

MINUTES

COMMISSIONERS OF BRIDGEVILLE NOVEMBER 8, 1999 - 7:00 P.M. TOWN HALL

I. CALL TO ORDER

The meeting was called to order by President Jack Dalton at 7:00 P.M. Present were: Commissioner Glenn Miles and Commissioner Margaret Sipple. Absent were Commissioners Charles Singman and Willie Pierce. The meeting started with a salute to the flag.

II. APPROVAL OF MINUTES

President Dalton said the minutes of the October 11, 1999 meeting have been posted and without objection accepted as posted.

III. APPROVAL OF MONTHLY BILLS

MOTION: Commissioner Sipple made a motion to pay bills as presented (see attached). Motion was seconded by Commissioner Miles and carried unanimously.

IV. PRESIDENT'S REPORT

A. CORRESPONDENCE

1. An invitation was received to attend a luncheon on Thursday, November 18, 1999 at noon to be held at the Western Sussex Boys and Girls Club in Seaford, Delaware to learn about positive youth development. Anyone interested must RSVP by Wednesday, November 10, 1999.

2. There were numerous reports received from Pet Poultry Products. President Dalton said the Town has taken the next step required by the state to notify them of their violations. We are working with the company to get some type of resolution to their problems.

3. President Dalton said the Town also received the monthly reports from RAPA and Cannon Cold Storage.

4. A letter was received from T. S. Smith & Sons pertaining to their annual Christmas fruit gift baskets. The gift baskets range from \$12.00 to \$39.00.

B. DEPARTMENT REPORTS

1. Police-(see attached) Commissioner Miles reported there were 241 traffic arrests and 131 criminal arrests. He reported the estimated cost for officers who worked the Apple-Scrapple Festival to be approximately \$2,400. Commissioner Miles said our officers will be assisting other municipalities with their Christmas Parades in exchange for their help during the festival.

President Dalton said the festival is now able to be self-sufficient, but the Town should still show its dedication because the people who benefit from the festival are the non-profit organizations in our community.

President Dalton congratulated Chief Allen Parsons for receiving the Rotary Club 1999 Community Service Award.

2. Waste Water-(see attached) President Dalton reported a daily flow of 178,000 gallons and a total monthly flow of 5,514,000 gallons. There were two septic haulers for a revenue of \$1,780. It was reported that the lime silo heater needs to be replaced for an approximate cost of \$700 (part of the storm damage from Hurricane Floyd). Jones Refrigeration will be providing us with an estimate for repairs to several heat pumps also damaged by the storm.

President Dalton reported that DEMA and FEMA said that Sussex County did not have enough damage to qualify for assistance from them. The county is now in the process of re-evaluating the damage. Bridgeville's total damage from the storm amounted to approximately \$100,000 which included the road surface at Frog Harbor, pumps, and heat pumps at the wastewater facility. The bulkheads along the ditch received damage as well.

The roof leak at the W.W.T.P. was once again repaired. Two bids have been received for the roofing using two different types of material for an approximate cost of \$15,000 with a 15 and 20 year guarantee. The plant personnel will soon be working to correct a problem with water saturating the area around the lime silo pad. President Dalton reported that the bank along the stream crossing received additional erosion during the hurricane, and if the problem is not addressed the continual erosion will cause the newly installed piling to fail. A bid of \$1,400 was received to repair the work in this area. An estimate of \$750 to \$800 was received to extend more rip-rap where needed.

3. Drinking Water-(see attached) President Dalton reported water supplied was 3,228,000 gallons for an average flow of 111,000 gallons per day. Consumer Confidence Reports were delivered to all water customers on October 15, 1999. He reported that the lead and copper testing performed in September showed the water supplied by the Town of Bridgeville Water Department meets the standards set by the EPA. President Dalton explained that the Consumer Confidence Report is a federally mandated report that must be published every October.

4. Streets-Commissioner Sipple reported that Shea's Concrete of Milford received the bid to install new sidewalks. The project is to start next week beginning on North Cannon Street and going to Church Street. She reported sidewalks will be installed on

South Cannon Street from Walnut Street to Sussex Avenue Extended and S. Laws Street from Edgewood Street to Sussex Avenue. Commissioner Sipple reported a new handicap ramp will be installed at the front door of the Town Hall.

Commissioner Sipple reported the old evergreen tree has been removed from the park across the street from the Town Hall. The Bridgeville Lioness will be replacing it with a tree in memory of Lioness Eleanor Tatman.

President Dalton announced that at this time Mr. Dale McDowell of the Sussex County Community Development would present his program after which the Commission would sign the appropriate resolution (see New Business).

