

**Planning & Zoning Commission
Comprehensive Plan Town Hall Meeting
Milton Library – 121 Union St
Thursday, September 11, 2014 at 6:00p.m.**

Transcriptionist: Helene Rodgville

[Minutes are not verbatim]

People are constantly speaking over each other. By interrupting one person and having another person speaking, you are making my job impossible. Please respect each other and allow the first person to finish speaking, before making your comment. This creates minutes that are not accurate.

1. Call to order – Barry Goodinson

2. Roll call of members

Linda Edelen	Present
Lynn Ekelund	Present
Mark Quigley	Present
Ted Kanakos	Present
Barry Goodinson	Present
Don Mazzeo	Absent

3. Corrections and Approval of agenda

Barry Goodinson: Do we have corrections to the agenda for this evening?

Lynn Ekelund: Move approval of the agenda.

Linda Edelen: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.

4. Approval of minutes – May 12, 2014 and May 20, 2014

Barry Goodinson: So we'll start with May 12th. Do we have any changes to those minutes?

Lynn Ekelund: Move approval of the May 12, 2014 minutes.

Mark Quigley: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried. Now May 20th. Any changes to the May 20th?

Lynn Ekelund: Move approval of the May 20, 2014 minutes.

Mark Quigley: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.

5. Business – Discussion and possible vote on the following items:

a. Comprehensive Plan Review/Update to include “workshop” style discussion with Town Engineering Firm

Barry Goodinson: This is just going to be kind of a roll up our sleeves workshop to talk about the Comprehensive Plan. The first part we are going meet Mr. Osborne from Pennoni, who is

the planner. Welcome and we just wanted to introduce ourselves, put a face with a name that we've been hearing and just get clear about what you see your role being and then kind of the process, because we've been holding these community meetings. We've got a pretty aggressive schedule of community meetings and then following the community meetings, and the community meetings are based on and I can send you a schedule so you can see how we've broken them up... What we did was we took the requirements of the State, identified various topics, developed a schedule to address them and then have invited the community and experts in, on particular subject matters to discuss these and then we're writing up these sections. The writing primarily, the first drafts are being written by Hal Godwin and by me and then we'll kind of workshop, after we get a rough draft of each section, we'll workshop them and then kind of move them over to you to make sure there's nothing in it that's going to get us in trouble and that it meets the requirements of the State. We think that's the process, but we want to kind of find out how you work; how you feel comfortable working; find out about what you've done in the past in terms of Comprehensive Plans; maybe examples that you might be able to share with us. We've looked at Comprehensive Plans from other towns and I think there are good pieces from different ones. Frankly, none of them have sort of struck me as you know, fine literature, so we're hoping that we can kind of create fine literature and something that's really substantive and is going to be something that we can pull off the shelf repeatedly over the next ten years. So if you want to just tell us about yourself and then just tell us how you'd like to work with us. That would be great.

Tom Osborne: Okay. I'll try not to wear a tie.

Barry Goodinson: Okay, because we're quite informal.

Mark Quigley: Please take it off then.

Tom Osborne: If I have to stand, I'll be brief.

Barry Goodinson: Feel free to sit, if you prefer.

Tom Osborne: It might be easier. Is that okay? Less formal. I am a Certified Planner. I sometimes call myself an old planner. I started in 1973, after graduate school in Planning. I started in Arlington County, Virginia, as a long range planner; I became Chief of Comprehensive Planning in Arlington. We did award-winning work. I don't know if you're familiar with Arlington County, Virginia, but it's the portion of Washington, DC that was retroceded back to Virginia. It's small, but very, very urban and we were planning the Roslyn/Boston corridor, which was a Metro corridor, transit-oriented development. We completed the first plan about 1980. We had a concept for the entire corridor, but the Boston plan was the first plan and it takes about a career for an area like that to develop and Boston looks much like that Master Plan, so I'm proud of the work we did. I left Arlington and went to Anne Arundel County. I was the Deputy Director of Planning and then I was the Director of Planning in Anne Arundel County. It's that county where Annapolis is, just across the Bay Bridge. I'm proud of the work that I did there. Again, as Director of Planning we did small area plans, Comprehensive Plans, Urban Renewal Plans, worked closely with the City of Annapolis, the historic City of Annapolis. I retired from Anne Arundel County in about 1990 and became Director of Land Development for a firm, Dewberry and Davis, which was a planning/engineering firm in the Virginia/Maryland/DC area. I stayed for about two years. I worked on some fine projects. In fact, we did a conceptual plan for a community here in Delaware, The Peninsula, which essentially looks very close to that conceptual plan that we did for the town since back in the 90's. But after

