

*"A Historic Past"*



*"A Bright Future"*

CITY OF DELAWARE CITY  
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**CITY OF DELAWARE CITY  
MAYOR AND COUNCIL MEETING  
JUNE 18, 2007**

**CALL TO ORDER – MAYOR AND COUNCIL MEETING**

The Honorable Mayor Bennett called to order the Mayor and Council meeting at 7:35 pm. Present were council members Martin, Graham, Parker, Parets, and Marocco. Also present were City Manager Morrill, City Treasurer Walls and in place of City Solicitor Losco was Paul Bilodeau.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Parets led the Council Members in the invocation and the Pledge of Allegiance.

**ACTION UPON THE TREASURER'S REPORT**

City Treasurer Walls presented the May 2007 Treasurer's report. She informed the Mayor and Council of Dr. Burdick's rent that is three months delinquent, totaling \$3000 plus a penalty. Discussion followed. The Honorable Mayor Bennett decided to table the topic and continue the discussion as new business. Council Member Parets made a motion to approve the May 2007 Treasurer's Report subject to audit. Council Member Graham seconded the motion. A vote was taken, all in favor, motion carried.

### **ACTION UPON THE MINUTES OF THE PREVIOUS MEETINGS**

Council Member Martin pointed out that "BrightFields", Inc. is all one word and the business is incorporated. Minutes will be corrected. Council Member Martin made a motion to approve the minutes of the May 21, 2007, Mayor and Council meeting. Council Member Graham seconded the motion. A vote was taken, all ayes, no nays, motion carried.

Council Member Martin made a motion to approve the minutes of the Budget Workshop of May 30, 2007. Council Member Graham seconded the motion. Discussion followed. A vote was taken, all ayes, no nays, motion carried.

### **POLICE REPORT**

Chief Kaczorowski reported the police activity from April 4, 2007 to June 18, 2007. He gave a brief report about the actions taken and the decrease in the number of the boats partially blocking the streets in Harbor Estates. City Manager Morrill stated that The City has not received a letter from the fire company regarding this problem. The Chief stated that he had received literature regarding a noise level meter and calibrator that would cost approximately \$700 for both items. He discussed staffing issues. Council Member Martin complimented the Chief on a job well done. Council Member Parets made a motion to approve the Police Report. Council Member Martin seconded the motion. A vote was taken, all ayes, no nays, motion carried.

### **CITY SOLICITOR'S REPORT**

Paul Bilodeau, reporting for City Solicitor Losco:

- Finalized a façade loan commitment for Divirgilio.
- Researched lot coverage requirements. Discussion followed.
- Worked on the bond documentation for the Delaware City Community Center, Inc. roof repairs.

### **CITY MANAGER'S REPORT**

The City Manager reported the following:

- Made technical corrections to the Assessment List for FY08 due to a financial report software calculation error for Premcor/Valero and the death of an individual with a senior exemption. He requested that a motion be made to make these corrections. Council Member Marocco made a motion to Increase the Assessment List amount for Parcel No. 22-003.00-001 from \$17,098,916 to \$17,667,305 to conform to tax notice; and Increase the Assessment List amount for Parcel No. 22-001.00-012 from \$6,500 to \$46,500 to reflect the loss of the Senior Exemption. The Assessment total after these corrections is \$52,531,605. Council Member Parets seconded the motion. A roll call vote was taken, all ayes, motion carried.

- Informed the Mayor and Council that New Castle County is not returning telephone calls regard the Comprehensive Plan. The City Manager will continue to call.
- Reported that the website is up and running. The address is [www.delawarecity.delaware.gov](http://www.delawarecity.delaware.gov). To be resolved - The search engine is not operating at this time and there appears to be a coding problem with the links.
- Received a telephone call from Vince Marconi regarding a meeting with Representative Cathcart and The City of Delaware City. They are in the processing of getting that meeting scheduled.
- Will advertise for bids as the water system contract has expired.
- Received a letter from DeIDOT/FHWA to proceed and award the Sterling's contract to Commonwealth Construction Co. Sun Bank is processing paperwork for a \$500,000 mortgage. The asbestos remediation has been completed.
- Have received approval from SHPO for the roof repairs to be completed at the Delaware City Community Center. The total project would cost approximately \$275,000. USDA is nearing preliminary approval for a grant in the amount of \$40,000 and a loan in the amount of \$235,000. The anticipated term would be 25 years at 4.125. The debt service for this project is reflected in the FY08 budget. If approved, there would be a need to conduct a bond referendum. USDA will determine if Dan Losco can serve as Bond Counsel.

