

## MINUTES

### COMMISSIONERS OF BRIDGEVILLE JUNE 10, 2002 - 7:00 P.M. TOWN HALL

#### I CALL TO ORDER

The meeting was called to order by President Joseph Conaway. Present: Commissioners Margaret Sipple, Pat Correll, Earl Greason and Bill Jefferson. The meeting started with the flag salute and the Lord's Prayer.

#### PRESENTATION:

President Conaway introduced the gentlemen who will be having a major impact land south of Town. He explained tonight's meeting is very preliminary and not a public hearing but questions will be taken. The process will begin which will culminate in September with an annexation vote along with other properties in the area.

Mr. Robert Rauch, Robert D. Rauch & Associates, Inc., is a partner with developer Mr. Nick Rocks, President of Allen & Rocks, Inc. Mr. Rauch stated the one common theme with the Allen & Rocks Company is quality and reliability. They are the contract purchasers of 600 acres owned by Mrs. Helen Passwaters. This project will include mixed typed residential housing, neighborhood commercial centers, and public and recreational amenities. A new library and a public championship 18 hole golf course will be included in the plans. A questionnaire, "wish list", will be mailed to all residents to get their ideas on what they would like to see develop in this project. Mr. Rauch would hope for a honest response. In exchange for ones effort a round of golf will be extended at the Easton Club or a coupon to the restaurant will be offered.

Mr. Rauch explained that the important thing is that they are not looking to replace or provide substitutions for other commercial activities currently in Town. The core of people who locate in this type of community are looking for downtown shopping.

The golf course will be developed initially and will be open for play well before the housing project gets started. Project time for a golf course is approximately 18 months. Currently the plan is being targeted for the retirement market. The new community will have restrictions and an inter-community association as well as they will be expected to follow the codes of the Town.

President Conaway stated once the annexation is set in place the planning stage of the new community will be further along and more information will be available to the public.

Mr. Rauch said the project has an obligation to address appearance, impacts, and impact evaluation on the economics the Town. The impact on the community will be

slow. Because the community is targeted for the retirement market, the traffic flow will not be impacted as if it were working families operating on a daily schedule. The building of the homes is a slow pace project. The homes will not be manufactured homes. The building market can be 50 homes a year but it can be as low as 30 a year. Products could be under a \$100,000 or as high as \$250,000. Around the golf course there might be larger homes built in the \$350,000 range.

President Conaway explained the infrastructure challenges will include a new intersection at Rt. 13 and 404 (DelDOT's approved plan) which will include service roads. The Town received a check for \$25,000 from Mr. Rocks to pay for the study of sewer and water to get the Town in the position to handle the water that will be generated by this project. The estimated revenues from the development were presented by President Conaway (see attached). With the generated income the Town will be able to expand on the WWTP as required by law. The Town has been successful in acquiring over \$2 million dollars in grants and loans but still have to come up with a \$1 million dollars. This building project will eliminate that high cost that would have been carried to the residents of Bridgeville.

Mr. Rauch stated the partnership is here to work with the residents of Bridgeville. He introduced attorneys Mr. Ryan Showalter and Mr. John Murray who are members of the development team.

President Conaway has an involvement as a real estate agent on the project. In the future comments relating to the project will not come from the him but from the Commission.

## **II. APPROVAL OF MINUTES**

**MOTION:** Commissioner Correll made a motion to accept the minutes of the May meeting as presented. Motion was seconded by Commissioner Sipple and so carried.

**MOTION:** Commissioner Sipple made a motion to accept the minutes of the June 3, 2002, Budget Meeting. Motion was seconded by Commissioner Jefferson and so carried.

## **III. APPROVAL OF BILLS**

**MOTION:** Commissioner Correll made a motion to pay the bills as presented. Motion was seconded by Commissioner Greason and carried unanimously.

## **IV. CORRESPONDENCE**

1. An invitation was received to attend Jack Markell's re-election campaign will be held June 25, 2002, Old Court House, Georgetown, 3:30 pm.

2. A memorandum was received from Charles Pugh, Law Enforcement Planner, asking for the number of sworn officers in order to begin preparing to apply for the grant funding from the Federal Local Law Enforcement Block Grant Program. Deadline is no later than June 21, 2002.

3. A letter was received from WAWA, Inc. pertaining to their interest in constructing a new store at the intersection of Rt. 404 and 13 east of Bridgeville. The request the Town consider they application for approval to connect to existing forcemain with a manifold connection. President Conaway referred the issue to Miss Annie Williams, the Town's engineer for the appropriate response. He asked Miss Williams to include in the letter that the grinder pump and the well are to be abandoned when full service becomes available on that site.

4. A thank you letter was received from the Woodbridge Little League for the Town's generous donation of \$1,000.

## **V. DEPARTMENT REPORTS**

\* Written reports available.

