

MINUTES

COMMISSIONERS OF BRIDGEVILLE MAY 12, 2003 - 7:00 P.M. BRIDGEVILLE TOWN HALL

I. CALL TO ORDER

The regular monthly meeting was called to order by President Joseph Conaway at 7:00 p.m. Present: Commissioners Margaret Sipple, Pat Correll, Earl Greason and Bill Jefferson. The meeting started with the flag salute and the Lord's Prayer.

II. APPROVAL OF MINUTES

Commissioner Correll made a motion to accept the minutes presented. Motion was seconded by Commissioner Sipple and carried unanimously.

III. APPROVAL OF BILLS

President Conaway offered an explanation on the Vendor Balance Summary of two outstanding bills: A. C. Schultes of Delaware in the amount of \$14,484 regarding repair work on the pump for Well #2 located on Cherry Alley. The second bill, in the amount of \$26,600.27 was for the Town's insurance policy renewal. After a review of the bills payable and financial statements, Commissioner Jefferson made a motion to pay the bills as presented and to accept the financial statements. Motion was seconded by Commissioner Correll and carried unanimously (see attached).

PRESENTATION:

President Conaway presented Mrs. Jeanine G. Scott with a proclamation in her honor on being selected as "Delaware's Young Mother Representative of the Year" for 2003. Jeanine was also awarded a Certificate of Excellence by American Mothers, Inc. for her service through Cultural Arts. Mrs. Scott resides at 201 South Main Street with her husband Jeff, and their three children, Emma, Maria and Gray. Congratulations were extended to Jeanine by the Commissioners, Town Employees and guest in attendance.

Commissioner Correll advised the Bridgeville Wastewater Treatment Facility had been nominated by the Department of Natural Resources and Environmental Control for the 2002 U.S. Environmental Protection Agency Region III Operation and Maintenance Excellence Award. Bridgeville was not award recipient, but

Wastewater Treatment Facility personnel, Phillip Mowbray, Rick Passwaters, and Doug Jones, received recognition at a banquet held at Delaware Technical and Community College on Thursday, May 8, 2003 for the Wastewater Treatment Facility nomination.

Mr. Nick Rocks, Allen and Rocks, Inc, developer of Bridgeville South, introduced his brother, Mr. Tony Rocks; and life long friends Mr. Pete King, Mr. Dave Kelly, and Mr. Dick Kelly who are visiting the area.

IV. CORRESPONDENCE

The United States Department of Agriculture submitted their USDA Rural Development Delaware/Maryland Annual Report for Fiscal Year 2002.

The Delaware League of Local Governments monthly dinner meeting has been scheduled for May 22, 2003 at the Sheraton Dover Hotel, Dover, Delaware. Guest speaker will be Jamie Turner, Director, Delaware Emergency Management Agency (DEMA).

Quarterly newsletters were received from Delaware Solid Waste Authority and Federal Emergency Management Agency (FEMA).

The Delaware Health and Social Services, Office of Drinking Water, will hold a Delaware Environmental Coalition Workshop on June 4, 2003. The workshop will be held at the Delaware Technical and Community College in Georgetown, De. starting at 8:30 a.m. and continuing until 4:30 p.m. Two sessions will be offered with information pertaining to management of public water systems, CPCN process, capital improvements, etc. being presented.

An invitation was received from the Commission of Veterans Affairs and The Delaware Veterans Memorial Cemetery to attend the United States Flag Retiring Ceremony and the annual Military Honors Ceremony on Saturday, June 14, 2003 at 10:30 a.m. at the Sussex County Delaware Veterans Memorial Cemetery.

The Department of Public Safety will host a briefing on the Delaware Emergency Operations Plan on June 5, 2003 at 10:00 a.m. at the Delaware Emergency Management Agency (DEMA) located in Smyrna, De.

