

**MINUTES OF THE MEETING OF THE
CITY OF SEAFORD MAYOR AND COUNCIL**

September 8, 2015

7:00 PM

Mayor David Genshaw called the Regular Meeting to order with the following present: Councilwoman Grace S. Peterson, Councilwoman Leanne Phillips-Lowe, Councilman Dan H Henderson, Councilman Orlando Holland and Councilman H. William Mulvaney III. Dolores J. Slatcher, City Manager and Charles Anderson, Assistant City Manager were also present.

Mayor Genshaw offered the opening prayer and led those present in the Pledge of Allegiance.

Mayor Genshaw solicited changes to the agenda. City Manager Slatcher stated that there were none.

Mayor Genshaw called for a motion to approve the minutes of the Regular Council Meeting of August 25, 2015. Councilman Mulvaney made a motion to approve the minutes of the Regular Council Meeting of August 25, 2015. Councilwoman Peterson seconded the motion, and the motion so passed with all present voting in favor.

CORRESPONDENCE

There was none.

Mayor Genshaw presented New Business # 1, Mr. Jack Riddle to discuss fund raising efforts to improve all the tennis courts at the High School and the one court at Hooper's Landing. Mr. Riddle came forward stating that the courts are in disrepair and some are even unplayable at this point. The High School uses these courts for their team along with hosting tournaments and he would like to see these courts used. He added that his daughter is currently a tennis coach at Indian River. This summer she brought her tennis team to Seaford and they were unable to play due to the courts being in such bad shape. Mr. Riddle stated that it needs to be done now so that the cost is not so much that it cannot be done. He is asking for the City's support for this effort along with some manpower that may be needed for some grant work. He is planning to work with the school along with USTA and the alumni to do some fund raising efforts in order to save the courts.

Mayor Genshaw asked for any questions from Council. Councilman Henderson asked if an assessment had been done of what needed to be done. Mr. Riddle stated that there is some serious resurfacing that needs to be done along with filling some cracks in the courts. He added that there are four courts out to Hooper's Landing that are at a point where there is too many repairs that need to be done and it would cost too much money to do those repairs. Therefore, those are not being looked at to repair. Mr. Riddle stated that the plan is to find a contractor, get an estimate together and then go from there to determine a plan. He stated that the plan is to have all of this done before spring time. Councilman Henderson asked about the two courts that were unplayable and asked if Mr. Riddle thought that they would survive the winter. Mr. Riddle stated that he is not sure at this point. They are looking at filling the cracks so that it does not get any worse but they plan to have a contractor look at them to make a decision of what would be best. He added that he does not want to lose those courts so they are going to do whatever they need to

try to save them. Councilman Mulvaney asked if the pickleball club was going to be involved in the efforts to save these courts. Mr. Riddle stated that he hopes so, all support is needed and is welcomed. He added that they are looking at fixing the lighting as well. Mr. Riddle stated that he did not want to go forward with this effort without the support of the City since it is their property. Mayor Genshaw asked Council and all agreed that they support the project. Mr. Riddle stated that he will keep the City updated as things move forward.

Mayor Genshaw presented New Business # 2, Mr. John Rittenhouse to discuss "Shift Density 2015" – "Celebration of Mercy" event. Mr. Rittenhouse came forward stating that he feels that the human foundation is cracking in our neighborhoods. He stated that he has walked through the apartment complexes in our City and has found some good and terrified people that live in those apartments. He wants to help them and stop the problems in the troubled areas. He added that there are people out there with addictions that are ready for a change. He wants to put people in their lives that are willing to step in and help them. Mr. Rittenhouse stated that he has sent out an invitation to all of the Mayor and City Council to join him in this effort in an event. He thanked the Mayor and City Council for their service and said that he will pray for all of them. He also thanked them for their service and kindness to the community. On Wednesday, September 16th the group will be on the east side of the City walking the streets. On Thursday night the group will be in Blades with some other people and Friday they will be on the west side of the City. The main event will be held on September 19th in which many churches have been invited to attend and there will be a prayer for the City of Seaford done. He thanked the Mayor and City Council for their time and hopes to see all of them at the event.

