

CITY OF MILFORD
COUNCIL MEETING MINUTES
October 10, 2022

The City Council of the City of Milford met in Regular Session on Monday, October 10, 2022.

PRESIDING: Mayor Archie Campbell

IN ATTENDANCE: Councilmembers Daniel Marabello, Mike Boyle, Andrew Fulton, Todd Culotta, Brian Baer, Nirmala Samaroo, Jason James Sr., and Katrina Wilson

STAFF: City Manager Mark Whitfield, Acting Chief Edward Huey, and City Clerk Terri Hudson

COUNSEL: Solicitor David Rutt, Esquire

Per the Limited Public Health Emergency Declaration issued by Governor John Carney on March 1, 2022, and the virtual meeting provisions provided in Senate Bill 94, Milford City Council Meetings and Workshops are held in the Council Chambers at City Hall with attendees able to participate remotely as well.

CALL TO ORDER

Mayor Campbell called the meeting to order at 6:04 p.m. noting that everyone was in attendance.

INVOCATION AND PLEDGE

The invocation was given by Councilmember Wilson, followed by the Pledge of Allegiance.

APPROVAL OF PREVIOUS MINUTES

Included in the packet were minutes from the August 31, 2022 and September 28, 2022 Council Workshops, and September 12, 2022 and September 26, 2022 Council Meetings. Motion to approve made by Councilmember Wilson, seconded by Councilmember Culotta. Motion carried.

RECOGNITION

New Employees

Finance Director Lou Vitola introduced Dawn Rowe who was hired in the Customer Service Department as a Billing Clerk II. Ms. Rowe comes to the City with more than fifteen years' experience in customer service and accounting, started on October 3, 2022.

Acting Police Chief Huey introduced his newest fulltime Police Dispatcher Ashley Treco who previously worked in lost prevention services in retail.

Proclamation 2022-26/Cybersecurity Awareness Month

Mayor Campbell acknowledged our IT Director Bill Pettigrew and his staff for keeping Milford safe, then proclaimed October as Cybersecurity Awareness Month.

NATIONAL CYBERSECURITY AWARENESS MONTH

WHEREAS, the City of Milford recognizes the vital role technology has in our daily lives and the future of our Nation and State, whereby today many critical infrastructure sectors are increasingly reliant on information systems to support financial services, energy, telecommunications, transportation, utilities, healthcare, and emergency response systems; and

WHEREAS, internet users, citizens, and information infrastructure face an increasing threat of malicious cyber-attack, significant financial and personal privacy losses due to identity theft and fraud; and

WHEREAS, throughout October, in recognition of Cybersecurity Awareness Month, the Department of Homeland Security is committed to raising awareness about ways to combat the constant and ever-increasing danger from cyber threat actors; and

WHEREAS, Milford's IT Director Bill Pettigrew and IT Experts Denham Dodd and Paul Beebe, maintain the security of cyberspace is a shared responsibility in which all of us have a critical role; and

WHEREAS, by integrating cybersecurity into the overall cultures and operations of the City of Milford, the Department leads by example; and

WHEREAS, the Cybersecurity and Infrastructure Security Agency (CISA) a division of the U.S. Department of Homeland Security, and its Cybersecurity Advisor, and State of Delaware Coordinator Ariella Baine, along with the Delaware Department of Technology and Information have declared October as National Cyber Security Awareness Month.

NOW THEREFORE, BE IT RESOLVED, that I, Arthur J. Campbell, Mayor of the City of Milford, do hereby proclaim that all residents and businesses within the City of Milford support October 2022 as Cybersecurity Awareness Month; and

AND BE IT FURTHER PROCLAIMED, that as part of the month-long awareness campaign, the City of Milford, on this 10th day of October 2022, joins the Delaware Department of Technology and Information, along with its partners, who have developed month-long activities for all ages to bring awareness of cyber threats, protection methods, and response actions.

Director Pettigrew was in attendance and thanked Mayor Campbell for the recognition. He also acknowledged the partnership with State Cybersecurity Coordinator Ariella Baine, who was unable to attend this evening.