V. OLD BUSINESS

1. President Dalton reported that the storm damage (Hurricane Floyd) in Town amounted to an approximate estimate of \$100,000. The Town and the county are still working with DEMA and FEMA to see if any assistance will be granted to the Bridgeville. At the meeting in October it was stated that the repairs to the ditch crossing would be paid out of the Sinking Fund, but after investigating the stipulations for use of such funds, the repair will have to be paid out of the general fund.

2. President Dalton reported that Ms. Barbara O'Leary, an attorney from Rehoboth, has offered to pay \$46,000 for the Davis Property (103 S. Main St). He explained that the present renter was interested in purchasing the property, but they have determined they do not have enough clients to justify staying in this area. The credit union will be building offices in Milford, Millsboro and Lewes and expanding their Seaford office. The credit union is presently paying \$700 rent on a month to month basis and will pay rent through December 15, 1999. President Dalton explained the proceeds from the sale of the property will be applied toward the Town's debt with Greenwood Trust. After some discussion a motion went to the floor: MOTION: Commissioner Sipple made a motion to accept the bid of \$46,000 for the Davis Property. Motion was seconded by Commissioner Miles and carried unanimously.

VI. NEW BUSINESS

1. Mr. McDowell read the public hearing announcement as required. He explained that the federal grant from the Department of H.U.D. mandates only families of low and moderate incomes are eligible for grant assistance. The primary objective of this program is to develop suitable living and economical opportunities for participants of low to moderate income.

Mr. McDowell displayed a chart showing how the money was distributed throughout the counties in the state. Money spent in Bridgeville on rehabs in the last seven years was \$501,813 (53 homes), and the infrastructure on Church Street was \$112,000. He explained approximately 80 homes are repaired each year on the grant money for an average of \$12,000 to \$15,000 spent per home. Mr. McDowell said applications are taken

on a first come first serve basis. The area for Bridgeville has been enlarged from Church Street to Sussex Avenue which will give more people the opportunity to apply for the grant money. There are ten from this area on the waiting list at the present time.

Mr. McDowell explained that for persons who do not qualify for the CDBG loan there is a 3% loan program allowing one to borrow from \$2,000 to \$35,000. It was suggested that this information be published in the Town's newsletter.

President Dalton read the resolution (see attached). MOTION: Commissioner Sipple made a motion to adopt the resolution as written. Motion was seconded by Commissioner Miles and carried unanimously.

2. President Dalton reported that the Planning Commission held their first meeting on October 14, 1999. Mr. Howard Hardesty was elected chairman and Dr. Kevin Carson the secretary. The Planning Commission will be working with the University of Delaware on developing a Comprehensive Land Use Plan for Bridgeville.

The Planning Commission met with DNREC, DELDOT, and the Office of State Planning on November 1, 1999 to discuss the immediate plans for development in the area. The area from Rifle Range Road up to the Redden Road was not in DELDOT's investment area. Since the meeting with DELDOT the investment area extends from Redden Road to the Plaza (McDonald's). This means as this area develops, DELDOT will install the service road necessary so business development can take place in the future. President Dalton explained that the Office of State Planning had figured on land just to the edge of Town was the area that they would support for development in the future. In the meantime to be Passwaters family has decided that they would like to develop the area south of Earlee Avenue out to an area across from WAWA on Rt. 13. Mr. Passwaters would like to build a shopping center on the far south piece of land. In order for this to take place the land would have to be annexed into the Town, but it must also be continuous to the Town. President Dalton believes a resolution will be passed for new a middle school to be built on land owned by the school district. At that time, the present ball field would be moved to that area leaving the present site open for development by Mr. Passwaters.

President Dalton explained that DELDOT does not want to congest the highway. The possibility of developing a business park along the Cannon Road (Rt. 46) has been discussed. President Dalton said he believes the Town needs a new library. The Town will be working with the land owners, developers, county government, and state government for what is best for Bridgeville. President Dalton said he was pleased that the state did stand up for the Town when changes needed to be made pertaining to our future development areas. The Town will be required to install new sewer and water lines in the new areas.

3. President Dalton announced that the election for three new Commissioners will be held Saturday, January 8, 2000 from 12 Noon until 7 PM at the Town Hall. Residents who wish to file for the position must file in writing before noon on December 10, 1999. Positions open are the one year term held by Glenn Miles; a two year term held by Margaret Sipple and a two year term held by Willie Pierce. Residents must be registered on the Books of Registers to be eligible to vote in this election. Residents have until Thursday, December 30, 1999 to register at the Town Hall.

