

**Milton Town Council Meeting
Milton Theatre, 110 Union Street
Monday, May 5, 2008
6:50 PM**

1. Public Hearing

Vice Mayor Betts: called the Public participation of the meeting to order at 6:50 PM
Council members present: Martin-Brown, Duby, Hudson, Abraham, Betts.

I would like to call the Public Hearing on the ordinance to amend section 4.7.2.A, Permitted Uses in the Light Industrial Use District of the Zoning Code of the Town of Milton, Delaware. I will read it into the record.

Ordinance no. 208-2008-0004, an Ordinance to amend Section 4.7.2.A, Permitted Uses in the Light Industrial Use District of the Zoning Code of the Town of Milton, Delaware.

WHEREAS, the Town of Milton wish to amend Section 4.7.2.A of the Zoning Code of the Town of Milton, Delaware by adding the following as permitted uses in the Light Industrial Use District thereto, as follows: 15 professional offices, 16 medical clinics. This ordinance establishes professional offices as a permitted use in the Light Industrial Use District. The first reading was April 17, 2008. Public Hearing tonight May 5, 2008.

Do we have anyone wishing to make a statement or comment on this ordinance? No comments? Do I hear a motion to close the public hearing? C Duby: I make a motion to close the Public Hearing. C Abraham: Second. All in favor, motion carried.

2. Public Participation

Katherine and Bill Bell – I have some handouts here. As some of you know, Bill and I live in the Historic District at the corner of Chestnut and Poplar Streets, so I'm going to call this "This is What the Historic District Looks Like to Us". There are several property owners in the area who don't live in the Town limits of Milton and have expressed total disregard for those of us who chose to live here, precisely because it had a historic district. We liked what that meant. We have some slum landlords and they are a blight on the Town of Milton. I can't say it any more clearly. If you look at the first page of pictures you'll see it was pretty awful looking in 2007. It was a porch and yard strewn with trash. I had lots of other pictures, but I thought these told the tale. Now it is just charred, that's the only difference. There was a fire and it has broken windows and it has had some cleanup in the yard, but now there are regular trips. I came home the other day and found him dropping off bags of rubbish from other locations. Trust me, there is no work going on at that particular property. There was a dump truck, a flatbed, and trash being unloaded and put on the curb the day before our town-wide yard sale. You can ask Don Post. He came to see what goodies I had in the yard sale on Saturday morning around 7 and he stood there and said, "This really looks awful." and I said, "Yes." It's not appropriate to have a trash dump anywhere in town, but certainly not on a primary corner in the heart of the Historic

District. If you go further down Poplar Street, we have what used to be some kind of trailer that somebody has been parking on the big vacant lot. The other use of that lot is for the feral cats that are fed and maintained by the cat lady that lives behind me. We have a burned out dump across the street, behind us we have the cat lady. Across the street from the cat lady we have somebody who is now cutting up a steel trailer that has been there for several months. I don't think that is the intention of the historic district and I think before we start talking about expanding it, we need to enforce the regulations within the district so that it represents the citizens of the Town of Milton a little bit more appropriately. So, I am inviting you all to come sit on my porch and see what the historic district looks like to me. We have filed complaints before and I know that some actions have been taken, but enough is enough. Vice Mayor Betts: Thank you very much. Do any of the Council members have any comments to make or ask questions? No questions. We will look into this. Mrs. Bell: It has nothing to do with whether people are renters or whether they are owners, it has to do with an attitude towards other people in your neighborhood. Vice Mayor Betts: Thank you very much.

Katherine Grieg: Good evening and so far, Vice Mayor, you're doing a wonderful job. I'm Katherine Grieg of 326 Union Street, but speaking as the president of the garden club. I might add that I have seven more months to go before I won't be coming here to speak. We had the drawing for the spring garden clean up and a gentleman from Rehoboth Beach won. We had a non-member, Marion Jones, volunteer to sell tickets. She sold \$165 worth. She said she had been working all these years, didn't have children, never took things into work to sell and one of her people won and we thank her very much for that. The summer planting day when we will be planting in the gardens will be on Saturday, May 17th at 9:00 am. If any body has a few hours and would like to come out, we could use the help. We will not bother the planters as yet, because those flowers were just planted in the early spring and they should still be good until about the first week of June, when we will be changing those. But the gardens will be done on Saturday, May 17th. On Saturday, May 24th, the garden club will have a booth at the horse shoe crab festival and we'll be selling plants. They are inexpensive plants, mostly perennials that different members have had an excess of and we've dug them out of their yards and repotted them. So if you want some really nice plants that are a low price, be there early, because we sell out most of the time. I just want to mention that the garden tour is Saturday, July 12th. Please keep it on your calendar. At the Horse Shoe Crab Festival we will have the pre-tour tickets on sale for the first time. Thank you. Vice Mayor Betts: Thank you and thank the Garden Club for the Town of Milton.