Proclamation 2022-21/Milford Goes Purple Month

October was also declared Milford Goes Purple Month by Mayor Campbell:

MILFORD GOES PURPLE MONTH

WHEREAS, Delaware Goes Purple is a statewide initiative led by the Sussex County Health Coalition (SCHC) based out of Georgetown Delaware; and

WHEREAS, in 2018, SCHC led the effort to reduce the stigma of addictions, inspired by The Herren Project™ Go Purple campaign; and

WHEREAS, the purpose of Going Purple is to raise awareness and reduce the number of Delawareans suffering with drug and alcohol addiction and to share that recovery is possible; and

WHEREAS, those struggling need to know that their disease is not one they should be ashamed of, or keep hidden; and

WHEREAS, this year's project stresses the importance of educating people, especially parents and children, about how the path to addiction most often begins with prescription medications; and

WHEREAS, nearly every day, someone in Delaware loses their battle with heroin, prescription painkillers and other addictive drugs; and

WHEREAS, Delaware Goes Purple empowers each community to stand up to erase the stigma and to support those individuals who need it the most through informed conversations about alcohol dependence, prescription pills and drug addiction.

NOW, THEREFORE, I, Arthur J. Campbell, by virtue of the authority vested in me as Mayor of the City of Milford, do hereby declare October 2022 as:

Milford Goes Purple Month

in hopes of making an impact and to assist in turning the tide of this epidemic by challenging community leaders, residents, teachers, students, businesses, and their employees to work together to become part of the solution.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Milford to be affixed this 10th day of October, Two Thousand Twenty-Two.

POLICE DEPARTMENT REPORT

Acting Chief Huey provided a few updates from his monthly report. He also spoke about K9-2 who recently underwent surgery and provided a quick analysis of the criminal arrests that were made in September.

Motion made by Councilmember Fulton, seconded by Councilmember James, to accept the monthly Police Report. Motion carried.

CITY CLERK REPORT

City Clerk Hudson then provide a synopsis of her report that included upcoming community events, discussed a current ordinance regarding park closures, and the possibility of reinstating a memorial brick project due to several repair opportunities that are scheduled to occur in the City.

Councilmember Fulton moved to accept the City Clerk's report, seconded by Councilmember Wilson. Motion carried.

CITY MANAGER REPORT

City Manager Whitfield presented his report, stating that at the most recent DEMEC meeting, the discussion surrounded the Indian River substation 'must run' PJM decision. The board approved a rate increase and encouraged Council to communicate with State Representatives about accelerating the construction of the transmission line between Vienna, MD and Indian River to prevent paying the additional costs.

He also commended the Public Works, Electric, and Police employees for their work related to the aftermath of Hurricane/Tropical Storm Ian.

Public Works Director Mike Svaby, Electric Director Tony Chipola, Planning & Zoning Director Rob Pierce, Parks & Recreation Director Brad Dennehy, Human Resources Director Jamesha Williams, Economic Development & Community Engagement Administrator Sara Bluhm, IT Director Bill Pettigrew, and Finance Director Lou Vitola provided monthly updates. A few items were clarified by Council, though the complete reports are included in the packet.

Councilmember James moved to accept the City Manager and departmental reports are accepted, seconded by Councilmember Fulton. Motion carried.

COMMUNICATIONS & CORRESPONDENCE

Councilmember Marabello commended the volunteers who were involved in the Big Draw Event sponsored by the Mispillion Art League and the wonderful children's play at Second Street Players, which he thought was the best performance in their history.

UNFINISHED BUSINESS

WIIN Update

Danielle Swallow of Delaware Sea Grant, also representing RASCL, the Resilient and Sustainable Communities League, is present on behalf of WIIN (Waterways Infrastructure and Investment Network).

Tonight, is her third time to update Council on the WIIN program that is part of a two-year, Federal grant that is now in the throes of developing the final product from this grant, which is a nature-based investment strategy. Both the City of Milford and Slaughter Beach, which are the focus of this project, are centered around their natural resources, like the Mispillion River. WIIN is interested in communicating, protecting, and enhancing their value for future generations through investments that are eco-friendly and help foster long-term sustainability and resilience in the community.