about two years on the private planning side, I had an opportunity to go back into government, which I preferred to do, because I think you have more hands on, more responsibility for helping in the future and I was Deputy Director of the Maryland Department of Transportation. My undergraduate degree, Graduates in Planning minor graduate degree, was in Business and Logistics Transportation, so I was the Deputy Director of the Maryland Department of Transportation for a number of years and then I became the Secretary of the Maryland Transportation Authority, which handles the seven plus toll authorities throughout the State of Maryland. I left in 2004, became a Vice President and Head of Corporate Services for a planning firm, Patton Harris Rust and Associates in Maryland/Virginia/DC area and started back in the private sector. I did a number of key projects. I headed up a Master Plan, a small area plan for the City of Alexandria; again very active historic city. I became involved with Johns Hopkins University and they were planning for two transit oriented campuses in Montgomery County, Maryland to be served by the core of cities transit way and we were looking to create a vibrant live/work/play kind of life sciences community. I was the lead Urban Planner for Johns Hopkins and they adopted the great Seneca science corridor Master Plan, which provides for about 17.9 million square feet of life sciences uses; a world class kind of live/work/play community with about 9,000 residential units. Johns Hopkins, on their two campuses has 7+ million square feet. I am still working with Johns Hopkins. Patton Harris Rust, we were looking to sell our company. I was one of the owners and we sold to Pennoni & Associates several years ago and when we did that, I became part-time, because I was either going to be single, this is my wife, Jean, or I was going to be part-time and... Barry Goodinson: So this is a date night?

Tom Osborne: Yeah. I don't usually dress up this much. So I became part-time, but I'm still the lead Planner for Johns Hopkins University and their work in Montgomery County, Maryland. I was a lead Urban Planner for the State of Maryland in development of Plan Maryland, the new plan and I did facilitation and worked with the various state agencies in support of the Secretary of Department of Planning. Currently, I'm working for Hopkins. Not as much. I'm trying to slow down and I'm also working for New Castle County, here in Delaware for the new Planning Director and I've been an adviser to her for probably since January/February; working on a number of different initiatives. That's a quick overview of my professional side. Also, I've been an instructor at Johns Hopkins graduate school for Urban Planning years ago. I've been the Chairman of the BWI Business Partnership, a large business group around the BWI Airport. I've been the Chairman of a Community Development Non-Profit Group in Anne Arundel County, so I've been fairly active on the non-profit side. I was also President of the Maryland Chapter of the American Planning Association, back in the 1990's. So I'm still somewhat active, but not as much with the Association. So there's a pretty quick overview of 40+ years. Any questions about that?

Barry Goodinson: No, that's great. How are you and Pennoni envisioning your interaction with us and what makes sense for you in terms of workflow. How do you like to get information? How do we get it to you? It seems like we need to develop modes of communication so we can get materials to you, so I want to make sure we get that stuff out of the way.

Lynn Ekelund: Could I just interject one thing? We're not even quite sure, what is your assignment with respect to helping either the Town of Milton or Hal and Jocelyn or

Planning and Zoning, or all three put together this Comprehensive Plan. If you could tell us what you're charged with or asked to do to help us, maybe that would help us and figure out what we're supposed to do.

Barry Goodinson: Right and that was the first part of my question, but I wasn't quick, so clearly.

Tom Osborne: I think it's not fully defined yet. We met probably about two months ago and I had briefly read the 2010 Comprehensive Plan and I think it's a strong foundation. I think it's a good foundation. I had met Hal and Jocelyn, talked to them briefly; I thought it was excellent that he and she were willing to take on the role that they're doing in the drafting, so I thought that was a good base and I felt that a workable approach that would be good for the town would be to have me participate as the document was being drafted; kind of a point/counterpoint and many times it's good having someone that's not immersed in that project, to be able to look at it a little bit from a distance and interact. I thought that was a practical way to get a Certified Planner to assist. We've been coming, my wife and I, to this area since 1973 and we have a little place hidden in the woods, between here and Ellendale, and I care, we care a great deal about Milton. We respect it. I think it's a privilege to be able to work with you. I think the good news is you have an extensive community participation process, which is very, very important. Obviously you've got to comply with the State Planning Office and their requirements, but it's important to set forth an understanding of your vision for this town. In reading the Plan, some of the issues that I think we face in many communities with Comprehensive Plans, is they tend to be general, you kind of rustle your way through them, you get them done; I'm not saying Milton, but in many communities; and they go on the shelf because they were so much of a struggle to get done, and sometimes the Plans don't really set forth an implementation plan, kind of an annual or bi-annual process, where we're going to do this. Plans, I believe, need to have reach. They need to have big ideas, but they need to be practical and achievable for the most part. You need a clear vision, goals. I think you need objectives that are measurable and I think you need recommendations that achieve implementation, so they're not just on the shelf and I think that's doable. I've stayed away. I do read the local newspapers. We tend to spend about half the time in Delaware now and I'm the first one to get the papers on Wednesday and Friday and I have been skimming and looking, listening to what has been happening, but purposefully, I've been no engaged and I think what we had planned when we met, was that as Hal and Barry, now that you're doing it too, began to do the drafting that there would be a point and we may need to further define this, where I would participate, read drafts, make suggestions and hopefully it will move... I am sure we will move to a document that will meet your expectations. Now have we defined the hours and the time? No. I think we'll need to work through that. Carlton Savage is here full time. He grew up in Lincoln, so he knows this area and he's really our day-to-day coordinator. I can be here just about anytime, so I'm flexible, that's one good thing about being part-time, is you can be flexible. Right now, I'm trying to narrow it down, I have the Hopkins and New Castle work, but that's flexible too, so I think I can adapt to your schedule. I'm conscious of budget for small towns and so I'm real careful and I want to be efficient and effective for you, so that's what we're trying to work through a way where I can add value and again, Planner's assist communities; the important part is your knowledge, your buy-in, your vision and I think this interaction, as you finalize the drafting documents, is a very workable approach.