### **APPOINTMENTS, ANNOUNCEMENTS AND COMMUNICATIONS**

The Honorable Mayor Bennett asked for volunteers to serve on the following committees: One opening for the Tree Commission, Three openings on the Board of Health, and One opening for the Planning Commission. She said that these positions would be listed in the next Delaware City News with a summary of each position. Any interested parties should contact the mayor.

### **CITIZEN'S QUESTIONS AND COMMENTS**

Kevin Whittaker informed the Mayor and Council that he and Preston Carden have entered an agreement to purchase 806 Fifth Street, subject to the approval by The City of their project plan. They have left copies of the project plan at the Town Hall. Mr. Whittaker stated that he would attend the Planning Commission in July. He was attending this meeting to inform the Mayor and Council of his plans. He was looking for feedback.

Ray Fruytier commented that Dr. Burdick's office is not in good condition. He wonders if the rent is too high for the building. He stated that Dr. Burdick does a lot of good for many people and if he leaves there may not be another doctor in Delaware City.

Helen Malgiero stated that she lives behind the 806 Fifth Street property that Kevin Whittaker is planning to develop. She added that she would be opposed to a strip mall and is concerned that the town is not being preserved. She agreed with Mr. Fruytier, in that, if Dr. Burdick leaves Delaware City, there would probably be no doctor in town. She asked that any variance requests made by Mr. Whittaker be denied. She added that Mr. Whittaker's project would hurt the downtown area.

Phyllis Lovelace stated that she is opposed to strip malls. She discussed land that was left to Delaware City by Dr. Scott. The council reminded her that all parkland is permanently protected.

### **REPORTS OF COMMISSIONS, COMMITTEES AND ORGANIZATIONS**

Delaware City Day Committee - Council Member Martin announced that the Delaware City Day plans are progressing well.

Delaware City Senior Center - Bill Miller announced that the Delaware City Senior Center is doing well.

### **OLD BUSINESS**

Dr. Burdick – City Manager Morrill stated that The City charges Dr. Burdick the same amount of rent that Dr. Scott was charging him. It has never been increased. Dr. Burdick has never asked to have the rent reduced. He is actually in arrears in the amount of \$22,000. The City has allowed him to repay that amount by paying \$300 per month in addition to his \$700 per month rent. Neither interest nor late fees have been charged. Discussion followed. Paul Bilodeau recommended that the City Manager speak with the doctor. The Council Members agreed.

### **RECESS**

The Honorable Mayor Bennett called a 5 minute recess.

### **RECONVENE**

The Honorable Mayor Bennett reconvened the meeting at 8:50 pm.

### **NEW BUSINESS**

City Manager Morrill proposed no tax increase for FY08 as there would be a balanced budget with very moderate growth without the tax increase. He said that it had been three years since the last tax increase. He also reported that the water fund is doing very well this year, however, would still be impossible to set up a sinking fund. In addition he stated that the Capital Budget would rely mostly

on grants which may be less available in the future. He said that he would actively seek funds from the State of Delaware. Discussion followed.

Resolution 07-0618-01 – Adoption of Tax Rate

Council Member Parets made a motion to adopt Resolution 07-0618-01 establishing the tax rate for FY08. Council Member Marocco seconded the motion. A roll call vote was taken, all ayes, motion carried.

Resolution 07-0618-02 – Adoption of Water Rate

Council Member Martin made a motion to adopt Resolution 07-0618-02 establishing the water rate for FY08. Council Member Graham seconded the motion. A roll call vote was taken, all ayes, motion carried.

Resolution 07-0618-03 – Adoption of Operating Budget

Council Member Martin made a motion to adopt Resolution 07-0618-03 establishing the Operating Budget for FY08. Council Member Graham seconded the motion. A roll call vote was taken, all ayes, motion carried.

Resolution 07-0618-04 – Adoption of Capital Budget

Council Member Parets made a motion to adopt Resolution 07-0618-04 establishing the Capital Budget for FY08. Council Member Graham seconded the motion. A roll call vote was taken, all ayes, motion carried.

**COUNCIL COMMENTS**

The Mayor and Council commended City Manager Morrill for bringing them a balanced budget with no tax or water increases. They also congratulated him on having it completed 11 days prior to the due date.

**ADJOURNMENT**

Council Member Parker made a motion to adjourn the meeting. Council Member Parets seconded the motion. All ayes, motion passed. The meeting adjourned at 9:10 pm.

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary