

Town of Milton
Streets & Sidewalk Committee Meeting Minutes
Milton Theatre, Milton, Delaware
August 23, 2007

Councilwoman Betts called the meeting to order at 7:00 p.m.

Councilwoman Betts offered a moment of silence.

Roll Call

Present: Bob Kerr
 George Dickerson
 CC Dennis, Code Enforcer
 Bill Wright
 Paul Yannucci
 Leah Betts

Councilwoman Betts: Thanked all for coming. Called meeting to order in the spirit of team effort to bring the Town and the residents together to help the bad problem with the streets which we've had for some time. For several years, no positive steps were taken to solve this problem. This meeting is not a demand for anything from you; it is a strategy session in hopes of working together and getting suggestions and ideas so that the problem can be solved. The Town will try and help as much as they can.

George Dickerson: Sidewalks have been an issue for a long period of time with Chestnut Street being the most severe and needing the most attention. Hopes for positive meeting in that a plan of action, some kind of strategy can be determined and that the Town and residents can work together. Wants to get the residents thoughts and ideas on what the best strategy to repair the sidewalks and who the responsibility lies with and knowing that there are some people who cannot afford the expense and finding a way that the Town can help. Made an apology, and accepted responsibility for letters being sent out without giving more information as to what property it pertains to for owners with multiple properties. The list has been updated and we have it compiled in binders to be reviewed by the residents. Allen Adkins reviewed the list of sidewalks to determine the severity of the sidewalks and see which required more immediate attention/action. The report is broken down into major and minor repair sections. The major repair section shows the address along with photos showing the sidewalks in very poor condition or almost non-existent and with grass growing through them, sometimes over growing the sidewalks. The minor section gives the owner notice that there are sections of the sidewalk that require minor, less immediate, attention; examples of that are a lip up which would be a trip hazard, minor cracks that may need to be filled. Again, we are not asking you to do anything tonight other than sharing thoughts and ideas. The Town Ordinance is under Section 16-20 and it refers to Curbs, gutters and sidewalks. The section reads that it shall be the responsibility of the owner to repair all sidewalks within, adjacent to or approximately parallel to the owners' property line although it may be situated wholly or partially in the Town right of way. The Town shall be responsible for all curbs and gutters wherever situated. We asked for an interpretation of that. The Town Council and

Ordinance # 2000-3, was an ordinance to amend the code on property of Milton by clarifying the Towns responsibility in Chapter 16, Article 20, Subsection (c) which states that the Town shall have oversight responsibilities but not financial responsibilities for all curbs and gutters wherever situated in the Town. Introduced CC Dennis as the new Code Enforcement Officer. Bob Kerr was asked to be here to give a perspective on cost analysis and to provide the residents who agree to having the Town work with the engineer in getting bids on doing the repairs to make the job less expensive.

Bob Kerr: Sidewalks are one area that's awfully hard to put an estimate on unless you go out and look at each individual project. Prices range from \$3.85 a sq ft for just the sidewalk up to \$7.50 a sq ft. That doesn't include the cost of taking it out, the cost of restoring behind the sidewalk; if curbing has to be replaced; or if taking out the curb a small amount of hot mix has to be replaced. Also where you have a driveway, sidewalk gets thicker. The Town requires a 4" sidewalk for just a normal sidewalk and a 6" thick sidewalk at a driveway; that's just to give a little more bearing capacity. On some similar projects we've seen, by the time you add up the individual pieces, and assuming a 5' wide sidewalk, and if you add a 100' of frontage, it could be as much as \$85.00 a sq ft across the front; as much as \$8,500.00. You can go around the corner and see the price drop considerably. This is the problem I saw in going back through things; if you have trees and roots that have to be removed as part of the problem, it needs to be factored into the price. It's very difficult to come up with an average cost per square foot because of all factors on an individual basis.

George Dickerson: Welcomed the public to come forward and speak their concerns, questions or suggestions and express their feelings about the approach the Town is taking. Also gave residents the opportunity to call him or Mr. Dennis if they should need to discuss their personal financial issues. Expressed the possibility of proposing a revolving fund for this where the Town would put up some money and fix the sidewalks for those who would not be in a position to pay, with the homeowner making reimbursements.

Pamela Bounds-Seemans: Questioned the length of time to do this and if they were going to be cited. Asked if someone would be coming around to let them know exactly what needs to be done.

