

COMMISSIONERS OF BRIDGEVILLE
BRIDGEVILLE, DELAWARE 19933

AGENDA

EXECUTIVE MEETING -
OCTOBER 12, 1992 - 6 P. M.

1) **FOR DISCUSSION**

- A) BAYLISS PROPERTY (CONDEMNATION - COURT STRATEGY)
- B) DELINQUENT PROPERTY TAX
- C) GUIDE LINES - PROCEDURAL- CONCISE - MANATORY
WAY FOR ALL PERSONNEL
- D) VOTE BY THE COMMISSIONERS TO HIRE A TOWN CLERK
- E) STATE GRANTS FOR BRIDGEVILLE

EXECUTIVE SECRETARY
CHUCK ROYAL

COMMISSIONER'S MEETING
OCTOBER 12, 1992
7:00 P. M.

MEETING WAS CALLED TO ORDER BY PRESIDENT SLATER.

MINUTES OF LAST MEETING WERE READ BY COMMISSIONER ROYAL. MOTION WAS MADE BY COMMISSIONER RIZZO AND SECOND BY COMMISSIONER TORBERT TO ACCEPT THE MINUTES WITH THE AMENDMENT THAT THE SEWER LINE IS EXTENDED OUT ON 17 TO FARBENTOWN AND TO 13A NORTH OF TOWN, NOT 404.

APPROVAL OF BILLS MOTION WAS MADE BY COMMISSIONER TORBERT. SECOND BY COMMISSIONER RIZZO.

PRESIDENT SLATER COMMENDED LINDA KAPLA ON THE WONDERFUL JOB SHE DID ORGANIZING THE APPLE SCRAPPLE FESTIVAL. IT WAS A HUGE SUCCESS. LINDA STATED THAT THERE WILL BE A MEETING THIS WEDNESDAY TO CRITIQUE THE FESTIVAL IN HOPES THAT IT WILL BE EVEN MORE SUCCESSFUL NEXT YEAR. THERE WAS CONCERN THAT THERE WERE NOT ENOUGH LIGHTS ON DELAWARE AVENUE DURING THE FESTIVAL.

MOTION WAS MADE BY COMMISSIONER RIZZO TO ALLOW SHORE BEST POULTRY AN INTERIM CONNECTION TO ALLOW THEM TO GET REALISTIC FLOW DATA FOR THEIR SBR WITH THE PROVISION THAT THEY DO AGREE TO THE \$1700.00 THAT IT WILL COST TO REPAIR THE BEARINGS IN THE SECOND TRAIN OF THE RBC'S. THE MOTION WAS SECOND BY COMMISSIONER CROCKETT. THE APPROVAL IS CONTINGENT UPON THEIR OFFER BEING IN WRITING.

MOTION WAS MADE BY COMMISSIONER RIZZO TO ADOPT ORDINANCE 548C SUSSEX COUNTY BUILDING CODE IN ITS ENTIRETY. SECOND BY COMMISSIONER CROCKETT. COPIES OF THE ORDINANCE AND THE BUILDING CODE WILL BE AVAILABLE TO THE PUBLIC.

MOTION WAS MADE BY COMMISSIONER CROCKETT TO HAVE CURFEW ON HALLOWEEN NIGHT, OCTOBER 31, 1992, AT 8:00 P.M. SECOND BY COMMISSIONER RIZZO.

JEFFREY MCMULLEN OF SUSSEX SANITATION IS REQUESTING A PERMIT TO HAUL ANYWHERE FROM 2,000 TO 10,000 GALLONS PER WEEK. THE TYPE OF WASTE TO BE HAULED IS LISTED AS RESIDENTIAL SEPTIC TANK SEPTAGE. MOTION WAS MADE BY COMMISSIONER RIZZO TO APPROVE THE WASTE HAULERS PERMIT AND IT WAS SECOND BY COMMISSIONER ROYAL.

KIWANIS CLUB WOULD LIKE TO PURCHASE SIGNS THAT WOULD SAY "DRIVE SAFELY-PROTECT OUR CHILDREN" TO BE INSTALLED ON ALL SIDE AND BACK STREETS OF BRIDGEVILLE. THE SIGNS WOULD HAVE THE KIWANIS LOGO. THEY WOULD BE RESPONSIBLE FOR PUTTING UP THE SIGNS AND THE POLES THAT THEY WOULD GO ON.