The investment strategies are a collection of ideas that have been gathered from elected officials and WIIN's various partners, some of whom include the Delaware Nature Society, DNREC, University of Maryland, Environmental Finance Center, and Southern Delaware Tourism, as examples.

Ms. Swallow then outlined some of the chapters that will be in the investment plan which should be finalized over the winter. The plan will provide an overview of State and Federal initiatives that are important to consider in the context of an investment strategy. This may include the Army Corp of Engineers and any investment plans they have in the region, or what is happening along the bay shore in the byway.

Also undertaken is an assessment of risks to natural hazards, particularly flooding and sea level rise. Also considered are land use changes, and how that could impact the area going forward.

She shared they are also drawing from a report that she briefed Council on many months ago, regarding an economic valuation of the existing natural resources in terms of the value they derive from recreation and tourism activities.

The next piece of the plan will dive into the actual investment ideas that were collected from those in attendance today, various members of community from different sectors and WIIN's partners. Some funding and financing initiatives will then be identified.

This past summer, there were several focus group sessions that met over two days totaling fifty members of the community. She then spoke about the idea that were generated from those sessions that cover four or five themes.

The first theme is connectivity, and the idea of this theme is expanding and fostering linkages. That could be with bike trails or greenways, recreational paths, as well as wayfinding.

In Slaughter Beach a desire was expressed to honor linkages between their community and Milford, in that Milford residents may utilize their beach for recreation. In turn, Slaughter Beach often utilizes Milford for commercial activities like shopping.

Foremost was a desire to see an extension of the riverwalk and to continue the work the City is doing to increase bike loops around Milford that connect to the natural amenities and the riverwalk.

Another idea was to incorporate more signage to support wayfinding and exploring better integration with the byways, by using the Mispillion River like a blueway that integrates into that byway.

The Slaughter Beach residents also suggested identifying more of the value of the ecosystem services that are generated from the natural resources.

Another category of input relates to access and the safety of access. Promoting more access points between the Mispillion and Slaughter Beach and improving the overall safety of that. Such as the bike paths going into Slaughter Beach and making sure there is more shoulders designated, and more contiguous bike paths to support recreation, but also safety of that recreation.

Presently, if someone sets off from Milford and are headed to mouth of the bay, there is a high possibility of encountering currents and tides, and there is really no access or egress point midway if suddenly unable to continue.

They are looking for ways to identify access points for non-motorized boats and so forth.

More public restrooms, both in the riverwalk area, as well as in Slaughter Beach, was also discussed. Also, more information and signage about tides and currents, and more platforms for birding, for fishing and wildlife, and in general, watching sunsets. There was an emphasis on promoting the north end of Slaughter Beach as a four-season rest stop area. Coming from Milford on a bike is a long journey, and presently there are no water, refreshment stations or anything similar there.

Another theme was playing up the sense of place of both Milford and Slaughter Beach to foster the identity of both communities, and the brand that Ben Muldrow will talk about. That includes investing in the arts in the heritage of the area, particularly the maritime heritage of this community. Putting up more signage and visual markers that draw people to the area but also explain the history and the natural resources and their importance.

Efforts are underway to beautify Milford came up in conversations as well. So did the idea there is an important story to tell about the marsh. The bay is important, and the beach is important, but the marsh also has a story to tell. It has four seasons and is a nursery for wildlife. It represents one of the most pristine natural areas left in this country.

The next to last theme is capacity in relation to the increase of civic facilities and organizations and processes that support the social capital of each community. Ideas came up about covering the library amphitheater, reimagining the old police station as a resource center, or as a home to civic groups.

Volunteerism came up as an ongoing need in the community, which can be a lifeblood for a community in the long run. Improving coordination at the civic level, through the creation of an arts council or a cultural council that merges the arts with heritage.

Playing up discovery tours and the traditional economic factors such as hotels and motels. From Slaughter Beach, one of the important things that came up was the need to bring more State and Federal resources and investments to that area.

