

MINUTES
COMMISSIONERS OF BRIDGEVILLE
April 10, 2017 – 7:00 P.M.
TOWN HALL

I. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by President Pat Correll. Present: Commissioners Timothy Banks, Tom Carey, Sharon McDowell, Lawrence Tassone, Town Manager Jesse Savage and Solicitor Dennis Schrader. The meeting began with the Flag Salute and Prayer.

II. QUORUM PRESENT

President Correll reported a quorum was present to discuss Bridgeville Town business.

III. APPROVAL OF AGENDA

Motion to approve the Agenda – Tassone; 2nd – Carey; motion carried.

IV. APPROVAL OF MINUTES

Motion to approve Minutes from the March 13th Commission meeting and the March 29th Commission Workshop – Tassone; 2nd – Carey; motion carried.

V. CORRESPONDENCE – none

VI. APPROVAL OF FINANCIAL STATEMENTS AND BILLS PAYABLE

Balance Sheet – March 31, 2017

General Fund – \$863,124 (decrease of \$100,414 from last month)

All Accounts – \$2,400,789 (decrease of \$13,166)

Accounts Receivable – \$82,971

Budget Report Target – 75% (9 months into budget year)

Income – \$2,177,165 (Income at 81% of budget)

Expenses – \$1,890,346 (Expenses at 70% of budget)

Net Income – \$286,819

Accounts Payable

Bills – \$74,091 Expected Expenses – \$130,500/Total estimated amount for approval –\$204,591 Motion to pay the bills as presented – Tassone; 2nd – McDowell; motion carried.

VII. TOWN REPORTS

Department Reports were reviewed and are attached to these minutes.

Commissioner Carey commented on feral cats and advised one cat has tested positive for rabies in or near Bridgeville. He believes the Town Commission must take trapping cats seriously. Town Manager Savage has talked to other Towns/SPCA and will look at costs, etc. of a trapping program.

Employee Phillip Mowbray has been with the Town 28 years and Scott Walls has completed his first year with the Town. President Correll advised of 93 police arrests last month and 176 this month!

VIII. CITIZEN'S PRIVILEGE

Mrs. Lynn Bennett from 500 S. Cannon St. has contacted the SPCA in the past concerning cat problems and learned that traps could be rented for \$50 each. Tractor Supply also carries traps.

Mrs. Bennett also expressed concern about her property directly across from the football field. Cars are doing donuts all over their field and she is asking for Police patrol, as it is marked 'no trespassing.'

Mrs. Ruth Skala from 108 Whistling Duck Dr. expressed concern about the cat problem; however, it does not address the concern for domestic animals and children. Rabies is deadly.

IX. SPECIAL PRESENTATION: HOMETOWN HEROES PROJECT UPDATE

Senior ROTC Cadet Jacob Johnson asked the Commission to choose the banner design for the upcoming project. They will fly on Market and Main Sts. from Memorial Day to September. The Commissioners sent best wishes to Jacob, who will leave for boot camp at Camp Lejeune on June 12th.

X. OLD BUSINESS

A. Ordinance 2017-A "AN ORDINANCE CREATING A NEW CHAPTER OF THE CODE OF THE TOWN OF BRIDGEVILLE REQUIRING THE REGISTRATION OF ALL VACANT BUILDINGS AND DWELLING UNITS WITHIN THE TOWN OF BRIDGEVILLE"

This Ordinance adds a new Chapter to the Code monitoring vacant properties. Within 180 days owners must find a tenant or be fined. It would also apply to a homeowner who moved without selling. Fees are – \$100 for 1st calendar year; \$300 for years 2-5 and \$500 for every year thereafter.

Mr. Richard Rando from 52 Emily's Pintail Dr. asked if this Ordinance would apply to uninhabitable homes. If the house is vacant, it would apply; the Code Officer would have discretion.

The Public Hearing was closed at 7:35 P.M. Motion to approve Ordinance 2017-A requiring registration of all vacant buildings in Bridgeville and re-naming the Ordinance #17-1 – Tassone; 2nd – Banks; motion carried.

B. Ordinance 2017-B "AN ORDINANCE AMENDING THE CODE OF THE TOWN OF BRIDGEVILLE BY ADDING A NEW CHAPTER RELATING TO THE CONTROL OF NOISE"

This Ordinance describes the prohibited acts, exemptions, parameters and violations for noise in Bridgeville. Anything loud or disturbing would be a violation.