Barry Goodinson: One of the questions I have and I think, I know, in writing, or starting drafts of the plan, or sections of it, my concern and I'm going to really rely on you and Hal, to maybe pull me back, but I like the fact that you've talked about things that are measurable and deliverable. In my day job, I'm a fund raiser, so we have to project at the beginning of the year that we're going to raise this much money from foundations and this much from corporations and major donors, so you can't speak in generalities. You've got to be really clear about deliverables and oftentimes when you look at Comprehensive Plans or any type of strategic plan, they're... I had a professor in college that had a stamp; that was the way he graded our papers and one of his stamps said "Too vague, as to be meaningless" and I think a lot of Comprehensive Plans are like that; they're just speaking in generalities, so no one is held accountable for implementing the Plan, so what I'm hoping that we can do, we're hearing a lot of really specific ideas from the community and this Plan is the communities Plan; I'd like to build in some of these specific ideas into the Plan, but I'm also cautioned that once it goes into the Plan, it sort of has the weight of law. Honestly, I'm not that concerned about, because as I said in my day job, I write at the beginning of the year what I'm going to do and then I'm held accountable for getting it done. I don't think that we should hold ourselves to any lower standard than that. But you may say, wait a second; your idea to do blah, blah, blah, the community's idea that you built into this Plan, it's way too specific and it could land the town in trouble and that's what I'm a little bit concerned about.

Tom Osborne: I think that is an issue that is a challenge, because when you're doing the Comprehensive Plan you have that vision, but you're a moment in time and you can't do all the details and many times there's some engineering work that needs to be done; so you don't have that final answer. But I think from a policy direction, you can set that direction and you can even write it in a way that allows those steps, so that you are moving toward that vision. It's an intent. That's what a policy is. You may find, at some point, no, we can't do that and that may be a point for revision. It may not, depending on how you wrote the plan, but I think you want to make it achievable and then you have to hold yourself to that test, with a great Seneca Science Corridor Master Plan in Montgomery County.

Montgomery County is one of the most complicated counties in the United States; very technocratic, fine county; but it's complicated and they do have... they appointed a Master Plan Advisory Committee, an implementation committee, that will watch that small area plan and make recommendations to the elected officials periodically as they're moving to implement, because we don't know everything. So I think it's a challenge, but I think you work at it and you work to make it as meaningful as it can be. You do not want it on the shelf and unfortunately, that happens a lot across the country.

Barry Goodinson: I think it's safe to say that the current Milton Comprehensive Plan sits on the shelf. I know, we never refer to it.

Lynn Ekelund: Well, I think I've said this in a previous meeting, that the one time I went to refer to it, the Plan that was given to me when I came onto Council, was the 2003 edition and I had no clue. I'm saying something to Robin and he's going, well no on page 42 it says... And I said, well not on my page 42. So he had to get me the 2010 version of the updated plan, so it not only sits on shelves, but in my case, it sits on the floor.

Tom Osborne: Yes, it's a challenge in the way you write it, the way you format it and then, going forward, the way you deal with it and implement it, so in a way, let's work to get the

Plan right, but then it's a little bit of a cultural change to really begin to follow and work toward achieving it and I think it's hard in small communities, because you don't have big planning departments; so it's a challenge for you, as citizens. I think the key is getting community buy-in during this process and then working to make it real in the future, but I think it's a key point.

Barry Goodinson: Yes and I think the community buy-in, we've worked really hard... we've undertaken a pretty demanding schedule of meetings and we're all like, how the heck are we going to have to go to all these meetings, but we've cleared our schedules to do it and the response of the community has really been fantastic. I mean showing up on a Saturday morning for 2-1/2 to 3 hour meeting, is really pretty remarkable.

Tom Osborne: Yes, that's great and that's important.

Barry Goodinson: And part of that is, first of all, we're all volunteers and we know there are people in the community that have a lot of ideas that we can soak up, but the other part of it is to create a culture where the Comprehensive Plan is this thing that everyone knows about and everyone participated in creating, so it can't sit on the shelf. If we were to let it sit on the shelf, we've created this expectation that this is a document the community has participated in forming and therefore, we better use it. Getting back to the specificity vs. generality thing. One of the things that I've thought about in drafting it, is you make a policy statement about a direction the town should go and then say, for example the town may choose to dadada, dadada, dadada and then you list several specific examples; but at least the language in the plan demonstrates them as examples and possibilities, rather than requirements. Now is that feasible? Does that work in a plan?

Tom Osborne: The Plan, and I would also look to Hal. I think some interaction will be helpful with his experience here in Sussex County. In my mind, the Plan should set direction and be a policy document. Now obviously we've got to comport with State rules, but you set direction, you have objectives... Again, the policy should be the vision. The objectives should be measurable, where you can achieve measurable objectives and then implementation strategies and recommendations. So I think there are various levels that leave flexibility. In some cases you may need to come back and amend the plan at some point. That's not bad. That means you're working to implement it, if you get to a point like that. I think if we work at it we could address the concern you have. Is the plan perfect? Probably not. They're human documents, but I think you can have great plans.

Barry Goodinson: Do you have Master Plans that you think would be really good examples for us to look at?