TOWN MANAGER HANDLEY ORR HAD A MEETING WEDNESDAY WITH DELMARVA RURAL MINISTRIES AT THEIR REQUEST. THEY WOULD LIKE TO START CONSTRUCTION ON MARCH 1, 1993 AND COMPLETE THE PROJECT IN JANUARY 1994. A LIST WAS DRAWN UP BY DARYL TULL AND HIS COMMITTEE AND GIVEN TO THEIR ATTORNEY. THIS LIST CONTAINED ISSUES THAT THE TOWN WANTED ADDRESSED, ALSO, THE TOWN NEEDS SOMETHING IN WRITING FROM THEIR ATTORNEY REGARDING THE FIVE ACRES. THEY HAVE ASKED FOR SOMEONE TO BE ON THE COMMITTEE. IT IS TO OUR ADVANTAGE TO DO THIS SINCE THEY ARE GOING TO PROCEED WITH THE PROJECT. PRESIDENT SLATER STATED THAT THE TOWN IS TAKING A STAND THAT THEY ABIDE BY THESE STIPULATIONS BEFORE WE WILL GIVE THEM WATER AND SEWER.

A NEW SECRETARY WILL BEGIN EMPLOYMENT OCTOBER 26, 1992. SHE WAS CHOSEN OUT OF SIXTY TWO APPLICANTS.

SEVERAL MONTHS AGO THE POLICE DEPARTMENT APPLIED FOR A \$30,000 GRANT IN CONJUNCTION WITH THE DELAWARE STATE POLICE TO POLICE LAVERTY LANES. THE GRANT WAS APPROVED AND THE GRANT COVERS EACH DEPARTMENT TO SEND TWO OFFICERS THREE TIMES A WEEK TO LAVERTY LANES DURING THE NIGHT HOURS. THIS GRANT WILL PICK UP THE TAB AND WILL PAY THE OFFICERS \$30.00 PER HOUR PLUS THE COST OF THE POLICE CAR. THE NIGHTS WILL ROTATE WITH FOUR HOUR INCREMENTS.

COMMISSIONER ROYAL HAD NO REPORT.

COMMISSIONER TORBERT EXPRESSED HIS THANKS TO LINDA FOR THE FESTIVAL AND TO CHUCK ROYAL FOR THE CLEANUP.

WATER REPORT - 3,373,000 GALLONS PUMPED - BILLED 8,710,110 GALLONS - FOUR LEAKS REPAIRED.

COMMISSIONER CROCKETT - 231 TRAFFIC ARRESTS - 158 CRIMINAL ARRESTS - TOTAL OF 66 COMPLAINTS - 59 CLEARED.

THE APPLICATION FOR FHA LOAN AND GRANT FOR THE REFERENDUM HAS TO BE SIGNED. IT IS A NON-BINDING APPLICATION. MOTION WAS MADE BY COMMISSIONER RIZZO FOR PRESIDENT SLATER TO SIGN APPLICATION. SECOND BY COMMISSIONER TORBERT.

BARBARA CHAFFINCH ASKED NUMEROUS QUESTIONS DURING CITIZEN'S PRIVILEGE. SHE HAD A QUESTION CONCERNING THE PHONE BILLS. SHE WAS TOLD SHE HAD THE BILLS AND SHE WAS DENIED ACCESS TO THE PHONE NUMBERS PENDING REPLY FROM THE ATTORNEY GENERAL'S OFFICE. SHE ALSO HAD A QUESTION CONCERNING SOMEONE FROM THE TOWN CONTACTING THE POLICE DEPARTMENT ON EVENING AND WEEK-END HOURS IF THE POLICE WERE NEEDED. SHE WAS TOLD ANYONE NEEDING THE POLICE IN AN EMERGENCY SHOULD CONTACT 911 AT ANY TIME.