Vice Mayor Betts: I would like to make note that John Brady, our Town Solicitor, is not able to be here but we have Andre Beauregard from his office, representing John Brady. Thank you for coming. I would also like to thank you all for taking your time to come to the Town Council Meeting.

3. Call to Order – Vice Mayor Betts opened the Milton Town Council Meeting at 7:09 PM on May 5, 2008.

4. Moment of Silence – Councilwoman Betts. All rose for a moment of silence.
5. Pledge of Allegiance to the Flag was said by all in attendance.
6. Roll Call Vote:

C Martin-Brown	here
C Duby	here
C Hudson	here
C Prettyman	will be late
C Abraham	present
Vice Mayor Betts	present
7. Additions or Corrections to the Agenda
8. Are there any additions or Corrections to the Agenda? Do I hear approval of the agenda?
C Abraham: I make a motion to approve as written.
C Hudson: Second
Vice Mayor Betts: We have a motion and a second, roll call:

C Martin-Brown	here
C Duby	yes
C Hudson	yes
C Abraham	yes
Vice Mayor Betts	yes

Motion carried

9. Presentation of Minutes
 - a. April 7, 2008
 - b. April 17, 2008
10. Approval of Minutes by Council
C Abraham: I make a motion to accept the April 7, 2008 as prepared
C Duby: Second
C Hudson: I make a motion to accept the April 17, 2008 minutes, as prepared.
C Abraham: Second
Vice Mayor Betts: We have a motion and a second, roll call:

C Martin-Brown	yes
C Duby	yes
C Hudson	yes
C Abraham	yes
Vice Mayor Betts	yes
11. Committee Reports
 You have the approval of the written committee reports. Are there any questions?
C Abraham: So moved.

C Duby: Second

Vice Mayor Betts: We have a motion and a second, roll call:

C Martin-Brown	yes
C Duby	yes
C Hudson	yes
C Abraham	yes
Vice Mayor Betts	yes

Motion carried.

12. Town Manager Report: George Dickerson: Mayor, if I may, the only change I have is that we have our two consultants and they do have other business tonight. I'm just going to introduce them first and they are Debbie Pfeil from URS and Bob Kerr from Cape Associates. The presentation I am going to make is related to Council's wishes as to procedural processes, how to speed up some of our Planning & Zoning issues and also to assist businesses. Bob Kerr, on behalf of both John Brady and Robin Davis, who is not here tonight either, will make a presentation now to Council based on their findings and recommendations. As most of you will recall, at the May 15th meeting, which is the next regularly scheduled Council meeting, the Mayor will appoint a Committee to look into this issue and that will not occur until May 15th. Vice Mayor Betts: Is that the updated and new business review? George Dickerson: Yes, it is. Vice Mayor Betts: That's (b). Your six month budget review is (a). Would you like to start with (b)? George Dickerson: Yes, please. Debbie.

b) Debbie Pfeil: Thank you. We'll both be speaking tonight, so I appreciate the honor again. As requested, the Project Coordinator, the Town Engineer, myself as the Town Planner and the Town Attorney, met and prepared preliminary recommendations regarding the Town's procedure for development and redevelopment for the Town of Milton. What we will present tonight are just recommendations based on using the procedure on a daily, monthly and yearly basis for the Town. The Town should be commended for dedicating time and resources to ensure the procedures and the Town are user-friendly and streamlined whenever possible. The list is a beginning step towards a scope or goal of the work to be completed; however, it is not complete without input from everybody involved. I think we can not stress this enough. That would be everybody, the stakeholders, the citizens, the commissions, the boards, the Council. It is easy to change procedures however, the understanding and the education that goes along with procedural decisions are very important as well. It is very easy to take 5 steps out of a 10 step process, but the knowledge behind why you have 10 steps, or why you can remove 5, or keep 5 - I think this committee will learn that. Some of the recommendations are specific and others go into more detail. Another good starting point is using the flow charts that were provided to you at a previous Council meeting. Those flow charts that were presented to you are your current code requirements, so they aren't anything that we came up with or that we pulled out of the sky, they are truly you're code related procedures. That's a good starting point, to say, what can we nip in the bud out of some of these. Some of the requirements may seem unnecessary, however, the consultants can provide advice, and I want to emphasize advice, on why the Town should keep them and/or remove any unnecessary requirements based on the experience and reviews we have had in other municipalities. These are the