4. President Dalton said Dr. Roberta Burns has given her property at 105 S. Main Street to the Pilgrim Ministry of Deliverance, Inc. Mr. Tim Banks read the Fair Housing Amendment Act and the Zoning Laws. Mr. Banks said being an alcohol drug counselor in the prison system he sees the process lacks many things. The thing missing the most, he stated, is the spirituality part. Mr. Banks said he believes God gave him the vision of starting a transitional house. It will be a family structure atmosphere and residents will be receiving the word of God which is true deliverance. Mr. Banks said he works in a program that works around the 12 Step Program, and the twelve steps are no good unless God is the center. He said the bottom line is that these people need Jesus in their life, and the house will bring hope to a lot of individuals who are on drugs and alcohol and for the people who are hiding in that disease. Mr. Banks said sooner or later it will tell on them. He said he has seen it, done it and been there himself. Mr. Banks said he has been in addiction and counseled people who are in addiction right now. He has seen them released from prison and end up back in prison. He said his program worked for him, and he knows it will work for others.

Mr. Earl Greason commented that the concept for the program is good. However he moved to this Town two years ago, so he could find an environment without this kind of thing. He asked out of respect for himself and his neighbors that Mr. Banks not put this type of ministry at that location. Mr. Greason told Mr. Banks if he wishes to pursue this ministry at the location stated, then his future neighbors are going to pursue it also.

President Dalton said he applauded Mr. Banks for his life's vision and what he is doing. He stated he understood that Bridgeville does have an alcohol and drug problem. President Dalton told Mr. Banks that he is not talking about solving our existing problems but bringing other problems into Bridgeville that aren't here now. He told Mr. Banks he is talking about bringing in people who are out of prison, who have drug and alcohol problems and aren't of this neighborhood, who aren't of this community and bringing them in here to rehabilitate them.

Mr. Banks said the house would utilize with our neighborhood first, but he also said people would be brought in from other communities to be rehabilitated. President Dalton explained to Mr. Banks that he would have to go to the Board of Adjustments and ask for a waiver to have that type of facility in that location. He told Mr. Banks he would have to have a petition signed by the neighbors for their support to do so. Furthermore, if the neighbors do not support the facility, then he would have to hire a lawyer to fight the neighbors and the Town. President Dalton reminded Mr. Banks of the reaction from the neighbors when he attended a meeting sometime ago. Mr. Banks said his vision will happen.

President Dalton explained to Mr. Banks about the trash collection company that wanted to establish their facility on the north side of Town. He said they had all the money and the laws behind them, but the Town of Bridgeville stood up and told them they were not going to build such a plant in that area. President Dalton said the residents and the Town stood together and the company lost the fight. President Dalton said the Town will stand together on this matter, because it is not right to place that type of facility in this community. He told Mr. Banks he does not have the physical space to do what he wants to do, much less have the law behind him. President Dalton blessed Mr. Banks for his vision and mission, and for what is ahead of him.

Mr. Banks told President Dalton to watch this testimony for it shall come to past. He said just watch it!

VII. CITIZEN'S PRIVILEGE

1. Mr. Phillip Davis said there is a large hole on Cooper Alley that needs repairing as soon as possible.

Mr. Davis commented on Mr. Bank's vision saying if the residents do not want that type of facility in their community it will not happen. He said the whole Town should be concerned about the matter not just one section of Town. Mr. Davis said in North Bridgeville that drugs are not just from our people, but also coming from somewhere else. Mr. Davis said if that type of facility was going to be in North Bridgeville he would be against it. Mr. Lester Williams suggested Mr. Banks sell the property and take the money to purchase property somewhere else. President Dalton asked for the same support for their area on this matter as they received when working with the Waste Management Project.

2. Mr. Williams asked about progress on the Coleman Property. President Dalton said we are moving as fast as the law will allow us to move. Through researching facts with the county, we find if the land is owner/occupied property, the county has some jurisdiction over it and will help us with it. We did find out that a person can move out of their property, board up windows, and leave it sit as long as they like no matter what it does to property values around it. The property owner must abide by the Town Code pertaining to the grass and weed control. President Dalton said we do try to follow up on that code with all property owners. If an owner does not comply after receiving written notice, the Town will have the grass cut and do what is necessary by putting a lien on the property. Then when the property is sold, the Town will recoup the money it has spent. President Dalton said it is his understanding that Ms. Coleman has a buyer for the property. He said if the property is not sold, the Town will make every effort to get the problem solved.

President Dalton said when houses are rentals, the county can and has assisted us with many landlord/tenant problems. The county can make sure the properties are safe and meet all the county codes for safe living conditions.

VIII. ADJOURNMENT

Commissioner Sipple made a motion to adjourn the meeting at 8:26 P.M. Motion was seconded by Commissioner Miles and carried unanimously.

Respectfully Submitted,



Margaret W. Sipple
Secretary