DARYL TULL HAD A QUESTION ABOUT VOTING ON THE ADOPTION OF THE SUSSEX COUNTY BUILDING CODE. ALSO, A QUESTION ABOUT SPECIAL MEETINGS. THE COMMISSIONER STATED THAT

THEY HAD HAD TWO EXECUTIVE SESSION MEETINGS TO DISCUSS PERSONNEL.

GLADYS GIRARDI HAD A QUESTION ABOUT TOWN TRASH REMOVAL. THERE HAS BEEN NO DECISION ON THIS AT THIS TIME.

LEON LIPPERT WAS CONCERNED ABOUT THE SPECIAL MEETING CONCERNING LANDLORD LICENSING. THE COMMISSIONERS STATED THAT THIS LICENSE IS NOT FOR REVENUE, BUT FOR BETTER CONTROL.

MOTION TO ADJOURN WAS MADE BY COMMISSIONER TORBERT. SECOND BY COMMISSIONER RIZZO.

RESPECTFULLY SUBMITTED,

CHUCK ROYAL
SECRETARY

Public Hearing
Proposed Water & Sewer
Improvements
October 19, 1992

Meeting was called to order at 7:30 P.M. by Town Solicitor, Bruce Rogers who acted as moderator for the meeting.

Mr. Rogers said the meeting would consist of (1.) The technical hearing presented by Hans Medlarz, Consulting Engineer with Davis, Bowen and Friedel. People who have indicated they wish to speak would be allowed to comment and ask questions for three minutes each. (2.) What the new rates would be would be discussed and explained.

Those seated at the Moderator's table were: Bruce Rodgers, Town Solicitor, Hans Medlarz of the Consulting Firm of Davis, Bowen and Friedel, Mike Magee of Davis, Bowen and Friedel, Town Commissioners, George Torbert, III, Gene Crockett, Charles Royal, Albert Rizzo, President Robert Slater, Town Manager Handley Orr, John Loscomb, Plant Mgr., Paul Janica of DNREC, Stream Discharge Section, Ed Hallock of Dept. of Public Health and Rick Duncan, Delaware Rural Water Association.

Approximately 52 people were present for the meeting.

Mr. Rogers opened the meeting by asking Mr. Medlarz to present the proposed water/sewer improvements and why they are needed.

Mr. Medlarz started with the Wastewater Treatment and Collection Upgrade. Total project cost would be 1.85 million dollars. He outlined the project as follows:

A. WASTE WATER TREATMENT PLANT

1. Biological Treatment Addition for Enhanced Nitrification
2. Disinfection, Dechlorination and Reaeration
3. Flow Pacing of Raw Wastewater Influent Pumps
4. Partial Effluent Pump Replacement
5. Flocculating Clarifier Modifications
6. Septage Handling Facility

B. COLLECTION SYSTEM

1. Replacement of Combined Sanitary/Storm Sewer Line on Main Street
2. Replacement of Deteriorated Sanitary Sewer Line on Delaware Avenue

3. Storm Water Separation on Pine Alley and Walnut Street
4. Sanitary Sewer Extensions Along Route 13 And Route 13 Business
5. Sewer Lateral Transfers Along Main Route
6. Sewer Lateral Cleanouts Throughout Town
7. Manhole Channel Construction Through-out Town
8. Cleaning and Televising of Portions Of Systems
9. Sewer Cleaning Truck

The project being presented and discussed the people were asked to present any questions or comments they might have.

Walter Gilefski asked how far out on Rt. 17 would the sewer line be extended and how many people wanted it. Town Mgr., Orr said it goes out to the last house in the group of houses in that location and that 80% of the people had signed a petition that they would connect if this was to happen. Mr. Gilefski also wanted to know how far and where would lines be run on Rt. 13A. The lines would run from Alt. 13 going North toward Messick and Gray.

Daryl Tull wanted to know how many State stipulations had Bridgeville had vs. other Towns and how many violations on choliforms vs. other Towns. Bridgeville has received approx. 16 violations from DNREC in the last two years. Mr. Tull also wanted to know if minutes were being taken of this meeting or was a tape being used to record the meeting and if they would be available to the public. He was assured they were being taken and would be available.