Town's requirements and they can have an affect on the direction and momentum of redevelopment and development within the Town. As you know, this can be positive or extremely negative, but we will work on the positive approach. This can be a long process and it is recommended short term and long term goals be achieved, once the recommendations have been completed by the Committee. This will also ensure that the tasks stay on track and the energies are focused as a priority for the Town. There are a lot of things going on right now in the Town of Milton. There's a lot of direction, there's a lot of committee work, that's all in a positive growth manner, however, to shift the priority back to ensure that your procedures are streamlined or able to be met in a better manner by the user, I think is very important. We want to stay on track. It's very easy to go off track, as Committee people would know. A complete code re-write is NOT being proposed at this time. The recommendations are specific to procedures. The Town is due for a comprehensive plan update next year and the visions within that plan will state objectives that should be carried out upon adoption of the plan. The implementation objectives would state the types of code regulations that have to be completed. You will be doing some code rewriting as you would need to for the procedures, but the depth of permitted uses, setbacks, height, a lot of the rewrite in the Code that people may want, it is recommended that you do that after revision of the comprehensive plan. What could happen is that you are changing a regulation and you adopt your comprehensive plan a year later and change them again. It is fearful for people to have regulations changed multiple times. Let me introduce Bob Kerr, the Town Engineer. Once again this is a collaborative effort with all your consultants and Robin Davis, and he's going to go over some of the recommendations we have for your consideration. I want you to understand that this is not a complete list. We want everyone's input. We were asked to give you the ones that we feel that are the most troublesome or are the issues related to the projects. Thank you.

Bob Kerr: Thank you, Debbie. Rather than read everything that was just handed out to you, I am just going to hit the highlights. We came up with sixteen items that are the starting point. They are things for you and the Committee to consider. We felt all of them were worth taking additional time and effort to look at but there may be some that you would prefer not to mess with at this time and we would understand:

- 1) Change of use.
- 2) Large parcel development
- 3) Historic preservation
- 4) Improvement on drawing
- 5) Public Hearing Process
- 6) Accessory structures
- 7) Town Center Historic District signs
- 8) Home occupation
- 9) Minor sub-divisions and/or portioning of a piece of property
- 10) The applicant tools
- 11) Fees
- 12) Mapping
- 13) Conditional Uses
- 14) Other agency review involvement

- 15) Fast tracking process
- 16) Timeline should be tested for each procedure

That's kind of a beginning point. We can see where there could be many items that could be added to this list. Thank you and if you have any questions for either Debbie or I, we would be more than pleased to try to answer them. Vice Mayor Betts: Do any of the Council Members have any questions or comments? C DUBY: I have a question which is raised in my mind by looking at this. In one of them you mentioned the term overlay. I was wondering if you were aware of the issue of overlays in the Legislature now, whether we should be getting involved in that, maybe not involved, but speaking out about it. I understand that we are in danger of possibly using the right to use overlays. Debbie Pfeil: Mr. Brady is probably aware of that too. We are waiting on some court cases on the overlay zoning, but the question is, should we put them as overlay zoning vs. new zoning district, or basically let the Committee know what the difference is and what may be the best direction. Maybe the LPD needs to be its own district with some density type things. There are a lot of towns that are moving to PUD or RPC as a known district vs. the overlay/density. We put that on there as a question of let's talk about the pros and cons and I'm glad you brought that up, especially given the court cases that are out there now. There are a lot of court cases that will definitely define the work. C DUBY: My understanding is that there is a piece of legislation to counter what happened in a court case and it is important that Municipalities at least contact legislators and so on, because we may be in danger of losing the ability, whether we decide an overlay or the district is the right way to go, at least we want to have that option because we have an Historic District overlay. Any information that you can give us, or Mr. Brady's office on that, would be appreciated. Debbie Pfeil: I think that's a good topic point. At the time that the Committee gets up and running, there might be more information available at that time. Vice Mayor Betts: Any other questions? C Martin-Brown: I have one for either Bob or Debbie. On your list item nos. 1, 6, 7 and 10 all seem to relate directly to the business/industry economic development agenda or committee. How do you envision that committee(s) with historic review, engaging like you have for no. 3, Historic Preservation, that other committee; how do you see these committees providing insight, advice and assessment in this process? Bob Kerr: This committee was something that was discussed at your last meeting and we were given a directive to put a list together. It could come back with recommendations to Mayor and Council. It is possible that the actual language would be drafted by the Historic Preservation or the Planning and Zoning Committee. That's part of what needs to be worked out at the beginning of this committee, is what their final report will include. It may not be that they are drafting ordinance changes. They are only making a report that we recommend that these procedures be changed and it go to the proper committee to implement the changes. C Martin-Brown: But not to suggest language or changes in these categories. Bob Kerr: I think they could decide to make recommendations, but whether it comes back to Council and Council implements I, or Council sends it to another Committee, is something that needs to be worked out and it is really Council's decision as to how you want to proceed. Debbie Pfeil: If I may interject. I believe the Committee that is being selected, or being discussed at your next meeting, is a group of people that are representative of all the boards and commissions, and maybe some stakeholders or citizens. The thought is that with all of these items they affect one or two boards. The hardest part is