Tom Osborne: You know, I can get ones that I worked on, but I don't know that the context is always close and perhaps an approach would be to ask the Office of Planning Coordination to give us what you think are the best plans in Delaware and get with them and see what are those attributes that you feel make them the best? So that's probably a little more direct. Some communities, and again, this gets costly to bring in landscape architect's Master Plan architect's in and they draw pictures; but it's fine, I think you want to make this cost effective, so the Plan that I worked on in the City of Alexandria, I was the lead and there were a number of different firms, but it's costly and I think the challenge is to make a great plan for Milton, that works in Delaware, that's practical and workable. So I'm real cautious about how much time I would even put in. I want to be careful. As I said to you, I think it's a privilege to work with you, so I think what we'll have to do as you get

toward that drafting point, we probably would need to meet some, discuss, kind of your sense of direction away from what I have and I've skimmed twice on my time, as a volunteer; an overdressed volunteer, I've skimmed it two times, but I really would need some thought from Hal and you in terms of where you're headed and why and try to interact; so I see it as a mutual interaction that we would have. I feel like I have had a fine career, as a professional planner. I typically have been asked to come back when I've left positions, but it's really working with you, that's important. I bring background credentials, but it's that interaction that makes it work; it's your plan. I think I can and I hope I can help you add value, to achieve the kind of plan that you want, but you're the important people in this process and your constituents.

Barry Goodinson: Do any of you have any questions?

Tom Osborne: I'll try not to overdress next time.

Lynn Ekelund: Because we're not going to dress up.

Tom Osborne: I'm cold in the summer, so I always have...

Lynn Ekelund: Just to be clear, are you then pretty much sitting back, waiting until we can get something to you that Barry has done his first draft of his portion; we've all discussed it; same with Hal, he's done his; then when we've got a chunk we send that chunk to you; you review on your dime, I'm assuming...

Tom Osborne: Yes, that would probably be on Pennoni, real job kind of thing.

Lynn Ekelund: And then we have a face-to-face, or do you provide written critique?

Tom Osborne: Probably it depends on the content. Let's do what works for you, that's what is important. I'm thinking that it might be good to have this... keep this minimize it; I'm very conscious of that; but maybe even some discussion before the documents are drafted, rather than waiting until it's finalized.

Lynn Ekelund: We're asking you what do you think.

Tom Osborne: I think that might help if I had a sense of where you were going and we had time to talk and wrestle through some of that; then you might say to me, well yes, you go talk to the Office of Planning Coordination about this, this and this. It's funny, being a Professional Planner, it's almost like a fraternity or a sorority. Sometimes the Professional Planners in the State will let their hair down a little bit more because they realize that you've been one of them too. A little bit of interaction before the drafting is probably a good thing and then lets work through it in a way that works for you. If I have a lot of comments, I probably ought to get those back quickly to the drafters and then you see if you adjust those, if we get to a point where we disagree and we may, we could share those disagreements. I'm an eternal optimist, unflagging optimist. This will work.

Barry Goodinson: Yes, I agree. I'm pretty excited about this process. I think it would be helpful early on for us to meet in person. This type of writing... a lot of the work that I do professionally is writing about other people's programs and projects and then filling in the gaps and then coming back and say I made up this stuff. I'm assuming this is what you guys do, is this right? And then being corrected and tweaking it a little bit, so that type of writing requires a good amount of interaction, at least early on until you kind of get a rhythm and then I think ultimately a lot of it could be done electronically, but I think initially I think we're going to have to work more closely.

Tom Osborne: I think some face-to-face, it's a contact sport, face-to-face meetings is; it's more important. If we do this all remotely, it's hard to really communicate. You could red

line something that's almost final, but I think you can't beat that let's talk.

Barry Goodinson: I agree and we'll try to keep that to a minimum, to keep the expenses down.

Lynn Ekelund: You mean you're not going to be billing for your time anymore?

Barry Goodinson: I'm going to double the amount that I've been charging.

Linda Edelen: We are now going to have discussion prior to writing?

Tom Osborne: I'm thinking that your request might be appropriate, but just if you have questions or ideas where you think I might be able to add value as a point/counterpoint sounding board, kind of thing.

Barry Goodinson: So for example, the second half of this meeting is going to be... we're going to look at... I just did a draft outline of what the Comprehensive Plan might look like, so we're going to go through that and say okay, this makes sense; it doesn't make sense; rework the outline and even presenting the outline to you, saying we think this is the direction we're going. For non-fiction I prefer to work from an outline. In fiction, you just kind of go where the characters lead you, but there are too many characters in this town, so we don't want to... So I think that we probably need to work from an outline and then fill it in.

Tom Osborne: I think that's a good approach and probably some discussion about the outline is a good idea, before you get to the final text.

Barry Goodinson: Okay.

Tom Osborne: At this point, I don't even know the questions I will have. What do you think, Hal?

Linda Edelen: Hal, do you want to comment?

Barry Goodinson: All these questions I've been asking have been kind for Hal, as well.

