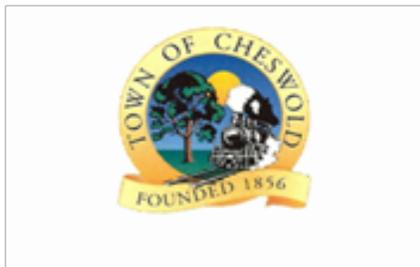


Town of Cheswold
1856



State of Delaware
1787

Town of Cheswold
Minutes of the Monthly Town Council Workshop Meeting
Tuesday – March 17, 2014
6:00 p.m.
Cheswold Town Hall

The following persons were in attendance:

Mayor Don Tinari
Vice Mayor Bob Sine
Secretary/Treasurer Theon Callender
Councilperson Sherry Lambertson

Police Department: Chief Christopher Workman – Excused Day Off

Planning Commission: 0

Town Employees: 0

of Cheswold Fire Company Present: 0

of Cheswold Residents Present: 0

of Visitors: 0

Notice:

Notice of this meeting has been made in accordance with the Delaware Open Meeting Act, by properly posting it on January 22, 2015, on the Town of Cheswold website at: <http://www.cheswold.delaware.gov>. Copies of the agenda were posted outside the Cheswold Town Hall; in the local Post Office; at the Fox Pointe Management Office and on the Official Web Site for the Town of Cheswold, at <http://www.cheswold.delaware.gov>; and was filed with the Clerk of the Town of Cheswold on March 6, 2015. In addition, copies of the agenda were available for pick-up at the Town Hall.

Meeting:

The meeting was called to order by Mayor Tinari, at 6:02 pm and was immediately followed by the Pledge of Allegiance and a Moment of Silence.

Roll Call:

The Mayor requested Secretary Callender to conduct a roll call of Council members and attendance was confirmed as noted above. A quorum of members was presented to the Mayor and the meeting continued.

TOWN of CHESWOLD

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Agenda Review:

Mayor Tinari requested the Council review the accuracy of the agenda and for a motion to accept as presented or to make changes and amendment requests as needed.

A motion to accept the agenda as presented was made by Councilperson Lambertson, seconded by Vice Mayor Sine. A roll call vote on the motion was as follows:

Councilperson Theon Callender – Yes Councilperson Sherry Lambertson – Yes
Vice Mayor Sine – Yes

The motion carried with a unanimous vote.

Discussion Items and Status Reports:

a. Finances – Secretary/Treasurer Theon Callender

- Pending Requisitions – Nothing to Report

b. Police Department – Chief Christopher Workman

- Items of Interest – Nothing to Report

c. Current Projects Status Reports - Secretary/Treasurer Theon Callender

- **Town Hall Parking Lot** – the Town and our Engineering firm, Remington, Vernick and Beach are in receipt of a letter, from Kent Conservation District, indicating that the responses recently received from Town Engineer, Tom Wilkes were insufficient for them to send a letter of approval for the parking lot and that before proceeding further, a meeting must occur between the Town Engineer, the Town Representative and KCD.

The tone of the letter appeared to be somewhat caustic and offended both the Town Engineer and the Mayor and Council. Councilperson Lambertson volunteered to contact the author of the letter to obtain a clear understanding of the letter's intent.

- **Status of Commerce Street Dumpsters - Secretary/Treasurer Theon Callender**

At the monthly Town Council meeting, Vice-Mayor Sine requested the status of the dumpsters on Commerce Street. Mrs. Callender reported that the problem with the overflowing dumpster has been resolved through its removal.

In addition, Public Works employee Bob Ridgeway and PFC Kline collected 10 bags of trash from Commerce, last Friday. Mr. Burns, Town Public Works Director, is making efforts to contact the owners of the rental properties on Commerce Street.

- **Status of New Street - Secretary/Treasurer Theon Callender**

A site visit of New Street was conducted by Mrs. Callender and Doug Burns and Mrs. Callender stated that she has reached the conclusion that New Street is a losing battle and it may be impossible to resolve the issues until such time as the properties become owner occupied or the Town imposes fines or fees against owners of rental properties.

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Discussion Items and Status Reports: "continued"

c. Current Projects Status Reports - Secretary/Treasurer Theon Callender

- **Status of Posting Job Openings on Town Web**

Councilperson Lambertson requested to know the rules concerning posting job openings on the Town Web site. After conferring with Government Information Systems, Mrs. Callender was informed that only State, County and/or Municipal job openings can be posted on the Town site.

- **Response from Max Walton**

At the monthly meeting, Mrs. Callender was requested by Council to obtain a view of the impact of tax abatements vs. tax income.

Mrs. Callender reported that she was advised by Mr. Walton that a decision whether to grant a tax abatement in lieu of receiving tax income for a pre-determined period of time is a legislative decision to be made by the Council and that he cannot provide such advice. He could only recommend that the Council consider the economics of the situation.

The Mayor asked Mrs. Callender how many houses are currently in the corporate limits of the Town. And she responded that without a physical count it would be difficult to know.

The Council requested Mrs. Callender to ask the following follow-up questions and concerns to Mr. Walton:

- Should Council have copies of HOA documents for developments?
- Council would like to have a current Plot Plan for the developer showing interest in annexation.
- What are the specifics of the R5 Zoning revision and the requested timing?
- How does the County zone age defined communities?
- Can two separate annexations utilize the same annexation agreement?

The Mayor asked to go on record as stating that he feels that it is hooky, when a developer wants to exclude certain lots from an annexation, thus creating enclaves.

- **Review of Municipal Tax Fees**

The Mayor and Council reviewed the spreadsheet identifying the tax fees paid in a majority of the municipalities across the State.

Although Cheswold does not currently have the lowest tax rate, the majority have much higher tax rates.

d. Information for April Town Council Meeting

- The meeting is scheduled as follows:

Monthly Town Council Meeting
Monday, April 6, 2015
Cheswold Town Hall
6:30 p.m.

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Council Member Comments

Secretary/Treasurer Theon Callender – *notified Mayor and Council that she had been notified by Ring Lardner, Engineer for Stonington, that Stonington is ready to submit their plans for recordation and wanted to know what is required of them before they record. Mr. Lardner was informed that the following must occur prior to the plans being recorded:*

1. *Cold patches for all valves and manholes*
2. *Repair of all potholes*
3. *Written approval from Town of Cheswold Engineer, Tom Wilkes that all requirements of April 1, 2014, have been met and completed.*
4. *Minimum parking spaces at clubhouse will be 20 or follow the standards required by the Land Use Ordinance in effect as of December 31, 2014.*
5. *Payment of ½ of the project plan fees in the amount of \$30,000, with the remainder to be paid one year from the recording of the plot plans.*

Vice-Mayor Bob Sine – *Nothing to Report*

Councilperson Lambertson – *Nothing to Report*

Mayor's Comments – *Nothing to Report*

Motion to Adjourn

A motion was made by Councilperson Callender, seconded by Vice Mayor Sine to adjourn at 7:20 p.m.
A roll call vote on the motion was as follows:

Councilperson Theon Callender – Yes Councilperson Sherry Lambertson – Yes
Vice Mayor Sine – Yes

The motion carried with a unanimous vote.

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