to take each item and have it go back to the board and have the time there. For example, a business in the downtown district goes to the Historic District or the Historic Preservation Board, as well as the Planning Commission. When the committee meets, the hardest part is not drawing up the process to have it go to the Planning Commission, Historic Preservation, back to the Committee, back to the Council. The people assigned to this committee are very important and I think before any regulations are adopted that a very rough draft goes back to the committees to see if they can live with it. This could turn into a five-year project. If every single person's hands were involved, there could be a lot of micro-managing and a lot of managing. This committee would be the oversight group and take certain drafts back to their groups and have them read it. C Martin-Brown: Debbie wasn't your recommendation that this committee be made up in part of shares of those various bodies? Debbie Pfiel: Don and I are still flipping the coin. He likes higher numbers and I like lower numbers. I think we'll meet in the middle. My recommendation was a council person, one from each board, a stakeholder from within the Town, so you have everybody represented, maybe some of the citizens or business owners. My numbers were 5 to 7, but I'll see what the Mayor comes up with next month. You would represent your board and committee and learn a lot and in the education process you will have a lot of input, but also be the one that takes it back to your board, when you have the draft, and be able to explain it to them. Vice Mayor Betts: Thank you. Any other questions? George Dickerson: Don and I did an October 1st meeting at Cape Associates in Dover where we discussed these various issues still being considered. Don will identify who should serve on the Committee, what they should review and most importantly, that everyone's input be expressed in some form so that it gets back to the Committee and finally, obviously, the Council would have the final vote on what the issues are.

a) Town of Milton – 6 Month Budget Review – The budget review process is designed to allow Council to adjust the budget figures based on year-to-date information and projected costs. At the six-month interval, we are able to reanalyze the financial position of the Town of Milton and adjust the budget based on those facts. The review process also allows us to plan for future revenues and expenditures with greater accuracy. The first heading we have here are Administrative Expenses. The first is Council's salaries and payroll. You will see each of those highlighted as Julie works down the list. We've actually lowered those and those will become bolder as I work through this process and will be easier to follow along. Council's salaries and payroll taxes have been increased based on the change to two council meetings per month, effective April 1, 2008. Administrative overtime has increased, due to the requirement of employees to be present at various town meetings. Accounting fees decreased to reflect actual cost for the year. Temporary Labor line created by the request of Sombar & Company projected figures, are based on current usage of temporary staff. Supply line item increased to cover projected expenditures. This line item includes the excess printing costs incurred by the additional meetings, copies, document requests and agendas. Holiday expense decreased to reflect the actual cost that was incurred. Holiday Lights increased to reflect the actual costs incurred. Dues and Subscriptions increased to reflect actual costs included. This line item was adjusted to 100%. Election Expense decreased to reflect the actual costs incurred. Mileage Expense increased to reflect the change in the IRS mileage rate adjustment for 2008. Miscellaneous Operating increased to reflect the actual costs incurred, as well as a