Hal Godwin: I'll give you my perspective. Very soon, I'm going to be up to page 25 or 26, from page 1 now. What I'm focusing on is not what you're focusing on. You're doing the philosophical community part, I think. The part that really is about opinion and about the direction that the townspeople want to do on things that are changeable under their direction. I'm doing the demographics, which are from the U.S. Census Bureau; we can't change them. I'm doing some hard number issues and Kristy is helping me. She's filling in with some of the numbers that I need from the town and I'm going to have that done soon, in a few days, I think. The other part that I'm going to work on, which are pretty much absolute engineering things, are water and wastewater. I'm going to try to give you a real nuts and bolts feel for where we stand on water and wastewater and then as we build the opinion and the dreams for where we want to go with these things, because they'll be connected to land use and those are the issues that we're going to need more community opinion from, about land use. One thing that I see missing in this plan that is usually in, while I consider to be a thorough Comprehensive Plan, are recommendations from the Plan to the elected officials. There are no recommendations in here for Town Council to do anything. There should be a list of recommendations, probably at the end of the Plan, that says we recommend that the Town Council consider X, Y and Z.

Barry Goodinson: Yes, in the outlines of my sections, I've been building a recommendation section into each one.

Hal Godwin: Right. I think we should give them a list of recommendations, so that they can put feet on this plan when it actually goes down the road, when we're done with it. Then

that gives you reason to go back and double-check it and to make sure we're on course, in years to come. So, I see it as a living document and Tom agrees with that, I believe.

Tom Osborne: Yes.

Hal Godwin: I see it as a living, breathing document that we use whenever you're considering major sub-divisions or an annexation or something; you can go to the Plan and say well our Comprehensive Plan calls for... in this area, so and so. It's changeable, of course, but at least you have thoughts that were made in 2015 that give you some future direction. I think there's also going to be some... In those recommendations, I think that we've already discussed some of those ideas about some rezonings that might be best for the town. We've talked about the town core, what we want the town core to be; we've heard the townspeople say what they want it to be; what the future might be; and I think we've also discussed with some agreement, that we might need to move the commercial zoning out some, to offer more opportunity for the business district to move away from the flooding problems. This makes sense, so we can put those kinds of things in the plan as we go through and we plug in hard numbers with what the community wants. That's how I see you developing a future plan that moves forward and carries the town forward. So I think there's going to be a whole section of recommendations. We already have the first requirement that the State puts upon us which is now we have to have a Source Water Protection Ordinance; that's being considered. It's in the mill. It's gone through Town Council. Those are the kinds of things I'm talking about. The State requires that, but we should have a list of other things that we think are good for the Council to consider and all we can say in there, is we think the Town Council should consider... We can't tell them what to do. They're the elected officials, but they will use that as valid information for how they'll develop policy. We're simply developing plans. They're going to actually put into policy the things that they feel, in their wisdom, are best for the town, based on what they hear from their constituents, so that's how I see that working. Now as far as Tom and you and I, when I get to page 25 or so, I'm going to want to go over that with you, Barry, and then I think the three of us should sit down and go through it and mark it up and that will be like the first round. I see this whole Plan coming together like that in blocks. The land use block will be a block that we'll write up and then we'll review it with Tom. What we had discussed a couple of months ago, was to make sure that if we had these checkpoints along the road, that we're not going to find ourselves almost home and on the wrong road, so I think if Tom is watching us as we go, every couple of miles, then we know what we've got down is good and it's usable and that's just been my idea as to how we might move forward.

Lynn Ekelund: I just have a question on that. If you envision that you're going to write a portion and Barry's going to write a portion and then the three of you are going to get together and discuss these portions, what are the rest of Planning and Zoning Commission's role in this process? Because I don't agree with what you've outlined.

Barry Goodinson: Yeah, my feeling is that I do a very rough draft of my section and then bring it here and we basically workshop it and say now this is what I think I heard was said; because I don't trust myself enough to write down definitively what happened at a meeting. There are certain ideas that might have been raised, that really fired me up, so I might pay more close attention to that and that might get primacy in the thing that I draft; but you may have heard something that was much more important...

Lynn Ekelund: To me, anyway.

Barry Goodinson: Absolutely and it probably is because you're smarter than me, so then we would make sure... then you could say Barry, you missed that whole section about blah, blah, blah. That's kind of what I'm hoping for, so that by the time we kind of do this collective brain dump, we've come up with something that utilizes the thoughts of the people from the community who have been invited to share their ideas; but also the experts that we've invited, so the whole river thing, or the downtown thing, you know flooding is a major issue, so taking those flood plain projections that DNREC provided and make those part of this document and saying, we recommend that the following things happen with the downtown, because of the flooding that's projected and here's the scientific data that's demonstrating what we're responding to and these are the recommendations that flow from that; but that would be all of us together.

Lynn Ekelund: I just didn't want to see this process dwindling down to you and Hal and Tom and then we get a chance to say yea or nay.

Barry Goodinson: I don't want to get to the end of this thing and everyone says what is the piece of crap and you all say Barry wrote it. I'm not going to place myself in that position.

Lynn Ekelund: No, as long as... that's just what I heard, that you were...

Hal Godwin: I don't want...

Lynn Ekelund: I just think that somewhere in the...

Hal Godwin: I didn't mean to imply that I was going to write this document and forget you guys; I thought that with Barry and I working together with Tom, that would be a natural connection with Barry and Planning and Zoning.

Lynn Ekelund: I just wanted to make sure that that's... because we're all sitting through too many of these meetings to be shoved aside when it comes to making decisions.

Hal Godwin: I think we've also said, if you have a section of this current plan that you feel passionate about, start writing. We'll all look at it. This is not exclusive to anybody. The whole Commission is involved.