1. WWTP-Commissioner Greason reported the average April flow from Greenwood was 80,533 gallons per day while the average for May was only 69,639 gallons per day. The first five days in April they were in violation of the agreement.

2. WATER-President Conaway said the Town has paid \$15,000 which is part of the maintenance contract on the water storage tank.

## **VI. OLD BUSINESS**

1. President Conaway announced that money received from delinquent tax payers total \$ 2,135. Certified letters were sent to 13 past due accounts. Two residents set up payment plans. For those who did not respond to the first letter a final notice will be mailed June 17, 2002 which explains that their properties will have a lien place on them or possible sale of the property will take place.

2. Commissioner Jefferson stated last month a question was asked relating to cost of uniforms. The uniforms purchased were for the two new officers in the training academy. Bills will be received for miscellaneous items needed for the new officers. The new officers will start work for the Town on June 24, 2002.

## **VII. NEW BUSINESS**

1. Ordinances-second reading and vote:

a. Ordinance No. A02-2: to amend #234-18 of the zoning code to provide that adult entertainment establishments can only be established by the Board of Adjustments as a special exception subject to certain distance requirements.

Motion: Commissioner Jefferson made a motion to adopt Ordinance A02-2 as presented. Motion was seconded by Commissioner Correll and carried unanimously.

b. Ordinance No. A02-3: to provide for certain uses of property that would otherwise be prohibited because of zoning district in which the property lies. The uses listed in the statute are conditional and only available upon approval by the Town Commission after the applicant submits an application that complies with the requirements of #234-43 including a preliminary site plan to the Zoning Officer.

Motion: Commissioner Sipple made a motion to adopt Ordinance A02-3 as presented. Motion was seconded by Commissioner Greason and carried unanimously.

c. Ordinance No. A02-4: to amend #132-2 of the code relating to maximum fence heights. The ordinance adds the following sentence: no fence, hedge or other type of barrier shall be permitted in a front yard or front setback that is in excess of three (3) feet in height.

Motion: Commissioner Sipple made a motion to adopt Ordinance A02-4 as presented. Motion was seconded by Commissioner Correll and carried unanimously.

d. Ordinance No. A02-4: to amend #234-33 of the code relating to off-street parking space. The ordinance prohibits parking in the front yard or setback except where there is an existing driveway, parking lot or curb cut intended for parking.

Motion: Commissioner Correll made a motion to adopt Ordinance A02-4 as presented. Motion was seconded by Commissioner Jefferson and carried unanimously.

e. Ordinance No. A02-5: related to abandoned, wrecked and junked vehicles. Commissioners to review the ordinance and bring it back to the table.

2. BUDGET 2003-The balanced budget was introduced at the Budget Meeting held on June 3, 2002 as required by the law. The Commission agreed there will be no increase in capitation or property taxes this year. This is Bridgeville's first million dollar budget.

Mr. Bob Hunsberger asked if provisions had been established for a Town Manager. President Conaway explained the Commission has the ability within the Charter to hire a Town Manager. At this point the Commission is looking at the possibility in the future but is not in the budget for the coming year.

Motion: Commissioner Sipple made a motion to adopt the Fiscal Budget 2003 as presented. Motion was seconded by Commissioner Correll and carried unanimously.

Commissioner Jefferson thanked President Conaway for all his efforts in putting the new budget together. Commissioner Correll thanked the employees for their efforts in getting the budget to balance.

3. President Conaway thanked Mrs. Joanne Conaway, Ms. Ruth Ann Tull and Mrs. Marge Flynn for taking the initiative to clean up John Street. Mrs. Conaway also cleaned up Mechanic Street. Town Employees Doug Jones and Rick Passwaters helped with the project on John Street.

A thank you was extended to Mr. Bob Slater for trimming his large tree back enabling drivers to see when leaving Cherry Alley and entering Walnut Street. A stop sign will now be placed on Cherry Alley.

4. The Commission agreed to support SCAT in asking Congress for beach front protection funding. A resolution from the Town will be sent to our legislation's in Washington supporting this project. MOTION: Commissioner Sipple made a motion to adopt the resolution as read. Motion was seconded by Commissioner Jefferson and so carried.

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

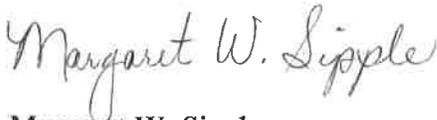
Commissioner Correll thanked those who attended the meeting tonight which shows that the residents are concerned about the community.

Commissioner Correll said after months of discussion concerning the placing of a fence along the public parking lot on Market Street the Commission has decided to install the fence. The 8' fence will be installed next week hoping this will eliminate problems received from concerned residents and store owners.

#### **IX. ADJOURNMENT**

Motion: Commissioner Sipple made a motion to adjourn the meeting. The motion was seconded by Commissioner Jefferson and so carried.

Respectfully Submitted,



Margaret W. Sipple  
Commission Secretary