projected cost for expenses categorized as miscellaneous items, hiring expense, the Town Hall barbeque and administrative meetings. Meetings line items increased to allow for semi-monthly Council meetings and increase in fees due to the relocation of meetings to the theater. Printing and Postage increased to allow for changes in postal rates, as well as actual usage. Repair and Maintenance - Equipment increased to account for lease contracts, including the security and alarm systems, copiers and telephone. Telephone increased based on actual costs incurred. Utilities increased based on actual costs incurred and increase in rates. Banks' Fees decreased based on actual fees. Town Hall Renovations decreased by \$15,000, funds were allocated to the Historic Expansion study. Holiday Decorations decreased based on actual fees. The Edmonds Software line item was created at the request of Tom Sombar to show that expense. The Code Book line item created to identify specific costs related to this purchase. The code books, as you recall, are the codification of our ordinances, which is in process and our manuscript is expected within the next couple of months for that review process to start. For Revenues, Interest Income reduced to account for the decline in Federal interest rates. Miscellaneous Revenue increased for actual revenues received. Franchise Fees increased for actual revenues received, also. Street Budget highlights: Expenses: Supplies decreased based on our current usage. Snow Removal eliminated due to lack of use for the school year. Repairs and Maintenance of Equipment decreased based on current uses. Engineering Fees line item to track fees directly associated with street projects. Street Repairs decreased for projected project use. We also have some minor adjustments to the truck, chainsaw and tree saw to reflect actual cost when those items were purchased. Projected Revenues will remain the same for the Street Department. Police Budget highlights: Overtime expenditures are currently at 56%. The Town of Milton may be pursuing a legal action to recoup more than \$11,000 from when the building was torn down next door and the police expended some man hours there to accomplish that. We have about \$11,000 outstanding that will pay for that cost. Payroll Taxes increased to cover actual liabilities. Advertising increased to cover additional costs related to advertising for a new officer. Uniform Cleaning decreased based on current usage and Gasoline and Oil increased to account for current fuel prices. Repair and Maintenance Auto decreased based on current usage. Telephone decreased based on actual usage. We also received State funds to offset some of our costs for air cars which will be funded by the State. Utilities increased based on increase in rates. Building Renovations increased to offset actual costs. Capital Expenditures include police cars, the new computer, and the AR-15 long guns were adjusted to reflect actual cost. Color Copier line item was eliminated, while a new gun line item has been added. Miscellaneous Revenue adjusted for actual projected revenues. The Town of Milton is eligible to receive a \$25,000 grant from Sussex County Council. This \$25,000 can be used to offset capital expenditures and operating expense. These funds have been earmarked for the new police car, an intoxilizer, training, utilities and gasoline. General Budget Highlights: the Tax Proposal Service increased to account for actual costs per contract. Currently, the Town of Milton is charging \$40 per unit for trash services. At this rate, we are not able to cover our actual trash disposal costs. We are currently researching possible rate increases to offset our expenditures. Town Property Tax Reassessment has been removed from this current budget. Actual cost for this project will not begin until 08-09 FY. That actually means that it does not affect whether reassessment occurs, that's about a year long process, all that means is that that money does not have to

be earmarked in this FY. It can be allocated in the proposed budget for October 1st, because according to the Assessor, it can be worked out so that no payments are due this FY. Parks – Engineering Fees line item created in order to track fees associated with the upgrade and repairs to the Park. Fees are based on signed contracts. This was a line item we created as a result of Tom Sombar’s request to keep all the engineering fees that are earmarked in Administration, to be brought over to Parks so they could be easily identified as to what the expenditure was. RV Watering Vehicle which was purchased to maintain the Parks increased based on additional equipment added to the vehicle. For Revenues, Miscellaneous Revenue increased to account for funds actually received to date. Overtime line item decreased based on projected usage. Building Plan Review, Inspection Fees increased based on actual and projected costs. Meetings line item created to track monthly meeting expenditures directly related to Code Department, including Planning & Zoning, Board of Adjustment and Historic Preservation. Supplies increased based on actual usage. Gasoline and Oil increased because of current prices. Printing and Postage increased based on postal rates going up. Both Repairs and Maintenance accounts decreased based on actual usage. Code Budget Highlights are the capital expenditures which were eliminated from the budget which we wiped out with a flat file, which holds plans in it and a drafting table. For Revenues, Business License Fees increased based on actual fees that were collected. Water Budget Highlights – Overtime line item increased based on actual usage. Payroll Taxes increased to account for those overtime liabilities. Training and Seminars increased based on actual costs. Engineering Fees increased based on current outstanding contracts. Supplies, Pits Meters, Leads decreased to account for current inventory on hand. Advertising decreased based on lack of usage. Gas and Oil increased. Printing and Postage increased. Repair and Maintenance accounts decreased based on actual usage. Telephone line item increased to account for actual costs. Uniforms increased to account for the actual cost. Bank Fees line items created to account for fees that were incurred. Capital Expense, Water Taps and Streets decreased based on projected completion for this budget year. Capital Expenditures, including the truck, water taps, and pipe tracer have been adjusted to reflect actual costs for this budget year. For Revenues, Miscellaneous Revenues increased to account for actual revenues collected to date. Figures for our Grant Funds are reported on the next several screens. There have been no changes to these budgeted figures. These are just State Grants, in and out. ED is the Emergency Drug grant that the Police get and that’s just money in and out based on what they apply for in the Grant and their need and request. The proposed Budget Review for this year’s total revenue is \$3,433,900. Total Expenses makes it balanced. The net effect that we have is that the Proposed Budget that you have been presented with now, reflects a total decrease of the overall budget of \$13,829 and cutting those costs to readjust for the six-month period, means we have balanced the budget. The percentage of expenses, some people like to see the expenses broken out by the departments, as you look at the pie chart up there, you will see the percentage of each department where it is reflected for the expenses incurred. The next slide is actually the revenues which are generated, that come into the Town, based on the departments to arrive at both the expenses and revenues to get to the final figure. As you will recall, at the start of the FY, the Council had approved revenue expenditures from revenue on hand, to do some projects, such as the Park (which is one of the bigger ones) and other projects that we have earmarked or scaled down, for the conclusion of this six-month period. As it stands now, we are comfortable at the position