George Dickerson: This is just a strategy to try to fix it. Can't give time frame to this for liability reasons. Discussed who the liability lies on: probably the owner as it is their responsibility to maintain/repair the sidewalks. The Town would notify the owner that your sidewalks need repair and it would be your responsibility to do the repairs. Advised residents that they should check with their insurance companies and/or attorneys about the liability. There will be no citations given at this point as we are not there yet. If the owner needs someone to come out and explain/show them what needs to be done, the Town will provide that. Envisions that Mr. Kerr and his staff will do an inspection and come up with some hard numbers that will be given to the individuals.

C. Betts: Let them know that if they were not satisfied with the figure that Mr. Kerr offers, they are more than welcome to get their own estimates/contractors. Just trying to save money.

Jeff Seemans: 412 Chestnut Street. Has 138' feet and isn't interested in replacing it all nor do they feel that all of that needs to be replaced. Who comes out and makes the decision to the severity of the damage and what needs to be done? Is interested in getting an appraisal. Also, is the Town obligated to pay a prevailing wage for this kind of work? Do citizens have the right to repair their own sidewalks based on the specifications of Article 16? How have sidewalks in the Town been repaired or replaced prior to this state and how have new sidewalks been poured and who paid for that. I understand that the

developers or individual homeowners have paid for the new ones. But on Mulberry Street, the Town was able to obtain a HUD grant that paid for a portion of that and the rest was paid for by DeDOT funds to redo the entire street. A few years ago we started a design to redo all of Chestnut Street – curb, sidewalk and repave – and the proposal was close to \$700,000. Is anyone on the committee exploring grant opportunities to help alleviate the pain of this?

George Dickerson: Mr. Kerr and his engineers are best qualified to give that appraisal.

Bob Kerr: That would depend on where the funding comes from. If the Town uses their own money or borrows money; depending on where its borrowed they can do it without prevailing wages. If funds were to become available through DeDOT, or any of the state or federal agencies, they have their own rules that would then have to be followed.

George Dickerson: Yes, that is an option as long as they are repaired to the standard. Mr. Kerr would inspect them to our specifications. The reason we had this meeting was to get input from everyone and possibly put this out for bidding to save on cost. We do not know how this was done in the past.

Leah Betts: We intend to look at grants before we come back to the residents. We are going to try and find some grants.

Neva Baker: Wasn't there a grant from Front Street to Atlantic Street? The property owners there did not pay for their sidewalks, they were grants, because there was one person on that street who was handicapped. If they can get away with that, I don't see why we can't get it. There was money put away for sidewalks when the streets were done.

C. Betts: It was. A grant was given for that end of the street. That's what we are going to try and find grants.

Bob Kerr: Doesn't remember that project.

George Dickerson: Our account balance shows \$25,000 which is earmarked for Chestnut Street.

Unknown Female: Will those funds help all of us on Chestnut Street. All those trucks over the years went by and cracked our street; all those big trucks going back and forth to Drapers.

C. Betts: It's going to help everyone on Chestnut.

George Dickerson: Can't speak of causation but the current condition. Perhaps something should have been done back then but we are trying to deal with today. I know that a lot of people have issues with how things were done in the past, but we are dealing with what our ordinances say today and how they got in the condition, and through no fault of anyone, especially perhaps even the property owners, that if a truck was running over the sidewalk and causing that, it's a shame it wasn't reported then or done. I can't speak for the past; I am only here to tell you what we have today in the spirit of trying to do something to correct it. We are not here at this point in time to strong arm anyone; that's why we invited you here; we need to hear these things. Perhaps there are other ways to handle this. We need your input because it is your responsibility to pay for it. We've broken down major repairs with deplorable sidewalks or sidewalks need to be replaced. The other is a lot of them are small cracks that can be filled before it gets worse. And if we get everyone to do this together the economy of scale for the bidding process if you choose to go that way, it drives that price down that everyone shares.

Unknown Male: The letters that were received. Did they state whether the repairs were major or minor? Or did they all say the same thing? Do they know if they have major or minor damage?

George Dickerson: No they did not. I do have lists showing which properties are identified as either major repairs or minor repairs needed.

Unknown Female: On our property, you could have some blocks that are major and some that are minors.