V. DEPARTMENT REPORTS

In the submitted April monthly report, Water Department Supervisor

Doug Jones advised that nitrate testing is on going at Well #2 located on Cherry Alley due to a needed repair of the pump last month. Water department personnel repaired a broken water line May 12, 2003 accidentally hit by Chesapeake Utilities while working at 407 Cedar Street.

Wastewater Treatment Plant Superintendent Phillip Mowbray reported Mr. Jim Kern of the Environmental Protection Agency toured the Bridgeville facility on April 15, 2003 pertaining to the nomination of the 2002 U.S. Environmental Protection Agency Region III Operation and Maintenance Excellence Award.

Commissioner Jefferson announced on May 22, 2003, Bridgeville will have two Officers, Adam Hitchens and Christopher Story, graduating from the Delaware Police Academy. The ceremony will be held at Delaware State College, Dover, Delaware, beginning at 6:30 p.m. The Town will have five full-time officers which includes the chief, allowing the Town to have twenty-four hour, seven day coverage.

VI. OLD BUSINESS

The second and final reading of Ordinance #A03-4, "An Ordinance Amending The Town of Bridgeville Zoning Ordinance As It Relates to Applications For Zoning Permits", was presented by President Conaway. The Ordinance amends Article IX, Section #234-43 by adding the following text: No zoning permits, certificates of occupancy or building permits shall be issued nor shall any applications for changes of zoning, conditional uses, variances, or special exceptions be accepted unless all taxes, assessments, service charges, or fees due the Town of Bridgeville are paid and in good standing and all the subject property does not otherwise violate any Bridgeville code. After a general discussion, Commissioner Correll made a motion to adopt Ordinance #A03-4, Application For Zoning Permits, as presented for a second and final reading. Motion was seconded by Commissioner Sipple and carried unanimously.

Commissioner Jefferson reported, in the absence of Chief Parsons, that the police department is using over-time money to combat loitering, gambling and drugs reported on Church Street and North Cannon Street. Officers will continue to patrol the area and make appropriate arrests as problems still remain. Commissioner Jefferson commented that he will see all problems are addressed.

President Conaway advised that during the week of May 9, 2003, damage occurred at the park on Delaware Avenue, the Post Office located at the corner of Walnut and Laws Streets, St. Mary's Church on William Street, Howard Hardesty's property at 304 S. Main Street, and paint damage to three vehicles. A group of young

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men have been named, with the investigation on-going. If charged and found guilty, it has been suggested the young men be assigned to the Bridgeville town offices to perform Community Service duties. Commissioner Correll expressed gratitude to Officer Parker for his prompt attention to the matter.

Director of Development Bonnie Walls reported at the April meeting the Delaware Solid Waste Authority Community Clean Up Initiative Program has been made available for the Town to initiate a Clean Up Day. Senator Adams and Rep. Ewing have \$3,000 credits available from the Delaware Solid Waste Authority to be used at the landfill if the Town decides to promote Clean Up Day. The credits must be used by June 30, 2003. A local trash hauler advised they would do a Clean Up Day, door to door, for a cost of \$1,900. The Clean Up would involve two Saturdays. Waste Management Company will not do a door to door Clean Up, but would place roll off dumpsters in a designated location. There would be a \$60 fee for each roll-off dumpster and \$140 fee to pick up and take to the landfill. Waste Management Company will waive the rental fee for the Town. The cost to use four roll off dumpsters would be approximately \$800. Neither trash company will accept ranges, metal, tin or steel items. A salvage company advised they will accept such items but not air conditioners or refrigerators. After a general discussion, President Conaway suggested that fall might be a better time to hold a Clean Up Day, allowing for better planning and giving time to advertise the dates and specifics to the residents. Mrs. Walls stated a budget of approximately \$2,000 should cover the cost of a clean up project.

Mrs. Walls announced the Department of Transportation (DelDOT) will hold a Public Meeting to solicit public input on the proposed bicycle and pedestrian facilities in the Town of Bridgeville. The meeting will be on Tuesday, June 3, 2003 at the Town Hall from 4:00 p.m. to 7:00 p.m.