Mr. James Scott asked if we were having any problems with Greenwood's waste. Mr. Medlarz response was no - Greenwood's waste is less in strength than Bridgeville's. He said there are more problems in summer time and the limits are more stringent from May through Sept. than through the winter months.

Mrs. Gail Poe asked what effect we could expect on quality and odors from the plant. Mr. Medlarz said it was unlikely, but not impossible for leakage from lines could penetrate the water lines. Ed Hallock from the Health Dept. said the problem we are having is that the water system is old, maybe not enough disinfection was used when repairs were made.

Mr. Medlarz said the effluent coming off from plant must meet State and Federal standards.

Walt Gilefski asked about the septage discharge - Mr. Medlarz said

The best way to treat this problem is to have a holding tank - trickling sewage slowly into the plant rather than directly from the truck into the plant which causes a shock to the plant. Mr. Gilefski asked if this was a problem causing violations with the plant. The reply was no - it does not cause violations.

Mr. Medlarz said the State had the money and want to repave Main Street from Market St. South. Sewer/water pipes are antiquated and would probably burst from the vibrations of the machinery, so they would like repairs done before they repave the street. Mr. Cina asked if this would affect Elm Street. He was told it would not.

Mr. Medlarz went on to Phase 2 of the Project - WATER TREATMENT AND DISTRIBUTION SYSTEM UPGRADE. Total cost \$2.17 million dollars outlined as follows:

A. 1. Two new treatment buildings at wells #2 and #5

2. Chemical storage and feed equipment for p.h. adjustment, disinfection and corrosion control

3. Two deep wells in the confined aquifer (approx. depth - 500')

4. New well pumps/motors and site piping for blend tie-in.

5. Central electrical well pump control and alarm systems.

B. DISTRIBUTION SYSTEM

1. 8" and 10" main looping along the following streets:

- a. Main Street
- b. Church Street
- c. Oak Street
- d. Railroad Ave.
- e. Sussex Ave.

2. 8" and 10" Cross axes along the following streets:

- a. Cedar Street
- b. Market Street
- c. Laws St.

3. Replacement of all remaining old service piping in the systems from the mains to the meters including new corporation stops.

4. Meter and pit replacement throughout Town (some meter pits have already been replaced.)

5. (41) New hydrants or hydrant replacements.

Mr. Medlarz explained how aggressive water destroys galvanized pipes in the ground causing zinc in water. Congress has passed the Safe Drinking Water Act which we have to adhere to. By next July the State will start monitoring and we must make our water less corrosive. We will have 16 months in which to make the corrections to comply with the laws. THEY WILL BE ENFORCED. Chemical storage and feed equipment will make our water supply safer to use.

The floor was then opened for questioning and comments.

Mr. Arrington asked how far down Main St. were the new lines going. The answer was from Church Street to Jacobs Drive.

Mr. Scott said he has a micro system installed and wanted to know what this would do. Mr. Medlarz said it would soften his water which the Town's water already is soft and would remove the iron.

Mr. Cina said there had been problems at times when people on one side of Elm St. had water and the other side would not. Doug Jones said this was due to having to turn valve off when working at Laverty Lanes.

Gladys Gerardi wanted to know how many wells there are. Mr. Medlarz said there are a total of four but two are not usable due to contamination. There would be a lime room and soda ash room at the well sites.

Norman Powell wanted to know if the applications for Grant have been submitted to the Federal Agency. Mr. Medlarz said a two-stage application to Farmers Home Administration has been filed.

Stephanie Perciful wanted to know how dangerous the contamination was to children, etc. Ed Hallock of the Health Dept. said the Town had not exceeded standards yet for heavy metal, lead, etc., but if it was problem it could cause learning disabilities in Children. They are looking for sites that have most lead concentration.

Ray Passwaters asked about water/sewer lines that were run into his house in the 80's, one on top of the other. Mr. Hallock said these would be grandfathered in.

Walt Gilefski asked about the new wells - why go so deep, etc. Mr. Medlarz said there was not enough water to supply the Town with the wells. Ed Hallock of the Health Dept. said that the Government was working on a new rule. Community systems must use disinfection methods such as chlorine. This will be made public next year, 1993.