George Dickerson: This is a preliminary meeting. This is a non-engineer that went out with his staff, which is our people, who went out as best looking at this and saying here is what we have. Before we get to the hard numbers, Mr. Kerr and his engineers will have to do the assessment to say you can do this much of this; this is alright you can do this.

Unknown Male: Are the lists for us?

George Dickerson: Yes, these are available here tonight to pass out.

Eric Rosenquist: 302 Federal Street. You answered my first question about the letters being sent out as being generic and not explaining what repairs were needed. I assume that relates to the liability issue? Obviously, bulking the work together and doing it in one or two large group contracts is going to be the most cost effective way.

George Dickerson: It was my fault and I apologize because there were multiple property owners and then we had calls from family members, sons and daughters, that were taking care of the business for the person that was living there and that's what we ran into. Yes, that is what we are trying to do. That is why we are not out there issuing summons and that type of thing. This is a strategy session with the input of those directly affected; those who received letters, and they may be either major or minor repairs and you will know that before you leave here tonight.

Unknown Male: What are you going to do about vacant properties with sidewalk issues?

George Dickerson: We're about sidewalks tonight, Sir. I will be glad to answer that later. They are still property owners.

Unknown Female: Unintelligible.

George Dickerson: There is a process where you can pour concrete in the winter by putting blankets on it like they do up north and the density of the concrete is changed. So yes you can.

Jamie Brown: 415 Federal Street. I have several questions. First, I'm one of those multiple property owners and I'm not sure which property this applies to or both. Second, one of the properties is next to door to Eric Rosenquist's, and likewise I don't see what the cause of the problem was. I'm happy to take care of it if it's minor and scared if it's major.

George Dickerson: I'm not going to sit here with regard and answer that one and say that we haven't made an error or identified a property wrong. I'm not going to say that. My staff did the best they could in going out and trying to assess it and if it's an error, we will take care of it. I have your property here so you will know tonight which ones we've identified.

Jamie Brown: The trucks that come through here have rolled over the curbs in many cases as I've heard from my neighbors, breaking the sidewalks but I noticed that when they come down Federal Street, the windows in my house rattle and I know it's not doing the foundation any good. It can't possibly be doing the curbs and sidewalks any good either. At one point there was a move to make a bypass truck route, an alternate 5 and although it's off the subject, it would be nice to hear somebody talk to that. Before you do, 2 questions specifically to sidewalks: 1) Does Milton have a list of qualified contractors with whom they've worked and recommend?; 2) In the historic section, is there anything that would mandate our tearing up, hypothetically, the concrete sidewalk and laying a brick sidewalk as there is down in the commercial district?

George Dickerson: We would use Mr. Kerr and his experience with contractors that he has dealt with. For the sidewalk, I don't know. Spoke of the truck issue: as far as trucks coming down, the Chief of Police has called Allen's and they try to use Rt. 30, but those large trucks pay \$1,000's each year for road taxes. My previous experience in the Town of Camden, was that obviously, a very historic Town, underground railroad was there, a lot of houses there in the basements, when the trucks go through, shake. We tried lobbying the General Assembly to get that done, writing letters to DelDOT, Sec. of Transportation, etc. and at the time we couldn't get a thing done with that, because the trucks pay that road taxes. I believe it's been tried here.

Unknown Male: If the trucks are causing the problems with the foundations of houses and sidewalks, why can't part of the taxes those trucks pay every year go to help repair sidewalks?

George Dickerson: I'll go up to General Assembly with you.

C. Betts: There is a truck route that they have suggested. We can only ask them; we put signs up and we cannot make them go that way; we can only suggest it.

Unknown Male: Trucks are bigger, heavier and longer; this is part of what lead to the bridge collapse in Minnesota.

Bob Kerr: Reiterated that this is a preliminary meeting to get ideas and input on how to proceed forward; whether it's to be done by the property owner hiring an individual contractor or if there is an interest in getting a group together to do it as a Town project. If the Town does it, there are certain rules they have to follow as an individual you don't. It will have to be publicly bid, so even though we have a list of contractors we hope get the job, it's out there for the public and we try to make sure that only qualified bidders, by the way we write the specs bid, but everybody gets a chance. And that's one of the reasons why hopefully the bids are low; you get the competition between the various bidders. The other thing is I think it will be recommended that there will be many more meetings as we go through this. This is not the first and only meeting. As we get more information and find out what's going, there will be a timeline developed as to how quickly this whole thing will go. If we could go to Dover tomorrow and get a grant for several million dollars, it can move pretty quick. If we get a grant for \$5,000, it's kind of a much slower process.