Mayor Genshaw presented New Business #3, Present an additional local incentive for an approved Downtown Development District large grant project awarded to a developer. City Manager Slatcher stated that the City of Seaford proposes to add as an additional local incentive, for the Downtown Development District's Large Project Grantee, relief from paying the water and sewer tap fees. This added incentive is to provide those, having obtained a large project grant from the State of Delaware, additional support for their efforts in taking greater risks to redevelop the Downtown area; which the City of Seaford has been working to do for decades. This will give developers applying for or who have obtained the grant, as part of the Downtown Development District, an item to show the local government's support and buy-in. Also they can use this in their reports to the State of Delaware. Councilwoman Phillips-Lowe made a motion to approve the policy to add the relief for water and sewer taps as an additional incentive for the Downtown Development District large grant project awarded to a developer. Councilman Holland seconded the motion; motion so passed with all present voting in favor.

Mayor Genshaw presented New Business #4. Present for information that the Electric Committee reviewed and requested the Request for Proposals be sent out to engineering firms for the full electrical system improvements as outlined in the RFP. City Manager Slatcher stated that the request for proposals for engineering services for improvements for the electrical system both substations, distribution circuits as well as the demolition of the central substation and adding circuits to serve the lands along Route 13 north to Old Furnace Road are all included in the proposal have been sent out. City Manager Slatcher stated that once the proposals are received the proposals will be reviewed and then will be ranked which is not based on price but rather

criteria of the firm. The first person will be selected and then negotiations on pricing will occur. If an agreement cannot be made based on price then we will work down the list of the responding firms.

Mayor Genshaw asked for any questions from Council. Councilman Henderson asked how many RFPs were going out. City Manager Slatcher stated that they will go out to anyone that requests them there is not a certain number. They will go out to everyone on the list that DEMEC has provided for us and it will also be advertised. Councilman Henderson asked if this was one project or multiple. City Manager Slatcher stated that it is one project and is for the design portion of this project.

Mayor Genshaw presented New Business #5. Announce the City of Seaford will have two City-wide power outages one on September 28th and one on October 1st as a result of upgrades to the transmission line serving our single point of delivery at Pine Street Substation. City Manager Slatcher stated that the 69KV line which serves our single point of delivery for electricity will be upgraded by a contractor through Delmarva Power and they have to have the outages to safely due some of the tie-ins necessary on the transmission line as well as our Pine Street Substation. She added that the City electric crews along with many other City personnel will be out during this time. She added that these dates are subject to change due to weather or materials not delivered in time to do the job. More information will be available tomorrow once city personnel meet with Delmarva Power and the contractor on-site. An update of the project and dates will be given at the next meeting. All information is subject to change and all need to be flexible during this project.

Mayor Genshaw presented Old Business #1, Reminder of the proposed Special Election proposing the issuance by the City of Seaford, Delaware, of up to \$1,658,300 maximum aggregate principal amount of a general obligation bond to finance the installation and operation of a renewable energy generating system by the City of Seaford to be held on September 28, 2015 (Monday) from 2 p.m. to 6 p.m. at City Hall in Council Chambers.

PUBLIC COMMENTS

Mr. Bob Carey from Delaware Teen Challenge came forward. He stated that he has been with Delaware Teen Challenge for over 20 years which deals with alcohol and drug abuse and addiction. He said that there is always a gateway or an open door for an addiction to start. When he looks back and traces the steps on addiction it usually beings with smoking cigarettes and drinking. He feels that allowing the use of alcohol on City property starts an open door and will make a crack into our community. Mr. Carey stated that his center is one of the largest in the world and most productive and most of the men that came through his program started by social drinking. He sees a hazard to open air drinking. He feels strongly that the City Council needs to reconsider their decision.