Barry Goodinson: When we go through the outline, if there's... because there are some sections of this... I know about certain things from past stuff that I've done and then there's other stuff that you know, what I'm going to learn is all I'm going to know and I don't have any prior knowledge to draw upon, but if you guys have prior knowledge to draw upon, that can inform this thing right now, that's fantastic.

Tom Osborne: It's a stronger document when it's a generally collaborative process. You can find one person in the room that probably could do the best of the whole group, but the genuine collaborative process that everyone embraces, that's the strong Plan and each individual will have a little different feeling; you probably won't get everything you want in, but something that you could embrace together, that's the best plan and it should be that genuine collaborative effort. I agree with you.

Lynn Ekelund: Thank you.

Barry Goodinson: And I don't expect that this document is going to surprise anyone, because when people come together, people are pretty much saying the same stuff; they might say it differently, but they're all saying the same stuff, so when we role this thing out to the community, I think they're going to recognize themselves in the document and recognize the footprints from these meetings in the document, so I don't think it's going to be...

Lynn Ekelund: That's what I'm hoping.

Barry Goodinson: Yeah, absolutely. Yeah and that's why we're doing all these meetings.

Tom Osborne: And that gives you the foundation for long term buy-in, when people can see their ideas, perhaps not precisely, as they've promoted; but when they can see their ideas and feel this is... yes and that what gives you the long term ability to implement.

Barry Goodinson: I also think that if we do it right, it could be a really fantastic marketing material for the Town, right? If you choose to come to Milton, this is what you can expect to happen over the next several years; there aren't going to be a lot of surprises and the town that you see and love, that drew you here and you see this great potential, it's not going to be a completely different thing. What brought you here is what's going to keep you here. It's just going to be a better version, hopefully, of what's already great. That's what I'm hoping.

Tom Osborne: Sounds like a good plan.

Barry Goodinson: Let's hope so. Any other...?

Lynn Ekelund: I just want to make a comment. I, for one, feel a lot... We didn't know what we were getting. We had no idea and you have really set my mind at ease, because I think you're going to be wonderful to work with and you certainly have the background. So thank you.

Barry Goodinson: Yeah. When you talked about Arlington, because I know I lived in DC for many years and that whole corridor has gotten award after award after award...

Tom Osborne: Yes, I'm proud. I was Chief of that process and that Boston Plan, the first one we completed, and we had learned from Roslyn; we didn't want to repeat it and there were a lot of things in the blue sky days of the 50's, so when we were there in the 70's, we learned from it, but today it looks like that plan. I'll bring a copy one evening. We had a landscape architect, Suzanne Falber, a young lady who was great and she could draw and this was back in the days when you didn't hire consultants; the staff did the work and the plan is what is built. So it can happen. Now, there they have a strong market, but plans make a difference if you implement them.

Barry Goodinson: Let me ask you this one question. You talked about the expense of having landscape architect's and all of that being involved, and I get it. We can't afford to do that, but I ran a non-profit in DC that did public/private partnerships to improve publicly owned green spaces and we did a lot of photo shop renderings, because when we'd go into a community and start talking about what would you like to do in this park, oftentimes, the words that you say are heard in all sorts of different ways and so we started using photo shopped photos of the park and saying this is what we're hoping it will look like. Suddenly, people could wrap their heads around it and it's cheap; it's a cheap thing to do. Is there a place in a Comprehensive Plan to provide some photo shop illustrations of what's possible. Again, being really clear that this is not what this plan is requiring of us.

Tom Osborne: It's a conceptual plan.

Barry Goodinson: Yes, exactly.

Tom Osborne: Pictures have immense power. If, for example, you're talking about what's going to happen along the waterfront by the old marina and the treatment plant, long term, intermediate to long term future, pictures can capture imagination and typically the plans that I have worked on we've asked architect's to draw streetscapes and it captures imagination. People say, yes. Wow. Oh, that's what the Plan says. I didn't get to read the whole Plan, but, yes I have buy in. So, there may be a point that you can do some of that in

the Plan document, but you might also do a little conceptual document afterwards, that really talks about the future and what you see it looking like, so again, you can fit some into the Plan, but the Plan can provide for those kinds of documents in the future and I think illustrations, graphics are amazing.

Barry Goodinson: Yes, because some people will read every word and other people won't and will just flip through it and if there are a few compelling illustrations, that might get them to read.

Tom Osborne: Yes, just wow. You're talking about that kind of gateway, yes. It's a lot better than words.

Barry Goodinson: Yes, exactly.

Tom Osborne: Words are important, but some illustrations are superior.

Barry Goodinson: Okay. Alright. Good. Thanks so much.

Tom Osborne: Well thank you and again I will try to minimize time. You're blessed to have you and Hal and Jocelyn working on this plan and we can make this happen and I feel like even though it's my part-time work, I say it's a privilege and we care about this town since '73 we've been here a lot. It's a privilege to work with you.