Unknown Male: Lastly, are there any restrictions on doing it themselves? And where can I find the standards/specifications?

George Dickerson: As long as it's replaced and meets the Town's standards and specifications. And it will be inspected. They can be found in the Town Hall.

Derrick Crouch: 409 Chestnut Street. We are on a fixed income. What do I do to see about getting help for these sidewalks?

George Dickerson: I would ask that you come to see me personally and Ms. Betts and I will be meeting to see if in fact that there are monies that perhaps the Town could do a revolving fund. Of course, that's going to require your buy-in, and at some point a pay back that would, at this time, be within your means, without causing a hardship.

Gene Dvornick: 511 Chestnut Street. Given the magnitude of your process, it is possible to do it in various phases? Like the first year you could do the first block of Chestnut Street and seek funding for that? The second year you could do the second block, etc., so that no one person is put out?

George Dickerson: Yes, that is certainly possible, but it's going to take...there's other areas, and then the assessment would have to be where along Chestnut are the most critical areas and do them first, and compare them to other streets' sidewalks that they'd be in like condition.

Joe Scudlark: 407 Chestnut Street. You mentioned a previous proposal for the sidewalks; what became of that? Why wasn't it done?

George Dickerson: I don't know. There wasn't enough money to do it is what I am being told.

Joe Scudlark: So that would have been all on the Town? My second question is if there is a time frame for all this.

George Dickerson: Yes. At this being the first meeting, I think what is going to determine that is what we've discussed here tonight. We have to wait to see whether the property owners decide whether they want to make the repairs on their own or join in the Town with the bidding process to help keep costs low. The strategy to work through this is to get the best number and we have to get some hard numbers from our engineer. The Town will pay for the engineering fees as Mr. Kerr and his company does this as we move forward. You deserve to have the hard numbers before making a decision.

C. Betts: We just want to know if there is interest here for us to go out and get a contractor, just to see how much to charge as a whole.

Robert Fogle: 405 Union Street. I had two small cracks and I called Ms. Betts about this; that I had my insurance man come out and look at this and he brought his measurement that they do with State Farm. If that would have been a hazard, they would not have given me house insurance. So with this measurement that he took, he said this is absolutely asinine; he said that they are picking on such a small thing like this; that there was no lip on mine that anybody could have gotten hurt. However, I replaced mine yesterday; I jack hammered it out, and I replaced the two sidewalks that needed to be replaced. So if somebody wants to come up and look at them, feel free to do so.

Doug Friend: 503 Chestnut Street. I know I have a major problem; that sidewalk was probably built when the house was built. What I am understanding here is that we're going to receive letters as time goes on; I would be interested in looking at the general bid kind of thing, and I understand that is going to take some time. So, my understanding is I am not worried about being cited until we go through this whole process and figure out whether that sounds like a good number, but if we get it down to per square foot, because we've had bidders, or if we can do a better number by ourselves. But I would be receiving letters from the Town as to how close we were to getting an acceptable contractor with a good number and then at that point I would make a decision. That could be 2, 3, 6 months from now; is that a reasonable assumption?

George Dickerson: That is correct.

Doug Friend: If there is grant money, my question would be what would be the formula if, I've got maybe over 100' on the road and I'm in there with someone who has a couple sections of sidewalk to do, my expectation is that I would be paying a little bit more than that other guy. Can you speak to something that...

George Dickerson: That would be determined again by the engineer in the assessment.

Doug Friend: Right, but I am wondering how that grant money might apply to...

George Dickerson: Once it was determined which are the major repairs, it would seem to make sense that whatever grant money would be available to do that, that it would be proportionately shared by everyone that needed to replace it. You could either do it by the linear foot and reduce it for everyone that may have that or you do it by property owner, where they each have a proportionate share. Those are something to be determined if we get a grant.

Unknown Male: What streets have needed repairs required on?

George Dickerson: I have a list here that you are welcomed to pick up. There are several streets. Might I throw out as a possible thought? Those that are identified on

here as a major repair, one individual from each street will be designated that we can work with as a working committee. Any feel for that?