Mr. Al Temple, 727 Nylon Blvd came forward. Mr. Temple stated that he has two things to say, one for the Chamber and the other to the Council. He added that he is a member of the Greater Seaford Chamber of Commerce. For the Chamber, he feels that it is a nice thing to do for the downtown area but he feels not with the use of alcohol at the same time. For the City, he would like them to reconsider their vote and he feels that they are setting a poor example by allowing alcohol

to be served on City property. He feels that the event should still be held without the serving of alcohol.

Pastor Dan Southern came forward from the Church of God Stein Highway. He stated that he is also against the proposal for alcohol to be served at the event. He agrees that economic development is needed for the downtown area. He stated that after reading the information on the internet and facebook it appeared that it was already a done deal about the decision. He added that if the event is not about the drinking as the article stated, then why not hold the event without the drinking. He feels that the Council should not rush into an exception for something that is going to be held month after month. Pastor Southern stated that he feels that a vote needs to be made by the citizens to see if they want this to be done. He added that there have been studies done that show the negative effects that communities with alcohol have and the long term effects that it has. He stated that the local and state parks have strict guidelines about the consumption of alcohol on their property and stated that the City would take liability if something were to happen on their property. He asked the Council to reconsider their vote. He agreed that development downtown is needed but feels not by this route.

Pastor Carlton Cannon, 743 Clarence Street came forward. He stated that he was appalled after reading the newspaper showing that the Council would allow alcohol on City property. He was disappointed especially with the current situations that are going on within the City of Seaford. He added that he sees deals going down every day with drugs and prostitution. Pastor Cannon stated that no research was done on this idea and the research that has been done nationally is against alcohol in areas such as parks. He feels that other things need to be done to bring people downtown and a vote should be done to see if the public would like alcohol to be served.

Mr. Edward Butler, Jr. from 205 N. Porter Street came forward. Mr. Butler stated that he was taken back when he read the newspaper. He added that when he served on Council it was passed that no drinking was to be allowed in the City parks. He feels that the subject was not discussed enough and he is strongly opposed to the idea of allowing this to happen. He feels that a door is being opened up and how are we going to stop other people wanting to come into the City wanting to serve alcohol at other events such as Riverfest. He feels that it needs to be brought back up and discussed. He added that he recently spoke with a City of Seaford police officer and asked him if he saw someone drinking in the park what would he do. The officer stated that he would asked them to move out of the park and if they refused to do so then he would make them leave the park. He feels that this is already being enforced so why are we allowing a special exception to allow people to bring alcohol onto City property.

Mayor Genshaw stated that Natalie Wilson and Lynn Brocato were present this evening and were willing to answer any questions that anyone had. He also added that Council had a hard time with this decision about the alcohol on City property, however, it is a new idea in a hope to bring people downtown and help with the economic development of downtown. He realizes that this will not make everyone happy, however, it was a decision made by the Council.

REMINDER OF MEETINGS & SETTING NEW MEETINGS

- Movie night in the park – “Planes, Fire & Rescue” – Saturday, September 12th at Ross Mansion
- Chamber Mixer at Scott Furniture on September 17th from 5 p.m. to 7 p.m.
- DEMEC Annual Dinner meeting, Dover Downs on September 23rd at 5:30 p.m.
- Seaford Police Department Night Out at Seaford Police Department on September 24th from 5 p.m. to 8 p.m.
- Delaware League of Local Governments, Duncan Center, Dover on September 24th at 6 p.m.

COMMITTEE REPORTS

Councilwoman Phillips- Lowe reported that Dustin Hamilton recently resigned from the Police Department, last Friday was his last day as he is going to work for DSP. She added that Kyle Jones started today and will start the police academy next Monday. They are planning for the annual Community Night Out. She added that she had no report from the fire department.