The final topic was resilience and sustainability to hazards and land use changes, which reduces exposure and vulnerability to those hazards, as well as ensuring the resources are around for future generations.

People talked about the need to invest in resilient design practices that integrate living shorelines, rain gardens and wildflower gardens into the urban setting, including along the river walk. Also adopting higher standards for floodplain management, promoting conservation projects to reduce pollution, improve water quality, and protect habitats,

Slaughter Beach has an ongoing need for beach nourishment and to better understand the condition of the deteriorating jetty at the mouth of the Mispillion. Just north of that, there is erosion taking place which might create another cut for the river. The goal is to better assess how that will impact future flooding and the health and resilience of the overall watershed.

She concluded by stating these are some of the ideas that were received and will be seen in the investment plan.

Councilmember Fulton suggested a machine at Slaughter Beach that dispenses water or sodas be considered initially.

Ben Muldrow, partner at Arnett Muldrow, a City Planning and Place Branding Firm then referenced his presentation included in the Council packet. He stated he is a citizen of Milford. He commended Suzannah Frederick, and her customer service staff who contacted them to inform them there was a constant flow on his meter, after which he investigated and found a failed frost free spicket that was leaking two and a half gallons an hour and was able to fix it the same day thanks to the phone call from City Staff.

He informed Council they were called in to play a part of the branding process of the Mispillion and Cedar Creek Watersheds and provided some highlights.

They always like to look at overall economic impact. When looking at the geography of these combined watersheds, the retail market they represent is in the range of \$650 million dollars in retail sales. This is a place where commerce is happening, and there is a unique relationship between Slaughter Beach and Milford with Milford being the retail hub and one of the truly unique dynamics. Slaughter Beach does not want to be the retail hub and instead loves the sibling

relationship with Milford and that they can get their goods and services here. A great relationship has been created as a result.

He helped to facilitate the input meetings and had good turnouts in both communities. They wanted to make sure that anything done coincided with the Bayshore Byway, which has really grown some legs since the brand was launched for that several years ago. In fact, DelDOT is exploring the expansion of the byway program through a blueway network by extending it to include blueways.

They wanted to figure out a way of telling the story or dig into the identity of the Mispillion and he loves to write a brand statement, which he read into the record:

Deep in a hardwood forest, three small creeks converge. The woods that surround us make our waters dark and rich, nearly invisible, naturally unnoticed. Together they grow.

Through mill ponds, the waters become one flowing through gris mills, and past many a spillway, to form the story of our agricultural past. We then become lakes—Griffith, Haven, and Silver. From eagles nesting behind historic homes to fishermen in the shadow of Ice Cream Island, many experience the reflective beauty of life on the water.

On we pass into the heart of Delaware's shipbuilding legacy. It was here that our ancestors built the ships that kept America safe. It was here that our economy and nature intertwined.

Our trip is not done. We passed island hiking trails, kayak launches, and an old school drawbridge, as we reach the pristine beauty of our tidal marsh. Here, nature truly surrounds us. Wildlife refuges and protected wetlands shield this place where salt water and fresh come together, where tides shape our shores, and where the quiet and beauty of Delaware is evident in every angle.

As we reach the mouth of the river, the horizon opens up. We arrive at the bay, and a beach community that truly values the stewardship of nature. A place that can simply be described as a sanctuary.

We have been called by so many names yet are still unknown to so many. Creeks, ponds, rivers, lakes, marshes, harbors, and beaches. We are all the best of where land meets water---we are the Mispillion, Delaware's hidden river.

Mr. Muldrow explained that going back to 2010 when they helped Milford develop their brand—River Town, Art Town, Home Town, he always knew that the role of the river, the story that it carried, and the fact that we literally have a river that runs through the heart of our community, dividing two counties and creating this unique place, was the conduit of our uniqueness. It really fueled the opportunity for continued growth, so everything from continued private sector investment alongside our rivers, to the overall growth, conservation, and preservation of our ecosystem, to ensure this asset is going to be there for generations to come. That is everything they are looking for.