Barry Goodinson: Thank you. Let's look at this outline. Does everyone have theirs? The thing says Draft. I just did a brain dump, going through the various meeting topics and just laid it out that way and I don't know if that's the right way to do it and Hal, you've seen a lot more Comprehensive Plans than I have. I got online. I've looked at some and I think I told you, one of the concerns... everyone points to Lewes, as they do a... clearly Lewes is developing. They've made some mistakes, but they've kept their historic core intact and they've done a lot of good things and they used the Comprehensive Planning process I think pretty effectively. The document is enh... It's good, but it's not, at least from my perspective, it's a little bit jerky. I mean it jerks around. It kind of goes from topic to topic and it doesn't sort of unfold and it doesn't have a certain flow to it and if possible, I'd like for ours to have a little bit more of a... because we have two audiences. We've got the State, so they're going to be going through and making sure that we've done everything that we were supposed to do, but then we've got the community who has put all this time into this thing and how are they going to read it and if we have certain headers that are meaningful to them, the river, the town center; they can maybe skim through and find the topics that they are most interested in and then dig down. Then, they might find themselves continuing to read about other things that they were less attracted to initially, but if they find that what they're reading is compelling and interesting, they'll stick with it. So, my first run at this, was just to give an overview of the process; this is how this plan came to be. The State requires certain things. We've had community meetings. We used experts. We utilized community feedback. Then we engaged in a conversation about core values and then the core values will be stuck at the front of the document. Then we'll list them, and the order doesn't make any difference to me. We can move the order around. Core values to the Broadkill to Town Center, Economic Community Development, you can see and then within each one of them, laying out what are the issues; what happens at the community meeting; what did the community say about this particular topic; were there experts there; what was the information they brought? So, for example, the Broadkill River, we'll include the flood maps, the community feedback, and then list recommendations based on the community's feedback and the information brought forth by the experts.

Hal Godwin: What I've done so far, I've got your Core Values on page 6, right behind the Introduction part of the Plan.

Barry Goodinson: That's exactly what we've got here.

Hal Godwin: I wanted to put the core plan right up front, so before they start reading about Transportation, let them see what we're made of and what we want. You're going to filter everything through this.

Barry Goodinson: So we're on the same page there?

Hal Godwin: Right and I'm close to ready to go over this with you and then after we do a little editing, and give it to the Planning and Zoning Commission and have everybody else look at it; I don't have any particular desire to be proprietary with this; I want to share everything with all of you. Once I get it to a point that I feel okay the spelling is right, the numbers match, so it can all flow; I'm trying to make those edits in the beginning, because I want it to flow. As you read the Comprehensive Plan and you go from Demographics, into Land Use, into Tax Base, I want that all to flow so it tells a story of where we're going.

Barry Goodinson: Exactly.

Hal Godwin: So that's been my ambition from the beginning, is to make it flow so it makes sense. It could be a story, if you were a little expansive on your reading, it could be a story about the Town of Milton. Here's how we started. Here are our Core Values for the future. Because a lot of this, in my opinion, the Plan we have in our hands today, is really the 1998 Comprehensive Plan. It has been polished a couple of times, but that's really what it is, the 1998 document, that's been chewed up and we've decided to take that apart and go from ground one, all the way up and just rebuild the whole thing. As I was saying, I also thought it didn't offer any leadership into what do we do with this document. We've got this thing. It doesn't help. It's a good record of history and it also points out statistics, but it doesn't really offer direction to a reader or to a Town Council. It should do that.

Barry Goodinson: Yes, when I read the current town Comprehensive Plan, it tells a lot about what happened in the past, but it doesn't tell what's going to happen in the future, which is kind of the point of the Plan. In this, you can see that Front Street, even though we're having a special meeting about Front Street, I did tuck it into the Broadkill River section, because I felt... so if you guys see places where the order needs to be changed, or one topic might be able to be inserted into another topic, feel free to make those recommendations to me.

Hal Godwin: And this need for flow, is exactly why we didn't do good about DelDOT's presentation, because they don't have the information from us, as to where Milton is going; for them to come back and say we would recommend this, and this, and this, so once we get further down the road in the Plan, DelDOT is going to come back and say okay, well in light of this, we would recommend to put this into the Plan. So they will be much more helpful after they see our direction.

Barry Goodinson: I think also, there were a few questions that I think we had or even the audience had, that they were unable to answer; those few questions, which kind of halted everything.

Hal Godwin: I have to admit, that was not a good session.

Barry Goodinson: And that's fine, they've all been basically really good.

Hal Godwin: One of the other fellows that Bobbie works with is better for dealing with a crowd, if you will. I worked with him for many, many years, but he'll also hand them all

back to you; saying we can do a number of things. What you were looking for, I think, as I was looking for, were tell us what our options are and she just didn't do that. We wanted to talk about transportation opportunities and sidewalks and new roads, those kinds of things and she just didn't help us with that.

Barry Goodinson: That was kind of a mess and we decided, we had to do a do over with that. That meeting was kind of a... And that's fine.

Hal Godwin: DelDOT will play with us, in writing the Plan, if we want their assistance, once we have some numbers on homes... they're going to be demographics. They're going to say if you're going to have this many people, you'll need this many lanes of highway basically, so they need to get some feel from us and they don't even know what our population is today. The only thing they know is what it said in 2005, so they need to get a grip on the statistics that we are revealing in the new plan and they can say, well if you would like to do this...

Lynn Ekelund: So are you suggesting then wherever in your page 1 to 25, you're doing the demographics; that when that portion is complete, you would know somebody who would look that over and then, in essence, customize a presentation for us?

Hal Godwin: Yes, they would need to know the demographics in order to start talking with us about...

Lynn Ekelund: But that would be in the part you're doing now, so you're saying that if we had that today, which I know is...

Hal Godwin: Right and it's the housing information.