Mr. Jefferson: (Unintelligible)...tooth fairy. And way back when, back when the town put all new sidewalks on Union Street, they, and I noticed that matter of fact the state made the Council (unintelligible) money to put the sidewalks in, and billed everybody over 3 years and the Town got their money back. But, I don't need that, but that's what they did back at that point in time.

George Dickerson: Mr. Jefferson, how long ago was that?

Mr. Jefferson: Many years ago.

Unknown Female: I'd say 25-35 years ago.

Unknown Male: They went by precinct or special assessment spread out over a 3 or 5 year period, I forget which.

George Dickerson: Anyone else?

Unknown Male: I would like to reserve my opinion on your idea about having someone represent each street. I'd like to be made aware of each and every meeting and maybe if at some point it could get to that, but I am not sure we have enough information yet where some of us on a street just fade out and sort of delegate one other person to sort of take charge so I would like to reserve opinion on that. I just think we need more information and I'd like to be made aware of every meeting so we could choose to come or not until we get to the point where we start understanding a little bit better about the pricing before we get into delegation.

George Dickerson: Okay, that's one opinion. Might I throw this out as a suggestion? Prior to the next meeting, let's say with the next 4 weeks, we can produce a letter and put a page in there, and we'll even put in a self-addressed envelop to the town, and we'll postmark it, and we'll ask for your written comments as to this meeting and what you think should go forward. How many like that idea as the next step before we call the meeting?

Jim Welu: I'd like to make a suggestion. Maybe the first step is for the Town to hire Mr. Kerr's firm and get a firm engineering study of exactly what needs to be done so that with that study you have a picture of exactly what the scope of the problem is and an estimate of the cost of the problem, with that study then Mrs. Betts and the Town can go to seek grants. At least they'd have a basis on which to make a case to whoever might grant funds for something like this and also will give us as citizens an idea of what it might cost us if grants are not available. I kind of like the idea of the Town actually doing all of the work so it's done in a consistent, uniform way, at least where there are large sections, and that's primarily Chestnut Street. I don't know about the other streets, but I think if we had a basis for both estimating the total cost to the individual homeowner, if it's 60' or 100' of frontage, and if it's done in a consistent way we also having an advantage of having some type of a basis for making a real case to get a grant or to get some type of state funding or DelDOT funding or whatever.

C. Betts: I think that's what you are going to have to do because in order to get a grant we're going to have to know how much money is needed.

Jim Welu: So I think maybe that's really the next step is on Mr. Kerr's company or whoever the Town hires, and I presume it will be Mr. Kerr's company, to do the engineering work on this to give the estimates.

George Dickerson: I think that's a great idea.

Jim Welu: One other question I wanted to raise. The Town standards are 5' wide sidewalks but I presume, in an older area such as Chestnut Street, Broad Street, whatever, we're going to be replacing what is there, if it's 4' it'll be replacing 4', not going into the yards to take up more frontage. Thank you.

George Dickerson: Mr. Kerr, I have a question.

Bill ?: Do we have an ordinance as to how wide they have to be because I was looking here on Federal Street, George Short, his is 7'4" wide and you go to the next house and it's down to 5'5", so if he has to replace his, does he have to back with the 7'4" or can he go with the 5', because he's got a lot of, and that's quite a few square foot difference?

Bob Kerr: The current ordinance is a 5' wide sidewalk.

Bill (?): I'm asking if he has to replace it, can he go back with 5' instead of 7'4"?

Bob Kerr: They require (unintelligible), prior written approval of Council shall be required if the width exceeds or is less than 5'.

C. Betts: It would have to come to the Council.

Bill (?): But the house next door, if he has to replace his, is 5'.

George Dickerson: The preference would state most consistent which would be 5'.

Unknown Male: Once again, I'm at 503, and that's an historic home and (unintelligible) What I heard the previous gentleman say was that I could talk with the town and we could see whether it had to be a 5' or could I replace what had been there and then if there was a variance or something that we would discuss singly with anybody that had...

George Dickerson: It would take Council approval to vary from the 5'. That's where we are.

Unknown Male: So there's fluidity there? I just wanted to make sure that was part of what was going on here. Because I read the letter and it sounded like it was going to be 5' throughout the Town so what I'm hearing is there's wiggle room.

