion – Next stage is Final Development Plan Approval. Preliminary Approved in August 2022.
- Ghulam Dastgir– New Minor Development Plan – Preliminary Approved in May 2022.
- Heritage Shores Phase 6 – Expected April 2023.
- Heritage Shores Phase 7 – Concept Plan expected at P&Z in March.
- PODS – GED S Main Dist, LLC – Approved.
- Rt 13 Self Storage of Bridgeville (13.41 Acre Parcel) – Dove Estates, LLC – Application Received in September for Conditional Use for a Mini Storage Facility. - Denied.
- Annexation Request – Fioravaniti/ Reaniti, LLC– Approx. 1.62 Acres on the South end of Town at the intersection of 13 and Cannon Road – Pending Plan of Services.
- Annexation Request – The Life Center – 12.65 Acres located at 8887 and 8889 Redden Road. – On hold per owner's request.

We have seen an exciting and steady increase in calls and meeting requests regarding potential applications on commercial properties throughout the Town. They will not appear in the report until either concept or preliminary applications are received.

7-11 Convenience Store and Don Chuy Restaurant

We are expecting both 7-11 and Don Chuy to open in the spring! We have been recently informed by the team at 7-11 that they anticipate early April, and Don Chuy has targeted late March to early April as well. This long-anticipated news from both is exciting for our Town!

Workiversaries

Congratulations to our Chief of Police – on March 4, 2023, Chief Parker hit his 21st Anniversary of Employment with the Town of Bridgeville!

Public Works Acknowledgements and Celebrations

The Delaware Rural Water Conference was held in February. This annual conference for Public Works professionals provides educational credits required for licensing, along with networking opportunities with vendors and other professionals in the field. Our team attends this conference every year, and during the ceremony, it was announced that our own Brandon Slater was reappointed to the Delaware Rural Water Board of Directors. We fully support our staff in pursuing impactful leadership roles and hope he will continue to serve successfully.

On a similar note, Jordan Chelton, who has been with us for two years and has been in the apprenticeship program with Delaware Rural Water for those two years – has passed his required testing, applied for, and officially received his Water Operator’s license. This is exciting news for our Public Works Department, and we look forward to his future with us.

Kubota RTV

The last vehicle item from our Capital Budget has arrived – a Kubota RTV. This vehicle is fully enclosed and comes equipped with a snow plow to help navigate smaller and trickier areas in Town during snow removal. There are many beneficial uses for our Public Works Department, and this vehicle can also be an excellent asset during events like Apple Scrapple.



Planning and Zoning – Open Position

Due to a recent vacancy, we have an open seat on the Planning and Zoning Commission. Interested applicants should submit a letter of interest to the Town Manager for consideration by the Commission at their next available meeting. Letters can be mailed or emailed in. This seat will fill the remainder of a term, with an expiration date of December 31, 2025.



FY23 Operating Budget Amendment

The March meeting includes a vote on the FY23 Operating Budget Amendment. This amendment is designed to recognize the water rate increase adopted in August and implemented in October 2022. It also considers cost increases that we have seen due to inflation. The net income from the FY23 budget will go directly to the replenishment of Enterprise Reserves, and then with the FY24 budget; we will reanalyze how our past budget has typically been organized and separate direct expenses that other departments have historically absorbed. This will assist in making sure our Water Department is self-sustaining and stable moving into the future.

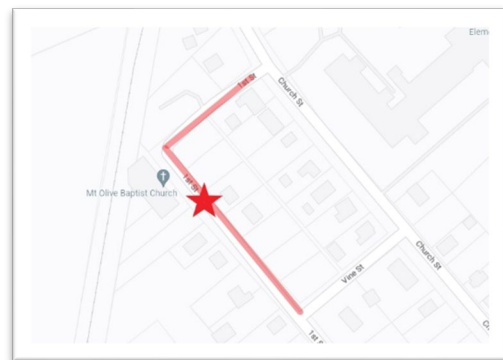
Housekeeping Items

DNREC/Mosquito Control - The paperwork has been submitted to DNREC to handle Mosquito Control within our Town limits in 2023. This is a process we are required to do annually. Typically, DNREC will send out an announcement the day before or the day of planned Mosquito control spraying, along with the type of vehicle that will administer the chemicals. We will share this announcement on social media platforms as soon as we are notified. Those announcements will also contain links to pertinent information, including data sheets on the chemicals used in the spraying process.

Sussex Conservation District Agreement – The annual municipal meeting was held in February at the SCD offices in Georgetown. SCD is the delegated agency for administering the Delaware Sediment and Stormwater Regulations in Sussex County and its Municipalities. SCD's primary responsibility in this role is to conduct plan reviews, issue approvals, and inspect the construction of the site for compliance with the stormwater regulations in our jurisdiction. SCD undergoes a delegated agency review by DNREC every five years. During the last review, it was recommended that SCD enter into a Memorandum of Agreement with Sussex County and the municipalities for the services the District provides. This agreement will be designed to clarify the roles of the municipalities, Sussex County and SCD, relating to sediment and stormwater management. We certainly look forward to such an agreement as our area grows and develops.

First Street – Water Line Leak

We want to thank Elvin Schrock & Sons for coming to the rescue with a water line leak that occurred on First Street last week. First Street near Mt. Olive Baptist Church was shut down for approximately half a day while repairs were quickly made, and the impacts to nearby residents were minimal. While events like this leak are unfortunate, they also allow us to identify and inventory infrastructure issues to target for upgrades and





replacements, of which inventorying is an essential part of many of the EPA regulations that are coming into place starting in 2024.

Greenwood and Bridgeville Transportation Plan



Under “Important Information and Maps,” – where we keep essential planning documents, a new page has been built for the [Greenwood and Bridgeville Transportation Plan](#).

DelDOT Planning is working with the towns of Greenwood and Bridgeville to develop a future-looking, long-range transportation plan for Greenwood, Bridgeville, and the areas surrounding the towns, which will help integrate transportation improvements with community goals and visions. The planning process will focus on safety, mobility, economic development, quality of life, and other emerging topics. As meetings are held – meeting minutes, presentations, and youtube recordings will be posted to this web page.

This effort is an outgrowth of the Coastal Corridors Study, which focused on the east-west roads from the Maryland State Line to SR 1, between SR 16 and SR 404. The study collected traffic data across the area—including vehicle volumes, movement patterns, and crash data—and held listening tours with residents, business owners, and elected officials during late 2020 and early 2021. Findings pointed to more immediate attention needed in the eastern portion of the study area (east of US 113), while the western portion (west of US 113) presented the opportunity to proceed with a longer-range transportation and community planning approach.

The first open public workshop was held on February 23, 2023, at the Woodbridge High School Cafeteria. It was an open-format workshop, where visitors were encouraged to make notes on large format maps and discuss with DelDOT, local legislators, and representatives from each Town. Another public workshop will be held this Spring after the data collected to date is compiled and organized and a draft plan is made.

Respectfully Submitted,

Bethany DeBussy
Town Manager