Councilman Mulvaney reported that Dolores Slatcher, City Manager attended the Seaford Tomorrow and Board of Adjustment meetings. She devoted considerable time in preparing policy at the direction of Council, reviewed and commented on agreements and pulled together information for questions by the print media. Assistant City Manager Charles Anderson attended the Parks Building progress meeting with the contractor and published the minutes. He also attended meetings regarding smart meters applications and with members of the public discussing repairs to the City tennis courts. Participation was reported in the Sussex County Action Prevention Coalition and the electric rate meeting with the City's rate consultant. Finance Director June Merritt reported during the week of August 31st she finalized the audit preparation and worked with the auditors providing requested information and documentation. She attended a meeting with Downes Association discussing Economic Development Rates and continued with the FOP negotiations. All other business in payroll & benefits, financial management, billing and purchasing is reported as routine and Claudia's training began in customer service. Disconnects are scheduled for tomorrow, September 9, 2015.

Councilman Holland reported that Natalie Wilson, Supt. of Parks and Recreation and Gary Andrews, Parks Coordinator recently attended DEMA training. Sign-ups are currently underway for a youth defensive class and preparing is underway for the 1st Saturday. Natalie recently attended a Riverfest wrap up meeting. He added that they are working on schedules for fall sports. The parks department is working on work orders and prepping fields for sports. There is also a movie night in the park coming up this Saturday night at Ross Mansion.

Councilman Henderson reported that Trisha Newcomer, ED/IT Manager, presided over the Riverfest wrap-up meeting where she passed the chair position to Natalie Wilson. She coordinated with other organizations in reference to an upcoming groundbreaking ceremony. She assisted with preparations for the Nanticoke Health Services Golf

Tournament. She attended other notable meetings including Seaford Tomorrow, Chamber Tourism Committee, and a DEMEC meeting. She also performed some Operating System maintenance at the Police Department. In Public Works, Supt. Berley Mears reported that the department replaced updated hydrants at the intersection of North Willey and Poplar Streets, and at the intersection of North Porter and West Spruce Streets. They installed a 6" Insta-valve as part of the Harrington Street water main replacement project as well as excavation of a test pit of a 4" water main for the same project. Department personnel performed some equipment maintenance, and completed other routine tasks such as planned sewer cleaning, street sweeping, leaf and limb pickup, and meter readings. Berley attended multiple routine meetings. The department is overcoming the recent retirement of Tim Scott, and we all wish him well in his future endeavors. At the WWTF, facility personnel replaced all of the rooftop drain lines to the Filter Building. Intermittent sand filter PLC problems are still being experienced; however total system performance is still reported as good. The leachate treatment program is going well. Compost sales continue to be steady, and the screening of material is ongoing, but it is almost caught up. There are some loader maintenance issues that are being addressed. Facility personnel report that other operations and maintenance are routine. There is no report for the Code Department during this period.

Councilwoman Peterson reported that Rick Garner, Electrical Engineer is working on net meter issues and trouble shooting issues. He updated the standard design detailed drawings and engineering coordination for the Parks Department Maintenance Building. He also attended a workshop recently in Smyrna and other various meetings. Bill Bennett, Superintendent of Electric, reported that the Electric Department has completed the work in Governor's Grant on phase 3. They did meter reading and net meter reading. They energized the new meter at the new Food Lion location and trimmed trees around the City.

With no further comments, Mayor Genshaw called for a motion to close the Regular Meeting of Mayor and Council and move into an executive session to discuss personnel. Councilwoman Phillips-Lowe made the motion to close the Regular Meeting of Mayor and Council and move into an executive session. Councilwoman Peterson seconded the motion, and the motion so passed with all present voting in favor. Mayor Genshaw closed the Regular Meeting and moved into an executive session at 7:43 p.m.

Mayor Genshaw adjourned the Executive Session and reopened the regular meeting at 8:18 p.m. Mayor Genshaw requested a motion to adjourn the regular council meeting. Councilman Henderson made a motion to adjourn the regular council meeting. Councilwoman Peterson seconded the motion with all present voting in favor.

Mayor Genshaw adjourned the meeting at 8:18 p.m.



Dolores J. Slatcher, City Manager

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