Bob Kerr: The preference would be 5'. There's also a consideration that if you are at an intersection or on a corner, then you get into the handicap accessibility; the ramps the cones, those types of things would also have to be worked in because it does need to be brought to meet current codes.

Unknown Male: Is this replacement limited to the sidewalks currently in place? The company I represent has several properties that aren't developed, has no sidewalks at all right now. Are we going to be forced to be put sidewalks in?

George Dickerson: We are not addressing that at this time.

Bob Kerr: There is a Town ordinance if you build on the lot, curb and sidewalk is required at that point.

C. Betts: As soon as you build. You don't have to put it in until you build.

Paul Yannucci: 322 Behringer Avenue. In line with his question which I thought was pretty good, what about the folks that don't have a sidewalk that would like to participate? Are they going to be able to do that and if the folks that want to do that, is it going to have to be what the agreement of the people on the entire street or can just that person put in the curbing and the sidewalk and are we going to have like checkerboard type situation there?

George Dickerson: This meeting tonight is only talking about the repairs or replacement of sidewalks that are in existence today. And to answer your question, I have had no discussions with regard to what you just asked.

Unknown Male: I think it a good point that this gentleman down here raised; the consistency that would happen and I heard that just come up again. So, maybe, yes addressing what needs to be repaired is a good thing but the big picture is that at one point, when a sidewalk goes in where there needs to be one, and there's not one now, that's part of what would add to the end result. So maybe this really is a discussion for this issue too. I hear a lot of future planning going on and applying for grants and finding

bids and contracts and my interest in this question is when the end result happens that we don't end up with this fellow's checkerboard, that's all.

George Dickerson: Any other questions?

Jim Welu: I would just like amend my comments previously in terms of having a comprehensive plan that one thing Mr. Kerr might want to look at very closely and this is really falling on Gene Dvornick's comments is that you might want to identify a particular block in order of priority of need for repair so that if minimum grants are available, say \$400,000 or \$500,000, you might be able to do the block that has the greatest priority first, but do it consistently and then work your way down that particular street. So that would be another thing in the prospectus for review the Town needs' of priority of a street block by block.

C. Betts: Don't you think that if there was a grant given the fairest way would be if everyone was in agreement to have the whole Town done is to deduct that grant from the whole Town. If Mr. Kerr comes up with a million, and we get a \$500,000 grant, I think it should be taken from the whole town and then it equaled out according to the property owner. I think that is the only fair way, because if you give one person all the grant, the others are going to have to pay their own and I think it should go from the whole total.

George Dickerson: I guess the first determining factor, and seeing no more comments, I guess we'll move on to the closing of this meeting. I think what we need from each of you who are out there is do you want the Town to proceed to engage Mr. Kerr to do some numbers? As far as an in-depth study, here's what we need. We need the width, the length of the sidewalk and what it will cost to replace it and identify those sections that need to be replaced. Using the numbers that he comes up with then we can identify those and perhaps have at our next meeting. If no one in this room is willing to sign on, as a property owner for this concept, then we need to know that too. Because why would we do it for 1 or 2 persons; we're looking for more people to join into this because we believe we can save you money and drive down your costs at this point rather than sometime in the future. But if you're not interested, you need to let us know.

Unknown Male: With being interested with this, (unintelligible)...

George Dickerson: If you want to repair your own sidewalk, all you have to do is meet the specification that's there now and you pay that. I believe though that, I think we'll all agree, you heard an engineer speak about economy of scale, I'm telling you the same thing. You drive that number down to save you some money. Worst case scenario, no grant; you have to do the replacement economy of scale drives the number down.

Unknown Female: Who pays for this? For Mr. Kerr's cost?

George Dickerson: The Town would pay Mr. Kerr's cost, but it's not going to be an elaborate study. We are looking at property owner, what needs to be replaced, here's an approximate dollar estimate number that we're going to give you; somewhere within this range you can look for it to be.

Gene Dvornick: For the level of detail the Mr. Kerr prepared be suitable for (unintelligible) the grants? (Unintelligible)

George Dickerson: I think its back in the envelope.

Bob Kerr: How do you want to do this? A show of hands to see if there is consensus? A head count?

