

MILFORD CITY COUNCIL  
MINUTES OF MEETING  
June 10, 2013

The Monthly Meeting of Milford City Council was held in the Joseph Ronnie Rogers Council Chambers of Milford City Hall, 201 South Walnut Street, Milford, Delaware on Monday, June 10, 2013.

PRESIDING: Mayor Joseph Ronnie Rogers

IN ATTENDANCE: Councilpersons Bryan Shupe, Garrett Grier III, S. Allen Pikus, Dirk Gleysteen, Owen Brooks, Jr., Douglas Morrow, Sr. and James Starling, Sr. & Katrina Wilson

City Manager Richard Carmean, Police Chief Keith Hudson and City Clerk/  
Recorder Terri Hudson

COUNSEL: City Solicitor David Rutt, Esquire

#### CALL TO ORDER

Mayor Rogers called the Monthly Meeting to order at 7:02 p.m.

The Pledge of Allegiance followed the invocation given by Councilman Starling.

#### APPROVAL OF MINUTES

Motion made by Mr. Pikus, seconded by Mr. Gleysteen to approve the minutes of the May 13, 2013 and May 28, 2013 council meetings as submitted. Motion carried.

#### RECOGNITION

Mayor Rogers welcomed Kent County Levy Court Commissioner Eric Buckson who was present.

#### MONTHLY POLICE REPORT

After Police Committee Chairman Morrow presented the monthly police report on behalf of Chief Hudson, Mr. Pikus moved to accept the report as submitted, seconded by Mr. Brooks. Motion carried.

#### CITY MANAGER REPORT

#### ADMINISTRATION

Mr. Carmean read into record the following report:

*I have reported that I will be attending the American Public Power Association National Conference in Nashville during the week of June 16th to June 20th. All my expenses will be paid by DEMEC, and I believe the topics presented will benefit my service to the DEMEC Board as well as my management of our own electric operations. Listed is a few of the seminars I plan on attending:*

- *Pole Attachment Issues*
- *Preparing Your Utility for Upcoming Storms*
- *10 Things That Keep Managers of Smaller Utilities Up at Night*
- *What's Ahead for the American Economy*
- *Renewing Public Power's Strengths*
- *Managing Public Power Workforce*
- *10 Ideas for Great Customer Service*

*I want to assure Mayor and Council I will take a few hours to enjoy myself.*

*The purchase of the PNC property is progressing at a very acceptable pace. I have had the structural engineers perform tests that will determine the structural integrity of the building and environmental inspections of the lands. They assured me the building was built solid and will remain for many years to come. There are some small asbestos issues though none are a major concern.*

*Mr. Rutt is conducting the title and deed search as is required. It is my hope we will go to final settlement in late July. Our solicitor has kept things moving, while making sure the city is protected in our investment.*

*During the past month I have spent many hours with Finance Director Jeff Portmann and department heads preparing the 2013-2014 Fiscal Budget. I will be presenting the balanced budget to the Finance Committee on June 11th, June 12th and possibly June 13th. The meetings begin at 5:30 p.m. and will last until the finance committee adjourns each evening.*

*Mr. Pikus has extended an invitation to all council members so that their questions can be answered. I hope everyone can attend to participate in the finalization of the budget. While it is my responsibility to present a balanced budget to the Mayor and Council, council has the right to change or recommend changes. This budget is balanced without a tax increase.*

*Refreshments will be served.*

#### **SEWER AND WATER**

*We are moving forward with the plans for the construction of our proposed elevated storage tank in the Southeast area. I need the Mayor and Council to decide the type tank I need to construct, which means the shape, color and any logo we might place on it. This will be on the agenda for discussion. The final work on the Wilkins Road water main should be completed by this meeting. The road surfacing was scheduled for completion the week of June 3rd to June 7th. I did go out to confirm it has been completed.*

*The Washington Street sewer pump station is still scheduled for rebuilding in late June or early July. The bypass pump has been delivered and the new grinder will be installed before we start construction. I am more comfortable with having the bypass capabilities in-house because it gives our employees the ability to operate them during a complete pump failure.*

*This will eliminate the related odors that currently exist in this area.*

*We will keep this bypass pump though in the past we have had to wait for one to be brought in for our use.*

#### **STREETS AND SOLID WASTE**

*We are presently doing repairs to an entrance into Wright's Auto Supply on Milford-Harrington Highway. Funds were granted to the city by Representative Jack Peterman for this project as well as an entrance repair project at Wall's Service Station on Northeast Front Street. Additional funds were provided by Representative Harvey Kenton for the Wall's job.*

*The final paving work was completed on South Walnut Street from Southeast Front Street to the bridge. This was the last step in the sewer and storm water work in that area. I was very happy with the quality of the work and the appearance of the street.*

*Mr. Pikus asked where the water is coming from that lies along the entrance into the Riverwalk Shopping Center and asked if it is a natural spring. Mr. Carmean said he was told it was but testing resulted in traces of chloride and chlorine. Fluoride can be a natural additive but he is confident it is the result of some old connections in the area. There is a slope on the side of the Abbotts Grill parking lot down to the curb line and the leak is up to the top of the basin.*

Mr. Pikus explained there is a pipe that goes in the ground and you can actually see the water being pushed up.