we are in with the revenues, as well as the expenditures. We have bank account surpluses of about \$2.5 million invested in CD's and we also keep approximately \$1 million in operating expenses and other sources where we need to get to them based on what projects we are working on at any given time. Thank you. I'll try to answer any questions. Vice Mayor Betts: Does anyone have any questions to ask the Town Manager? C Abraham: Looks like you are doing a good job, George. George Dickerson: Well, we try. It's not always easy and something I will tell you is that all of you need to consider if you are available. The Legislature would like to see elected officials in Dover, and not just the Town Managers or County Administrators. Mayor Ford from Lewes is asking for all elected officials from Milton, if they can, to go to Legislative Hall tomorrow at 2:00 pm. This is very critical to the Town of Milton. The issue is the transfer tax. There is a possibility that this legislation will be discussed tomorrow. The Delaware League is sponsoring the day and everyone that possibly could go should be at Legislative Hall at 2:00 pm in Dover. If you can be there, you will have a lot of support there tomorrow, with regard to this issue. Try to lobby Legislators to please not pass this. As you know, of all real estate transfer fees in this State for properties that are sold, 3% is collected. The State currently shares 1.5% of that. We would have a very hard time at this point. It would drastically affect us for next year and currently is the only way that you have revenue sources. There are only a couple of ways to fix it: you increase fees, you increase taxes or you cut services, and that's where we are headed if they should do this to us. Milton is fortunate that we do not budget the maximum that we have been receiving. The first year that I was here there was about \$800,000, but I cut that to \$500,000 immediately, because I didn't think it was the best source for us to have revenues. For us to be dependent on this money when we were not sure at any time that we would ever receive it, was a mistake. It's not a guarantee. What the General Assembly giveth, they can taketh away also. Vice Mayor Betts: Just a minute, George. I would encourage any one of the Council that could go to try to be there tomorrow at 2:00 pm. George Dickerson: Having said that, the update on the water tower which includes our regular maintenance on the 75,000 gal. tank, which is over by Shipbuilders, went through repainting on the outside, as well as the inside. Also, we brought another well that was on line and with that well there was some testing that had to be done of the waters before the tank could actually be used. Allen informed me that there's been a little backlog with regard to that and that it's approximately by the end of this week or the first of next week we'll have that back and hopefully we're going to have that tower on line. No one should be seeing any significant reduction in water flow or anything like that. It has not affected anything else that we have done. The process internally with the Administrative Offices, working with Allen's maintenance department (now this is separate from the Complaints that we receive where people call in from that) there is a new system that has been instituted with regard to Allen's people and Allen receives work orders when somebody calls in something. There were times when something would fall through the cracks with regard to reporting something that needed to be done and the Administrative Offices did not know that they had been out there. Allen's guys may have already gone out and made the repair. This new system requires a work order that also comes in when someone calls in the complaint. The work order is issued and goes out and also has to come back and be logged in. Julie Seichepine, our Accounting Clerk, is keeping that record and when we have enough of that information in a couple of months you will also receive a report on those work orders and what was done. That