George Dickerson: I think we need something from you more stable than that. I'd like to see something. What I was talking about the letter I could send out. We could send a letter to you asking you – do you wish the option –in with the town in doing this now or do you choose to repair your sidewalks yourself?

Bob Kerr: I think that's pretty reasonable.

George Dickerson: I'm not going to engage Mr. Kerr; it wouldn't be smart for the Town to do that for 1 or 2 people. If we have enough numbers to drive this of what we need to have repaired, then we'll do it.

Unknown Male: Will each individual know how much it's going to cost them from Mr. Kerr? Where I was coming from, if a person knows what Mr. Kerr has offered for his piece of sidewalk, and they want to go out and get someone on their own, they would have a comparison between the two.

George Dickerson: Sure, that works for you that's fine.

Unknown Female: Are we locked in by signing up?

George Dickerson: You are not locked in by signing but you are costing...you're spending your own tax dollars if you don't. If you don't go as a group, if you don't go with a bid, then you're spending taxpayer's dollars to engage Mr. Kerr for 1 or 2 people. That's not good business.

C. Betts: It's being paid by the Town, not the individual person.

George Dickerson: Mr. Kerr's study is to come with the property owner, the width, the length of the sidewalk to be repaired and an estimate number of what it's approximately going to cost.

John Potocki: 517 Chestnut Street. Is there anything in writing now about brick sidewalks in Town and since this is such a big project on certain streets, is the Town going to make a determination that yes, brick sidewalks are allowed or they're not, so that we don't get into the middle of a fiasco with that? Maybe it's something that should be looked at at this point because of lot of historical towns have put brick sidewalks in.

George Dickerson: I don't know the answer to that John. I'll give you an estimate that I got for the continuation of Governor's Walk most recently, so everyone will know where it is and what the length is. If you come down Chandler Street at the stop sign, where we did the new paving on Chandler and the boat dock area? Connecting to the brick Governor's Walk there, and running that all the way down to the boat ramp, plus coming behind Irish Eyes, with brick pavers, approximately \$48,000. And that's a pretty narrow walkway. I'm not sure of the...Jamie.

Jamie Brown: Do you know how much per linear foot roughly that would be?

George Dickerson: That's we would engage Mr. Kerr to come up with.

Jamie Brown: I mean for the brick.

George Dickerson: I can't remember the feet Jamie.

Unknown Male: My company is doing some brick paver work in Dover. It's about \$11.00 per square foot.

George Dickerson: What we are going to ask Mr. Kerr to do is come out and look at the address, the property owner, and it doesn't take a detailed analysis for this; I see that cost being reasonable and that we get a figure to that homeowner, but obviously we can't engage this company for 1 or 2 people. We'd like to have more people involved if we could to engage him.

Patricia Bounds-Seemans: After we get that figure, do we have a chance to see if there are going to be any grants before we spend the money?

George Dickerson: We want an estimate as to cost. We have to have an estimate before we go to seek the grants.

Bernie Murphey: 202 Federal Street. I guess I am a little confused as to what Mr. Kerr is actually going to do in that you couldn't really provide us with a cost per square foot in the beginning and you didn't want to do that which I understand. My assumption is you could give us that range; we could all go home right now and measure our sidewalks and figure out what you're going to do. So, can you expand a little bit more?

Bob Kerr: The range I gave you was based on multiple bids we've seen in the last couple years and things that will impact on that, working on Chestnut Street, costs less than working on Federal and Union because to work on Federal and Union, you are into a state maintained road, so when you see all the flags and barricades and everything, that's a large cost that the contractor has to figure in vs. working on a Town maintained street. Yes, we still have safety requirements but there are times when you see 2 or 3 people with the stop/go, stop/flow and they're required to be there from the time the contractor shows up in the morning till he leaves at night, even when he goes to lunch and things like that. So, on a town maintained street, there's a lot less cost of doing the exact same thing. Then we get into how much it's going to cost to take out what's there. If it's really broken up and you can go in with a shovel and more or less through it on a truck or do you have to go in jack-hammer it out; those types of things; are there trees involved? We got the design of Chestnut Street essentially done when the Town realized there wasn't going to be enough money to do the project. We're down to a lot of questions that need to be answered as far as some right-of-way issues and how to deal with trees. The problems with do you want a loop? Do you want the sidewalks to be right or do you want to save a tree and those types of issues.