He concluded by stating he would love for everyone to explore the additional components of the plan. That is everything from making sure Milford understands how to truly position themselves as Delaware's River Town. There is no other community in the State that has declared their connection to the river the way that Milford can.

That includes looking at implementation and a multi organizational approach at building brand equity around this identity.

Mr. Muldrow said they are really excited about how the process has gone. They will be wrapping up their toolkit in the coming weeks, and will make that available far and wide, both governments and organizations in both communities. Access to that is free and unfettered.

They will need partners throughout all communities to deploy it and build value behind it.

Councilmember Baer suggested some of the designs be incorporated into the Riverwalk signage. Mr. Muldrow will convey that suggestion to the Downtown Milford design group.

Council commended Mr. Muldrow on the work for designs and ideas for the project.

Council Retreat Date Reminder

The Annual Council Retreat will be held this Saturday, October 15th at Etta's Catering on Rehoboth Boulevard. It will also be live streamed for public view.

FY2021 Audit Update

Finance Director Vitola referenced the late update to the packet relative to the most recent FY21 audit. He asked the auditors to turnaround their final review in seven days for an issuance date of Monday, October 17th. This will allow him to update the packet with the auditor's materials. That would provide sufficient time to share with Council for approval on Monday, October 24th.

The auditors have items they want to complete for the report and their CPA needs to review. The partner on the engagement also needs a final review. A concurring, independent partner will review it, after which the report will run through the quality control, which includes footing, spelling, grammar, page numbering, and agreement.

The auditors will then provide a finding and once completed, Director Vitola will respond.

He shared there is a note in the management analysis that will address the lateness, as expected, but this will provide him a formal opportunity to respond.

The drafts dated March 22nd, June 22nd, August 31st, September 12th, September 13th, September 26th, and the October 10th were discussed by the Director. He believes at this point, the auditors have finally run through their review and come to a level of acceptance with the report. One item the auditors had some issues of comfort with how the FY20's tied between the fund financial statements and the government-wide financial statements.

It appears there was an understatement related to payables for which the walk through from the fund financials to the government-wide financials in which the sign was reversed. It was six figures, but below materiality threshold. But for something in the \$170,000-\$180,000 range of non-current other liabilities for the sign to get flipped, was causing trouble to foot FY21. That piece was solved by that independent concurrent partner, which had already done a review, but walked back through it to find it.

That got past last year's auditors and Director Vitola's financials. With that solved, it is a clean set of financials.

He believes the statements are better for it and will improve going forward.

Director Vitola commended the auditing firm, noting they have done a great job, especially for their first year and taking their time sorting through every number over the past two years.

Between the June 27th and the current draft of the report, revenue is 1.4% lower and expenses are 2% lower than reported. The results in a change of 1.7% higher than initially reported. Assets are within 0.3%, liabilities are 0.5% lower, and the ending net position for FY21 is a 0.5% difference.

When asked at what point Council will have it to review, considering the June 24th acceptance date; Director Vitola pointed out Council currently has the final draft of the financials. The audit pages will be uploaded to the packet as soon as they're available, which he expects within a couple of days of Monday, October 17th.

Councilmember James asked that it be provided in advance of the weekend, to prevent forcing Council to review it over the weekend. Director Vitola understands emphasizing that as soon as he receives the materials they will be emailed.

The Councilmember also confirmed that some correspondence will be sent by the City Clerk or the Finance Director that the information is available for review.

For clarification purposes, Councilmember James pointed out that because there has been a very small change since the original draft, does not mean something is wrong. Instead, it means the audit is being properly presented and the numbers are accurate. If numbers are found to go in different directions percentage wise, the auditors must sort through them accumulatively. A 0.5% on a \$48 million budget is very minor, but that has since been reconciled.

NEW BUSINESS

Milford Corporate Center Concept Plan Update

Planning Director Pierce discussed the affiliation with Emery Hill, Tsonias Management, and Becker Morgan Group whose firms were hired to assist in the development and planning process of the Milford Corporate Center.