Mr. Scott asked if we were not already disinfecting now.

The next issue discussed was the usage and impact fees. The present water/sewer rates are \$1.25 per thousand for the water and \$3.00 per thousand for sewer with a minimum bill for 10,000 gals. = \$42.50.

THE PROPOSED SEWER RATES WOULD BE AS FOLLOWS:

No Grant - \$55.00 Minimum/Quarter
(First 7,5000 gals.)

\$ 7.35/1000 gallons
(All over 7,500 gals.)

55% Grant \$45.00 Minimum/Quarter
(First 7,500 gals.)

\$ 5.80/100 Gallons
(All over 7,500 gals.)

1% Of Median Household Income Debt Service

\$ 47.50 Minimum/Quarter
(First 7,500 gals.)

\$ 6.25/1000 Gallons
(All over 7,500 gals.)

THE PROPOSED WATER RATE WOULD BE AS FOLLOWS:

No Grant - \$49.75 Minimum/Quarter
(First 7,500 Gallons)

\$ 6.65/1000 Gallons
(All over 7,500 gals.)

Based On Average Rates

63% Grant \$35.00 Minimum/Quarter
(First 7,500 Gallons)

\$3.00/1000 Gallons
(All Over 7,500 gals.)

1% Of Median Household Income Debt Service

\$31.25 Minimum/Quarter
(First 7,500 Gallons)

\$ 4.00/1000 Gallons
(All Over 7,500 gals.)

ANNUAL CHARGES UNDER NEW SEWER RATE SCHEDULE

Annual Charges At Various Usage Levels

Annual Cost:

At 7,500 Gallons/Quarter - No Grant \$220.00

At 12,500 Gallons/Quarter - No Grant 367.00

At 20,000 Gallons/Quarter - No Grant 587.50

ANNUAL CHARGES AT VARIOUS USAGE LEVELS

ANNUAL COSTS: 55% GRANT

At 7,500 Gallons/Quarter	\$180.00
At 12,500 Gallons/Quarter	296.00
At 20,000 Gallons/Quarter	470.00

ANNUAL COST 1% OF MEDIAN HOUSEHOLD INCOME DEBT SERVICE

At 7,500 Gallons/Quarter	\$190.00
At 12,500 Gallons/Quarter	315.00
At 20,000 Gallons/Quarter	502.50

ANNUAL CHARGES UNDER NEW WATER RATE SCHEDULE

ANNUAL CHARGES AT VARIOUS USAGE LEVELS

ANNUAL COSTS:

At 7,500 Gallons/Quarter - No Grant	\$199.00
At 12,500 Gallons/Quarter	332.00
At 20,000 Gallons/Quarter	531.50

BASED ON AVERAGE RATES 63% Grant

At 7,500 Gallons/Quarter	\$140.00
At 12,500 Gallons/Quarter	200.00
At 20,000 Gallons/Quarter	290.00

1% MEDIAN HOUSEHOLD INCOME DEBT Service

At 7,500 Gallons/Quarter	\$125.00
At 12,500 Gallons/Quarter	205.00
At 20,000 Gallons/Quarter	325.00

COPY OF SCHEDULE ATTACHED

QUESTIONS WERE ASKED AS FOLLOWS:

Barbara Chaffinch - Do these rates allow for increases in construction costs between now and actually doing it? There will be a 10% contingency fund set up for any other costs incurred. This could drop to 5%. Will the Town be sure of the Grant before the Referendum vote? Mr. Medlarz said we cannot get a positive commitment unless the voters vote this in.

Mr. Cina - Said he could not figure out what his water/sewer bill would be before he voted and he would like to know how he could do this. The reason for the above schedule.

Mr. Gilefski - Said the present average water bill was wrong based on \$1.25 per thousand gallons. Mr. Medlarz agreed that a mistake had been made and a corrected projected bill could be seen at the Town Hall.

The question was asked if one new bond issue for all things would be asked for. Mr. Medlarz said no. There are now two bonds on Waste Treatment and none on Water. We are asking for two more. There are three (3) years left on 1965 Bond Issue which will mean an 89 cent per hundred dollars on your tax bill. This would result in an approximate average of \$55.00 reduction in taxes per average household.