Per the request of Commissioners at the April 14, 2003 meeting; Mrs. Walls contacted the Department of Transportation concerning a demolition date for the property the State purchased on North Main Street where damaged bulk head is scheduled for replacement. For safety reasons the State decided to demolish the house. At the present time a date has not been set, but the State would like to start the project in the fall.

An agreement with the Department of Transportation, Suburban Street Aid Fund, was received today for possibly twenty one paving and sidewalk repairs in the amount of \$129,630. The following repairs will be placed out for bids in the near future.

1.	\$ 1,125	300 Block Delaware Avenue - (North Side)
2.	\$ 1,500	Chestnut Alley From Railroad Avenue To Laws Street
3.	\$ 6,500	Design Engineering And Construction Inspection For FY '03 Locations
4.	\$ 1,725	400 Block Delaware Avenue - (South Side)
5.	\$ 3,500	East Side Of Railroad Avenue In Front Of Adam's Feed Mill
6.	\$ 7,260	Edgewood Street To Cherry Alley
7.	\$ 5,200	Gum Alley From First Street To End
8.	\$ 4,000	Intersection Of South Cannon Street And Walnut Street
9.	\$ 9,500	Intersection Of Walnut Street And William Street
10.	\$ 26,540	Laws Street From Elliott Drive To Jacobs Avenue
11.	\$ 5,000	Maple Alley From Laws Street To William Street
12.	\$ 15,500	Mechanic Street From Market Street To Delaware Avenue
13.	\$ 2,500	Northwest Corner of Delaware Avenue And Laws Street
14.	\$ 5,610	Railroad Avenue From Delaware Avenue To Pine Alley
15.	\$ 5,400	South Cannon Street From Cedar Street To Edgewood Street
16.	\$ 1,500	South Cannon Street From Cedar Street To Walnut Street
17.	\$ 6,000	South Main Street From Elliott Drive To Jacobs Avenue
18.	\$ 4,500	Walnut Street By The Post Office
19.	\$ 2,050	Walnut Street
20.	\$ 2,250	William Street - (East Side)
21.	\$ 2,470	Mechanic Street From Market Street To Delaware Avenue

This agreement does not include three church parking lots, Mt. Calvary on Church Street, Williams Chapel on North Cannon Street, and Mt. Olive Baptist Church on First Street, previously considered for repaving. The parishes need per DelDOT to obtain boundaries of their parking lots and dedicate them to public use. Commissioner Sipple made a motion to execute the agreement as presented. Motion was seconded by Commissioner Greason and carried unanimously. Necessary funding was awarded to the Town by Senator Adams and Rep. Ewing. Commissioner Sipple pointed out during the next funding cycle she would like to have the standing water problem on Sussex Avenue (across from Dr. Beckert's house) corrected.

VII. NEW BUSINESS

Commissioner Sipple reported The City of Seaford was in Town on Saturday, May 10, 2003, with their street sweeper to clean sand and salt off the streets.

Commissioners Correll and Sipple will be meeting with Mr. Bryan Hall of the Delaware Forest Service to discuss funding for the planting of trees along Walnut Street.

A budget workshop for Fiscal Year 2004 is scheduled for Monday, May 19, 2003. Department Heads will meet with the Commission as follows:

- 6:00 p.m. - Water
- 6:30 p.m. - Wastewater
- 7:00 p.m. - Police
- 7:30 p.m. - Grants
- 8:00 p.m. - Administration

A second workshop will be held Wednesday, May 28, 2003 at 6:00 p.m... On Monday, June 2, 2003 at 7:00 p.m. a special meeting is scheduled to introduce the Fiscal 2004 Budget. The Fiscal 2004 Budget will be presented for adoption at the regular monthly Commission meeting on Monday, June 9, 2003. All meetings will be held in the Commission chambers at the Town Hall.