Bernie Murphey: Another follow-up question. My sidewalk was stated to be okay however my neighbors on each side have bad sidewalks. They are probably major repairs that will be replaced. My assumption is I'm invited here because when they replace the sidewalks, the curb will probably be higher like it is on Mulberry Street, because the road has been paved so many times, it's probably just a couple inches. So my assumption is the curb will be higher on the new sidewalks and my assumption mine would really look if both my neighbors had really higher sidewalks. So what problems are getting created?

Bob Kerr: That is a problem you get into doing this type of work. That's why we were looking at trying to do all of Chestnut from one end to the other with new curb and sidewalk just so if it had been just a few weeks ago it would get replaced so you'd have a nice straight curb line, everything is the same; uniformed looks, looks very pleasing. When you go back in to do patching, and what we're trying to do now is safety issue as much as anything else. So there will be some of that where there will be a transition from various widths, various elevations but you have to work it all in.

Bernie Murphey: One more follow up. One of my neighbors I share a driveway with so his sidewalk runs into the driveway, when once that's replaced runs into my driveway although mine is in fine shape, his gets replaced, it's going to be higher so there's going to be problems there.

Bob Kerr: It would all have to be worked out to make sure...again, when we were doing Chestnut we got to that point where how were we going to keep from trapping water behind the sidewalk. The project going through the park will be a lot easier.

Bernie Murphey: Somebody mentioned Alexandria and I actually live there. When I replaced the apron in my sidewalk due to a property dispute, I was offered the opportunity to get an outside contractor, however the city contracted with a contractor that provided the best price. I called two or three and he was just much cheaper because he contracted with the city and he got all the business, so I didn't know whether that's an option. I was concerned about this gentleman's comment about paying certain wages, etc.

George Dickerson: If Town funds are expended, then we have to put it out in a public bid process.

Bob Kerr: But it would be for whatever portion is being done at that time. The idea of being if there's enough funds available to do it all at once so that the contractor...it's much cheaper for him to do 3,000 left of sidewalk than it is 10ft. here, 20 ft. around the corner, then go home.

Unknown Male: Bob, do you know with this supposed slow-down in construction, would be it be in our best interest to do this sooner rather than later? Are concrete prices down, they're not pouring as much?

Bob Kerr: The price of concrete is not down. If anything, it's going up all the time because there's such demand worldwide. A lot of it is going to China because they are in a boom. The labor is a little slow right now, so the thing is, the financing has to be arranged. Contractors have this real weird thing about getting paid, almost as bad as engineers. Yes, the sooner the better.

Leah Betts: Does anyone else have anything? Questions?

Unknown Female: Would we have more than one contractors estimate on all the sidewalks?

Bob Kerr: Yes. The idea is that the Town is going to retain me to do an estimate now and I am an engineer, not a contractor. If the Town proceeds with it, it has to be publicly advertised for bids, so anyone in the nation who wants to bid on it would have that opportunity. There would be certain conditions but essentially, the Town, through their bidding process, advertises it in several papers for a certain length of time so that all the contractors are aware.

Unknown Male: You said you were thinking of putting together with property owners from different street?

George Dickerson: We heard from one gentleman that was opposed but...

Unknown Male: I nominate Eric Rosenquist.

George Dickerson: I think the next step, if everyone is finished commenting tonight, we will actually be sending a letter out to those that we sent before, this is the second letter you'll receive, hopefully within a reasonable amount of time, and we will actually be asking you to identify to us your thought of whether or not you want to do this as a group or if you are going out on your own. You will have to identify that to us. After we get those letters back, we can engage Mr. Kerr to move forward, and I'm sure everyone that got a letter is probably not here tonight. Approximately 80 letters went out.

Unknown Female: Did you get one as property owner and not as vice mayor?

C. Betts: That's right. I did get one, and I was surprised but I did because they are cracked when I went and looked and I am for whatever's best for the Town and the cheapest for the Town and that it's maintained at Town standards. I think it would be wonderful if we all could go together and get it done at one time.

George Dickerson: In closing, let me say that I have up here broken down into major and those identified as minor. If you will raise your hand, I'll have Julie pass out those which are major and minor.

C. Betts: I would like to thank you all for coming and you will hear from us within a few weeks. Thank you.

Meeting closed at 8:14 pm.