Becker Morgan Senior Associate Chad Carter and Vice President Mike Riemann were in attendance.

Mr. Riemann shared that since the last meeting, he has submitted the project to Office of State Planning PLUS. They attended the August PLUS meeting where feedback from various agencies was received. Several meetings have been held with DeIDOT regarding access, traffic, offsite improvements, etc. A community workshop was held on September 27th at the Public Works building. Approximately thirty people attended and were provided a brief presentation and received some good feedback.

No feedback was received that would materially change the overall design of the project. The most important and shared comment from residents was a desire not to have an entrance on Church Hill Road.

There were also some concerns about the buffers from neighboring residential properties. An established minimum one-hundred-foot buffer is to be provided between those properties, which would widen out to where the stormwater pond is located and beyond.

Mr. Riemann recalled talking at the last council meeting about the pedestrian pathway that loops the entire property. That provides connected walkways along Route 14, Route 15, and Church Hill Road which would circumvent the entire property.

They received feedback from some of the neighbors about the location of the sidewalks, and not wanting them adjacent to their property line, with suggestions to install them on the other side of the buffer, the other side of the stormwater pond. This plan accommodates those requests.

Additional comments related to drainage. The next step will be surveying and geo technical borings which will solve a lot of that.

The depth of the lots along Route 14 were reduced as they were somewhat deeper than needed for an office use. Because of the frontage and visibility from Routes 14 and 15, an office use was being targeted, and that reduction will be a little more commensurate with the BP zoning district line.

The next steps involve the Municipal Tax Increment Finance (TIF) process and site readiness. A DeIDOT formal scoping meeting on a traffic analysis is scheduled on October 24th. A TIF pre-meeting will be held prior to the November 16th meeting.

He then provided a quick review of various renderings of the concept plan.

Councilmembers provided various comments regarding attendance at the community workshop, access points, design, road, and traffic impact.

Councilmember Baer asked about the roundabouts and the ability of eighteen wheelers to maneuver around them and in anticipation of improvements to Airport Road going out to Route 1 east for the truckers to get items delivered as easily as possible.

Mr. Riemann stated that the roundabouts will accommodate those trucks. These roundabouts are not uncommon, and one was just designed and recently constructed at Beebe Hospital on Route 24 and Warrington Road.

The design for Airport Road that is proposed does not make some improvements to Airport Road, but not the entire way. It will connect to the roundabout with tapering and widening.

There was a concern expressed by Councilmember Fulton that the southbound trucks will exit Route 1 near the Hertrich Car Dealerships, drive up Church Hill Road which needs major upgrades to support the heavier traffic. He emphasized that is the fastest roadway from Route 1 to this business park.

Several people were speaking but were unable to be heard.

City Manager Whitfield pointed out that Church Hill Road has a truck restriction.

Mr. Riemann again shared that the meeting with DelDOT on September 24th which will scope the details of the area. The answers to these questions will be addressed at that time.

Councilwoman Wilson stressed the need and that the City consider adding sidewalks to Airport Road though she has asked that for decades. Because this project will be ongoing down this roadway, perhaps it can be accomplished when this work is done.

Bid Award/Becker Morgan Group/Milford Corporate Center Agreement

Two professional contracts for engineering services from Becker Morgan Group were presented. The first contract in the amount of \$210,000 is for the design and permitting of anticipated DelDOT road and right-of-way improvements. The second contract in the amount of \$313,000 is for the design and permitting of the onsite construction improvements based on the final concept plan.

The TIF was submitted to assist with road improvements for this project. If awarded the \$210,000 design contract could be offset and reimbursed.

When asked if Solicitor Rutt reviewed and provided his blessing with the two proposals, he stated this is the initial contract and rates charged, hourly overruns, change orders, etc. He read through it while he was in the meeting. Councilmember James pointed out the importance of getting the Solicitor's authorization because Council has not reviewed the packets.