Mr. Carmean said the shopping center is allowing him to make a cut in the largest pooling area. That will allow us to dig far enough down to see what is there. He confirmed there were three leaks along that street, but further east, that have already been sealed.

Ms. Wilson and Mr. Starling confirmed there were row houses in this area decades ago.

Mr. Brooks said that he and the city manager went out there years ago following a long period of rain and found water gushing up in this area at that time.

Mr. Pikus moved to accept the city manager report, seconded by Mr. Grier. Motion carried.

Mr. Grier asked to discuss the water tower design.

Mr. Carmean referenced the documents in the packet which contain various types and designs of water towers. Council needs to decide if they want some type of logo on the tower which needs to be determined before tower style is chosen. His prefers the sphere shape like the tower at Tenth Street.

Mr. Gleysteen said the most important thing is the guts of the tower, including the pumps, in order to remain consistent with the other towers.

When asked when this will be discussed, Mr. Carmean said at an upcoming workshop. Mr. Brooks suggests using the same type tower as we currently have.

Mr. Pikus pointed out the towers all have the same logo with the exception of the Tenth Street tower.

Mr. Gleysteen noted there are pictures of water tanks with straight sides that looked like they contain offices. Mr. Carmean said that the City of Rehoboth actually has garages and equipment stored beneath the towers. Mr. Gleysteen said that could be an option that can be considered for the water works.

Mr. Shupe mentioned he has an associate, Ben Muldrow, who created a lot of the branding for Downtown Milford. He would like to run this by him to see if he has any ideas. If so, he would like to get him on the agenda.

Mr. Shupe feels we may be overlooking something and Mr. Muldrow may have some good ideas.

## COMMITTEE & WARD REPORTS

### *Public Works Committee*

Mr. Brooks reported that he and Mr. Carmean have agreed to hold at least two meetings a month to keep updated on the various public works projects.

Mr. Carmean suggested the meetings be held the Thursday before each council meeting.

### *Fourth Ward Report*

Mr. Starling advised that there is a traffic problem at the Route 113 and North Street Extended intersection. He said that when a car is waiting in the middle of the intersection, a car coming out to turn north ends up cutting in front of the other vehicle. He recommends directional lines be painted at the intersection would help the confusion.

Ms. Wilson agreed adding that the intersection was redesigned a few years ago. She noted that the stop sign is within a horizontal line. People going straight are stopped in the middle of the intersection. Drivers yielding to turn onto North

Street are turning on the inside and blocking other vehicles. She agrees it is very dangerous and the realignment made it worse.

Mr. Carmean confirmed he has discussed restriping the intersection with the Public Works Director after he spoke with Mr. Starling sometime ago.

Ms. Wilson asked if DeIDOT should be involved; Mr. Carmean said he will contact DeIDOT's engineers to express their concerns. He will wait to hear their comments before the street department stripes the intersection.

#### *Working Group on Homelessness in Milford*

Ms. Wilson reported that this group has met on several occasions. They are preparing final plans to come back to city council with their ideas and recommendations.

She said it has been a very active group and acknowledged Jim Oechsler who is present and is also a member. She hopes council welcomes the suggestions and finds ways to assist the committee in a positive way.

#### COMMUNICATIONS & CORRESPONDENCE

Included in packet.

#### UNFINISHED BUSINESS

##### *Pastor Royce Andrus/Carpenter Pit Road/Bridge Realignment*

City Manager Carmean advised there have been numerous meetings with various state agencies (including DeIDOT and DEDO) regarding this issue. The outcome of the last meeting was that Milford could consider taking possession of the road. At that time, some engineering was done to advise what work was needed to allow the bridge and Calvary Road to be two-lanes.

Pastor Andrus has written a letter asking the city to take possession of the roadway so that the initial work could be done. In speaking with our state legislators, they have agreed to assist the city with their street aid funding.

Pastor Andrus, Lighthouse Christian Center, then introduced himself noting this is his 42<sup>nd</sup> year as pastor in Milford. He reiterated that several meetings were held and most recently, DEDO's Director of Infrastructure and Intergovernmental Affairs Jeff Stone has recommended this request be submitted to the city. Drew Boyce, Project Director of DeIDOT and Melody Booker of DEDO have met with Pastor Andrus and Mr. Carmean to present detailed options concerning the possible conversation of Calvary Road to two ways.

Pastor Andrus referenced the letter of support submitted in conjunction with Lighthouse Christian Center, Lighthouse Estates (represented by Fred Fowler and the Hampton Inn represented by Jenny Bartow). He said they all believe this configuration can be accomplished with less stringent guidelines if the city would adopt Calvary Road and the bridge into city limits. DeIDOT has worked with them in pursuing this request.

He emphasized that the conversion to a two-way road/bridge would provide a north exit to the Route 1 corridor. It would benefit Lighthouse Estates, Lighthouse Christian Center, Hampton Inn, Woodshaven residents and all future businesses. Overall, it would create much safer conditions.

Pastor Andrus said he has observed vehicles going north on the one-way which allows only southbound traffic. There have been a number of potential head-on collisions.

He said that Emory Associates of Emory Hill Realtors has addressed the 550 constituents of the church. They stated the reason these homes are not selling is mainly because of the one-way entrance. He asked if there is any possible way city