should help your committee, Ronda, with regard to the water committee. If you remember last month, Charlie Fleetwood read a letter into the record with regard to Tom Sombar's statements that were made. I had asked Stephanie to contact Tom Sombar with regard to the statements that were made with regard to the 200th Anniversary Committee that the event cost them some money and they were responsible for some type of shortfall within our budget. I called Tom Sombar and obviously April is a terrible time to call a tax firm and try to get someone here to comment. He has been contacted, and said that he would be more than willing to come here right after tax season and speak to those two comments. One issue is about the 200th Anniversary Committee having caused some kind of deficit or was responsible for that within the budget and the second was, his comment with regard to the Mulberry Street project which was funded by the State and had nothing to do with the Town. We've asked him to come in as soon as he can and discuss these matters, and he has agreed. We have a noise ordinance. We've had it on the books and it has been here since I came here. We had no way to measure that. A decibel meter is what we needed. The decibel meter has been received. We have it. It is a certified meter. It's one that you can send back and it is calibrated and will stand up in a court proceeding. Training will now take place. We are in the process of scheduling training. The police department will respond to anything after Town Hall closes and CC, our Code Officer, will be responsible during his daytime hours and when he works one Saturday per month, he would be responsible then. The procedure for that is outlined in our Ordinance. We now have that piece of equipment and training will be scheduled within the next four weeks to get that done. We'll have two training sessions so that we can rotate with the police department, and not affect the Chief's schedule, so that all of his men will be trained at the same time. Charlie Fleetwood also called me today and had another request. The John Milton Statue will soon be ready. His question needs an answer from Town Council because you are one of the sponsors of the statue, as well as the bench it will be sitting on, the name of those sponsors will be engraved into that bench. I need the Council to let me know what you would like to see in there and Charlie would like to have that in the next few days, if he could. He wants it in writing, specifically as to what the verbiage is, since the Town donated the \$5,000 to the John Milton Project. Vice Mayor Betts: Do you want that tonight or in the next few days? George Dickerson: If you could do it tonight it would probably be nice to get back to Charlie, if you have an idea or you would like to discuss it. Vice Mayor Betts: Does anyone on Council have any ideas at this time? C Martin-Brown: One of the provisions for donors was that those that had contributed \$5,000, and received a bust, that their names would be on the bench. I think the question tonight is would it list the member's of the Town Council and if so, is there space on the bench? C Abraham: I would like to make a motion to have all of present Council's names listed on the bench for the John Milton Statue. C DUBY: Second. Vice Mayor Betts: All in favor. Motion carried. I think we should also include the Town Manager because of all the hard work he does. C Abraham: I would like to make an amended motion to have all of present Council's names and the name of the Town Manager, George Dickerson, listed on the bench for the John Milton Statue. C Hudson: Second. Vice Mayor Betts: All in favor. Motion carried. George Dickerson: I'm honored. Thank you. That's all I have for my report. Vice Mayor Betts: Thank you for your report. Does anyone else on Council have a question for the Town Manager? C Hudson: Madam Mayor, I do think it is important – there was a line item of some \$5,000+ in that budget review for salaries for the Council. I think that's NOT

per Council member. Vice Mayor Betts: I hope they know that. C Hudson: Some of the newcomers need to know that that is a sum total of the salaries for ALL the Council members, including the Mayor. Vice Mayor Betts: That's a sum total of the salaries for ALL the Council members, including the Mayor.

13. Town Solicitor's Report: Vice Mayor Betts: Do you have one from Mr. Brady? Mr. Beauregard: As it was such short notice, I do not have one. I will have one for the next meeting. Vice Mayor Betts: We'll table that. May I have a motion to table the Town Solicitor's Report until next month? C Hudson: So moved. C Abraham: Second. Vice Mayor Betts: All in favor. Motion carried.

14. Written Reports from:

- a. Maintenance – Vice Mayor Betts: Do I have a motion to approve the Maintenance Report, as written. C Abraham: Motion to approve the monthly maintenance report, April 2008. C DUBY: Second. Vice Mayor Betts: All in favor. Motion carried.
- b. Project Coordinator/Code Enforcement - Vice Mayor Betts: Do I have a motion to approve the Project Coordinator/Code Enforcement Report, as written. C DUBY: Motion to approve the Project Coordinator/Code Enforcement report. C Abraham: Second. Vice Mayor Betts: All in favor. Motion carried.
- c. Police - Vice Mayor Betts: Do I have a motion to approve the Police Report, as written. C DUBY: Motion to approve the Police report. C Hudson: Second. Vice Mayor Betts: All in favor. Motion carried.

15. Old Business

- a. Second Reading and vote on the approval of the proposed ordinance amendment to Section 4.7.2 (A) of zoning ordinance-Permitted Uses in the Light Industrial Use District.

Vice Mayor Betts: As Ordinance no. 208-2008-0004, an Ordinance to amend Section 4.7.2.A, Permitted Uses in the Light Industrial Use District of the Zoning Code of the Town of Milton, Delaware.

WHEREAS, the Town of Milton wish to amend Section 4.7.2.A of the Zoning Code of the Town of Milton, Delaware by adding the following as permitted uses in the Light Industrial Use District thereto, as follows: 15 professional offices, 16 medical clinics. This ordinance establishes professional offices as a permitted use in the Light Industrial Use District. The first reading was April 17, 2008. Public Hearing was May 5, 2008.