Solicitor Rogers than opened the floor for public comments.

Glaysd Girardi - Wanted to know deadline for project and is approval expected. Mr. Medlarz responded that we had an invitation to submit a final application. It does not guarantee funding.

Norman Powell - If there is going to be a cost break-down sent out to each resident. Mr. Medlarz made a recommendation to break down the cost. Show budget price on line items. Also cost estimates. President Slater said this would be provided.

Gail Poe - Has real concerns about the lead levels since it is reaching the maximum levels. Is the water safe to drink now? She was told there is no lead in ground water - only in lines in home, in which she has PVC lines so has no problems. Mrs. Poe said there is a high level of chlorine in the water. Will this remain? Mr. Medlarz said the Town is in the process of toning it down. The only sure way of testing for heavy metal in your home is to test right from your tap. Mr. Hallock of the Health Dept. said heavy lead in water could cause learning disabilities in children.

Daryl Tull - Had no questions but had a few comments. He feels that more publicity is needed. There was no one from the press here tonight. Federal money is great if we can get it but what kind of impact will it have on the Town. We need to get everyone involved and get it out in the public.

Mr. Tyndall - Could corrected material be mailed out to everyone.

Mr. Charles Royal - Feels the system needs to be upgraded. He feels you can have all the new services installed you want, but if new mains are not installed it doesn't mean a thing.

Mr. Arrington - Lives on corner of Main and Jacobs Sts. If he turns on two spigots at one time he can only get water from one. He would like to know what restrictions there are on private wells. Mr. Slater answered Mr. Arrington that there is an ordinance against private wells being installed.

Mr. Cina - He can see what the Town is trying to do if we can afford to do it. A person does not know what it is going to cost him. If we get a 55% grant the water/sewer bill will at least double.

Walter Gilefski - Feels the cost is too much. Replacing all hydrants, all new meter pits and laterals are not needed. He feels that since no one has connected to the line to McDonalds and Uncle Willie's we do not need anymore extended lines. He said he knows that from the light to S. Main needs to have new lines. There have been water/sewer problems before and he has real concern for Main St. He feels some

areas of Project needs to be reduced.

Mr. Medlarz said the line to McDonalds is a force main and you cannot tie into it without a pumping station. If Project is reduced it will also reduce amount of Grant. Grant is based on ability to repay loans. FmHA has already taken out several items that they considered not necessary.

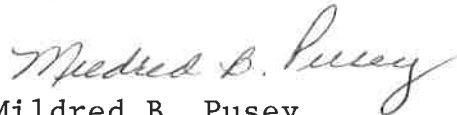
Barbara Chaffinch - On the hook-ups - must everyone hook-up and will the new connections and service be paid for by the Town or the homeowner. The Town would pay for new connections and service the meter. The homeowner would have to assume the service cost from the meter connection to their house or property, Mr. Medlarz answered. Mrs. Chaffinch said she had figured that if she used 10,000 gallons now and the same later her bill would triple. She also wanted to know what happens if FmHA does not come through with the Grant. Could we cap funding by Referendum? Mr. Medlarz said you could put cap on borrowing for example 2.5 million dollars.

Solicitor Rogers said if there was anyone else who wanted to make comments, they could do so by writing to Town Hall within 10 days.

President Slater closed meeting with comments that the rate schedule and date of next meeting would be sent out to each resident and he would like to see this Referendum pass with the 55% Grant possibility than having to do this two years down the road on our own.

Meeting adjourned at 9:45 P.M.

Respectfully submitted,



Mildred B. Pusey
Secretary

OCTOBER 19, 1992

COMMISSIONER'S OF BRIDGEVILLE, DELAWARE

EXECUTIVE SESSION

TOWN FIRE HALL - 6:30 P. M.

ATTENDING: President Bob Slater, Gene Crockett, George Torbert,
Al Rizzo and Chuck Royal

AGENDA

- A) Discussed hiring a town clerk
- B) Discussed the status of the Bayliss property
- C) Discussed the County and Town Code for Bayliss property
- D) Condemnation of properties outside of town

Executive Secretary,

Chuck Royal