The Public Hearing was opened at 7:42 P.M. Commissioner Carey questioned barking dogs in the Ordinance. Solicitor Schrader advised the Code Officer would investigate and determine correct action. The Public Hearing was closed at 7:43 P.M. Motion to adopt the Ordinance 2017-B related to the control of noise and re-naming the Ordinance #17-2 – Tassone; 2nd – Banks; motion carried.

XI. NEW BUSINESS

A. Heritage Shores Phase 3 Revisions

Mr. Bob Rauch from Rauch, Inc. reviewed proposed revisions to the Heritage Shores RPC. The P&Z has recommended approval and deferred discussion of Phase 4 until the April P&Z meeting.

The first step was to set the scope of the project, with 1,836 units; a combination of detached, duplex and triplex lots. The project is approved for 2,000, with the balance intended to be apartments.

Mr. Rauch advised they will remove a section of road in Phase III that is not functional. An un-necessary circular road will also be removed. Space has been set aside for condominiums.

The developer is researching the creation of units for over-night stays by people who would like to visit the property/golf course before a purchase. The idea of casitas has also re-surfaced. Commission permission would be required to move forward with this type of dwelling.

President Correll questioned whether these over-night units could be rented by H.S. residents for family visits/wedding guests. Mr. Rauch advised that use is acceptable.

Any substantial changes require the developer to return to the P&Z/Town for permissions. Tonight he is requesting approval of a final revision to Phase 3. Before they move to Phase 4, they must build the road to connect to the commercial area. The removal of a road brings the housing count from 161 to 163.

Commissioner Tassone believes there is a strong interest in condo development, which would be an advantage to widows. Mr. Rauch advised they are not abandoning the condos.

Solicitor Schrader advised that he desires to keep track of the types of lots left in each category (single/double etc.) At the point of 50% build-out it is important to address the accuracy of the numbers of types of lots yet to be developed. He also requested a gathering of all approvals, recorded plats, etc. for the project in chronological order.

Motion to accept the current Phase 3 Revisions, as recommended by the P&Z – Tassone; 2nd Banks; motion carried.

B. Economic Development Committee (EDC) Chairperson Appointment

Mrs. Ruth Skala is stepping down as Chairperson. The Committee has recommended Mr. Richard Grinnell be appointed in her place.

Motion to approve Mr. Grinnell's appointment – Tassone; 2nd – McDowell. Motion carried.

C. EDC Competitive Incentive Grant Approval

The Commissioners considered a competitive incentive grant to encourage the establishment of a new business or the expansion of an existing business in Bridgeville. This is a 50% matching grant, with the grant proceeds not to exceed \$5,000.

Motion to approve the grant, as submitted by the EDC – Tassone; 2nd – Carey. Motion carried.

D. Resolution to Amend FY-17 Capital Budget

Motion to approve the Resolution and amend the FY-17 Capital Budget – Tassone; 2nd – Banks. Motion carried.

E. New Police Department Engineering Proposal

The next phase will be construction drawings and site engineering so the Town can go out to bid and compare pricing. Engineer, Mike Wigley suggested including alternates in the bid package to give the Town pricing options. An effort to simplify the building has been made. Town Manager Savage advised the cost of the project will be covered by EM funds and Police Department savings.

Motion to approve the new Police Department Architecture and Engineering proposal – Carey; 2nd – Tassone; motion carried.

XII. ECONOMIC DEVELOPMENT COMMITTEE UPDATE

Mr. Richard Grinnell advised the EDC discussed hiring someone to assist the committee. Town Manager Savage has offered to give of his time and staff time to assist. The committee has considered introducing a Farmer’s Market, but has since pursued a “First Friday” type of event with local/outside food trucks coming to Bridgeville. Committee members are also canvassing merchants for their needs and growth ideas.

XIII. INTRODUCTION OF ORDINANCES

There were no Ordinances to be introduced.

XIV. GOOD OF THE ORDER

Per President Correll, there is a lot taking place at the state level that will affect our Towns. Town Manager Savage has been on the DLLG Legislative Advocacy committee for the past two years. It is important that more of our people get involved in state issues – we have to fill the state offices with citizens who care. Upcoming legislation finance committee issues and the bond bill will affect all Bridgeville residents.

XV. ADJOURNMENT

Motion to adjourn – McDowell; 2nd – Carey; the meeting was adjourned at 7:32 P.M.

Respectfully submitted,

Lawrence Tassone, Commission Secretary

Peggy Smith, Transcriptionist