Do I hear a motion to approve this Ordinance? C Abraham: I would like to make a motion to approve Ordinance 208-2008-0004 an ordinance to amend Section 4.7.2.A, Permitted Uses in the Light Industrial Use District of the Zoning Code of the Town of Milton, Delaware. C DUBY: Second.

Vice Mayor Betts: We have a motion and a second, roll call:

C Martin-Brown	yes
C Duby	yes
C Hudson	yes
C Abraham	yes
Vice Mayor Betts	yes

Motion approved.

- b. Appointment of members to 2008 committees whom completed the code of ethics form after April 17, 2008. Vice Mayor Betts: I would like to now have our Town Manager read the names into the record, of the Committee appointments that have been filed with the Board of Ethics. George Dickerson: If you remember last month, when the Mayor made his announcements, we had some ethics forms back. I will read the committee name and then read the name of the member that has turned in their Ethics Form:

Board of Adjustment	Larry Savage
Historic Preservation Board	Gwen Fuller & Jack Russell
Economic Development Comm.	Thomas Huff
Emergency Preparedness Comm.	Janet Turner, Carey Davies, & Bill Wright
Board of Health & Environment Comm.	Sandra Doyle & Jane Duncefield
Historic District Expansion Ad Hoc Committee	Marie Mayer
Public Information Committee	Janet Turner
Dog Park Committee	Joy Lester
Ethics Ad Hoc Committee	Rev. John Barton & Janet Turner

Vice Mayor Betts: Can I have a motion to approve those appointments, please? C

Duby: I would like to move that we approve the appointments to the Town Boards, Commissions and Committees as read by the Town Manager. C Hudson: Second. Vice Mayor Betts: All in favor. Motion carried.

16. New Business

- a. Six Month Budget Review Approval – Vice Mayor Betts: Would you like to vote on that or would you like to table that until the 15th in order to review it? C Hudson: I make a motion to table this until May 15, 2008 so we have time to review it. C Duby: So moved. Vice Mayor Betts: All in favor. Motion carried.
- b. Resolution authorizing participation in the Delaware Economic Development Office Downtown Delaware commercial district affiliate program – George Dickerson: Resolution 2008-0002. Resolution authorizes the participation in The Delaware Economic Development Office Downtown Delaware commercial district affiliate program.

WHEREAS, the Delaware Economic Development Office has established the Downtown Delaware commercial district affiliate program status to assist localities in developing public/private efforts to revitalize their downtown commercial areas, and

WHEREAS, interested Delaware cities, towns, and communities that are exploring downtown revitalization, those that may not be eligible for this designation, or those that do not wish to meet Main Street requirements, may participate as an affiliate, and

WHEREAS, affiliate communities will have access to all Downtown Delaware training and limited on-site assistance as resources permit, and

WHEREAS, the Town of Milton desires to participate in the Delaware Economic Development Office Downtown Delaware commercial district affiliate program and has completed the necessary application.

NOW THEREFORE, be it resolved, by the Town Council of Milton Section 1: that the Town of Milton applies for selection to participate in the Delaware Economic Development Office Downtown Delaware commercial district affiliate program with the specific goal of economically revitalizing the designated downtown district within the context of the Historic Preservation using the Main Street approach as a model.

Section 2: the Town of Milton recognizes that the Main Street model is considered one of the many economic and community development tools used by localities and successful downtown revitalization requires an ongoing commitment, continuous attention and a full public/private partnership. Thus the Town has full intent to actively support and implement the initiatives developed as a result of commercial district affiliate status, resources permitting.

Section 3: the Town of Milton understands that participation as a Delaware Economic Development Office Downtown Delaware commercial district affiliate program does not guarantee selection as a designated Main Street community, and that the Town will be eligible to received affiliate community services from the Downtown Delaware commercial district affiliate program as long as the requirements stated in the program guidelines, are met.

Vice Mayor Betts: Do I have a motion to vote on the Resolution, as read? C Hudson: I make a motion that we vote on the Resolution, as read. C Martin-Brown: Second. Vice Mayor Betts: Motion properly made and seconded.

Roll Call Vote:	C Martin-Brown	yes
	C Duby	yes

C Hudson	yes
C Abraham	yes
Vice Mayor Betts	yes

Motion carried.

17. Executive Session: Discuss Land Acquisition, Litigation and Personnel:
Vice Mayor Betts: Due to the fact that our attorney Brady is not here, we did have an executive session scheduled, but we will table that until the next meeting when Attorney John Brady is present.
18. Adjournment:
C Abraham: I make a motion to adjourn. C Duby: Second. Vice Mayor Betts: All in favor. Motion carried. Adjournment at 8:05 p.m.