President Conaway presented a letter he prepared (see attached) expressing the Commission's view of new people moving to the eastern part of Sussex County who are trying to stack the County Council with two additional councilmen. With Commissioner's approval, he will submit the editorial to the News Journal for publication. The majority members of the Sussex County Association of Towns also opposed this proposal. After a general discussion, Commissioner Jefferson made a motion to send the letter to the newspaper as presented. Motion was seconded by Commissioner Correll and carried unanimously.

House Bill Number 157 has been introduced dealing with property transfer tax. Presently the property transfer tax in Delaware is 3%. When a property transfers in Bridgeville, 1.5% goes to the State and 1.5% goes to the Town. If this Bill is adopted by the State Legislators, the Town will only receive 1.25% on each property transfer. Based on projected revenues for next fiscal year, the Town could lose approximately \$38,000 in revenue. After a general discussion and hearing no objection from the Commission, President Conaway will send a letter to the State Legislators asking their support in opposing House Bill Number 157 explaining how the Bill will seriously affect the Town's budget and income for the Town as we grow.

Three letters of complaint have been filed by residents concerning the dilapidated house at 104 North Main Street. Ordinance Number A03-2, "An Ordinance Relating To Maintaining Of Dangerous Buildings Within The Town of Bridgeville", was adopted on March 10, 2003. President Conaway appointed Commissioner Bill Jefferson, Fire Chief Jack Cannon and himself as Chairman to the Dangerous Building Inspection Committee to inspect the property and bring their findings back to the Commission. If the Committee finds the building to be a serious hazard to life and property, the Commissioners shall cause a notice to be directed to the owner. The notice will inform the owner of a time and place for a public hearing before the Commissioners to afford

the interested parties an opportunity to show cause why the building investigated by the Dangerous Building Inspection Committee should not be declared to be a hazard and why it should not be ordered to be demolished. Following the hearing and presentation of any evidence by the owner, the Commissioners shall issue its findings and conclusions concerning the building. If it is found that the building constitutes a hazard to life and property but that measures may be taken to remove the dangerous conditions and render the building safe, the finds and conclusions shall specify what measures shall be taken to correct the conditions and shall specify a time limit within which the corrective measures shall be taken. If it is found, following the hearing, that conditions render the building a hazard to life and property and that no corrective measures may be taken to abate the conditions and render the building safe, the building shall be declared by the Commissioners to be a common and public nuisance, and demolition by a certain date shall be ordered. Whenever the owner of a property fails to comply with the order issued by the Commissioners within the time prescribed, the Commissioners shall authorize the Town Solicitor to file suit in a court of competent jurisdiction to obtain the necessary order to enforce the directions of the Commissioners or to have the building demolished at the cost and expense of the owner. The cost of the razing and removal of such building shall become a tax lien pursuant to 25 Del. C. Chapter 29.

One of the resident's letters also addressed the property located at 102 North Main Street. The house is inhabited, but the Town is working with County Officials to see if anything can be done to have serious health conditions, etc. addressed.

VIII. CITIZEN'S PRIVILEGE

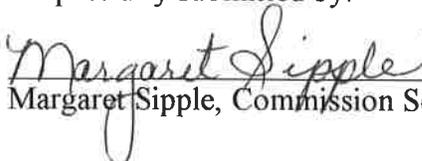
Mr. Nick Rocks, Bridgeville South developer, expressed his gratitude to President and Mrs. Conaway for attending an annexation meeting in Trappe, Maryland where there is planned a similar development as proposed in Bridgeville. President Conaway voiced his support and offered factual information as it relates to the development planned for Bridgeville by Mr. Rocks.

Bridgeville South developer Nick Rocks advised he hopes to present site plans for the new development at the regular Commission meeting on June 9, 2003.

X. ADJOURNMENT

Commissioner Sipple made a motion to adjourn the meeting at 8:15 P.M. Motion was seconded by Commissioner Correll and so carried.

Respectfully submitted by:


Margaret Sipple, Commission Secretary


Alma Fleetwood, Town Clerk