Councilmember Fulton authorizes the two engineering contracts be executed in the amount of the \$210,000 and \$313,000 for the Milford Corporate Center design and permitting, to be funded with general fund reserves and economic development funds. Grant funds received will reimburse the general fund reserves and any remaining funding incorporated into the improved cost of the corporate center and reimbursed on a pro rata basis from all funding sources contributing to the development of marketable infrastructure ready lots. Councilmember Culotta seconded the motion that carried unanimously.

City Manager Whitfield introduced the following four ordinances, after which Planning Director Pierce read a quick synopsis of each heading:

Introduction/Ordinance 2022-36

Application of Buccaneer Carwash

Revised Conditional Use

0.989 +/- acres of land located along the east side of N. Dupont Boulevard

and the west side of N. Walnut Street

Comprehensive Plan Designation: Commercial

Zoning District: C-3 (Highway Commercial District)

Present use: Carwash Proposed Use: Carwash

Tax Parcel: MD-16-174.14-01-16.00

Introduction/Ordinance 2022-37

Application of Knight Crossing -- Amended Conditional Use-- Planned Unit Development
25.80 +/- acres of land located south of Cedar Beach Road,
east of Beaver Dam Road and west of Route 1
Comprehensive Plan Designation: Moderate Density Residential
Zoning District: R-3 (Garden Apartment & Townhouse)
Present use: Vacant Proposed Use: Planned Unit Development
Tax Parcel: 3-30-7.00-035.00, 036.00 & 037.00 (portion)

Introduction/Ordinance 2022-38
Application of Knight Crossing -- Phase 2A for a Final Major Subdivision
25.80 +/- acres of land located south of Cedar Beach Road,
east of Beaver Dam Road and west of Route 1
Comprehensive Plan Designation: Moderate Density Residential
Zoning District: R-3 (Garden Apartment & Townhouse)
Present use: Vacant Proposed Use: Planned Unit Development
Tax Parcel: 3-30-7.00-035.00, 036.00 & 037.00 (portion)

Introduction/Ordinance 2022-39
Application of Becker Morgan Group, Inc.-- Red Cedar Farms, Inc
Preliminary Major Subdivision
101.42 +/- acres of land located along the east side of Bucks Road and north of Cedar Neck Road
Comprehensive Plan Designation: Low Density Residential
Zoning District: R-2 (low density residential)
Present Use: Vacant Proposed Use: 200-unit Single-family Detached Dwelling Subdivision
Tax Parcel: 3-30-11.00-068.00

All four ordinances will be back before Council at the October 24, 2022, for a final public hearing and determination.

Introduction/Ordinance 2022-40/Chapter 197 Streets, Sidewalks, Storm Sewers, and Other Public Places Article I General Provisions Section 197-5 Pedestrian Safety

City Manager Whitfield introduced Ordinance 2022-40, stating it amends the Streets, Sidewalks, and Storm Sewers and Other Public Places Code, noting that it was discussed at the previous workshop.

EXECUTIVE SESSION

Councilmember Fulton moved to go into Executive Session reference the below statutes, seconded by Councilmember James:

Property Sale/Lease:

Pursuant to 29 Del. C. §10004(b)(2) Preliminary discussions on site acquisitions for any publicly funded capital improvements, or sales or leases of real property

Legal:

Pursuant to 29 Del. C. §10004(b)(4) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation

Motion carried.

Mayor Campbell recessed the Council Meeting at 7:53 p.m. for the purpose as is permitted by the Delaware Freedom of Information Act.

Return to Open Session

Councilmember Fulton moved to return to open session, seconded by Councilmember Wilson. Motion carried.

Council returned to Open Session at 8:43 p.m.

Personnel Issue

Councilmember Fulton moved to extend Timothy J. Webb's compensation for ninety days or until his disability retirement approval occurs, whichever comes first, seconded by Councilmember James. Motion carried with no one opposed.

ADJOURNMENT

Councilmember James moved to adjourn the meeting, seconded by Councilmember Culotta. Motion carried.

The Council Meeting adjourned at 8:47 p.m.

Respectfully submitted,

Terri K. Hudson, MMC
City Clerk/Recorder