Lynn Ekelund: But if you had that demographic information, we could give that to somebody, or you could give that to somebody from DelDOT and they would then come and give us sort of a custom presentation?

Hal Godwin: Well they're sure going to come with a lot of questions. They're going to want to know about land use, zoning, those kinds of things. They need to get a grip on how many people will use the road and when.

Lynn Ekelund: Questions are good. That would be very helpful, if they would take our demographics and then come to us with more questions. I think that would be wonderful.

Hal Godwin: That's why she was lost, I think, because you did not have anything to offer her as to where we're going, so she didn't really know how to handle us. So it was probably my fault for putting it in there at that point in time, but I wanted to get her engaged. I wanted to get DelDOT engaged. They have some very good plans, but I think their department is 41 or 42 people; they only have two AICP Planners in the whole group, but my point is that they need information from us, just like we're trying to gather information from the U.S. Census Bureau and these different agencies and the State Planning Office and so forth, to build our Plan, because we have to have those numbers; they need information from us too. So this thing will flow, as it's born, it will develop.

Mark Quigley: I have one observation. It looks like somebody is doing a car count around town; did anybody else notice that?

Lynn Ekelund: Yes, it was right in front of our house earlier.

Mark Quigley: Okay, oh is that what it is? Now is that DelDOT too?

Hal Godwin: Probably. Because Union and Federal are both state roads, so they're going to watch those roads for traffic count and they also might be doing it because of the Comprehensive Plan. They're going to want hard numbers on traffic flow.

Mayor Jones: I just had the impression that they may have been doing it towards, since I've seen it on Cave Neck and going out to Cave Neck, that they may be doing it for the project at the end of Route 1. That was just speculative, but it could bring a lot of traffic to Milton.

Mark Quigley: Is there a way for us to find out if that's what it is for?

Hal Godwin: Yes, sure.

Mark Quigley: Can we shake the tree a little?

Hal Godwin: I can make a phone call and find out.

Mark Quigley: That would be great to know.

Hal Godwin: Where else did you see the traffic cam?

Lynn Ekelund: It was right in front of my house on Union.

Hal Godwin: Is that the only one you've seen?

Mark Quigley: No.

Lynn Ekelund: No.

Ted Kanakos: No, there was one on Federal...

Mayor Jones: I think it was on Cave Neck and Front Street Extension, that's one.

Lynn Ekelund: And there was one on Federal, as well.

Ted Kanakos: One on Federal.

Hal Godwin: Is this a machine or a person?

Lynn Ekelund: No, it's the one with the strip, because the box was right on our front lawn.

Ted Kanakos: Hal, I have a question about DelDOT. We sat at that meeting. It seemed like it was the first meeting they ever attended. We've been doing Comprehensive Plans for 30 years and you would think that they would know what to ask us, to give them. I know the State has enormous Comprehensive Plans for lots of things; you know, where you can build developments; where you can't; where it's recommended; where it's not recommended. I'm just really surprised. I don't want to beat a dead horse, but they must have people that show up, ready to produce. This seemed to be a fill-in, you know an understudy, that just filled in. They can't be that bad.

Hal Godwin: I was expecting Bobbie to offer us some options and she didn't.

Ted Kanakos: But to say we didn't have something to give her; no, that's why we're asking her.

Hal Godwin: Right. You need to hear from DelDOT, you need to hear discussions about multi-modal transportation, bikeways, sidewalks...

Ted Kanakos: They have to give us some inspiration to work with.

Hal Godwin: Traffic controls. We need a major improvement between 5 and 16.

Ted Kanakos: Yeah.

Hal Godwin: That intersection needs a major overhaul and we need to hear from them about that. Is that in your plan? I will tell you that in a few days the County is about to release our County Transportation Plan and in it we'll have a wish list and the wish list might be 40 items of roads that we want done, different things under _____ and frankly, with DelDOT's budget, we'll be lucky if we get two or three of those at the top of the list, but the point is, as soon as I get that list I'm going to bring it here and let you see it, because we can have an extra impact through that County Plan. We can ask the County to include, like if we were real passionate about 5 or 16, Joan Deaver is the County Representative for this area, we can get Joan involved and say look, this really needs to be done and here are some statistics why and DelDOT's got these statistics and we ask the

County to move that up on the list and sometimes that helps us get those things done, because if we're asking for it and the County is asking for it, and we have all these facts and our Comprehensive Plan is calling for certain things, that's where the Comprehensive Plan becomes a help, because now you've got all these different...

Ted Kanakos: What input did the County have in drawing up their wish list? Did they go to the different towns, or they just...

Hal Godwin: We had a public hearing. The County Administrator's Office, which I work in, develops the list and we get input from towns. We have our own Council Representatives who bring us issues and we also have last year's list, so sometimes I've seen it be a list of 25 and then next year, two of them got done, so it just moves up. I've also seen County Council Members come to the meeting where we discussed this and say, this item, which is item number 14 but it's in my district and I'm passionate about it for cause, and do a real good job of selling that item to get it to the top of the list. I've seen that happen.

Ted Kanakos: Does Milton have anything on this wish list, for this year?

Hal Godwin: I haven't seen it.

Ted Kanakos: Okay. So we could go through the County, up to the State that way and bring it back down here?

Hal Godwin: You can use all the soldier's we can get on the field.

Barry Goodinson: So as we move through this, we can kind of go back to DelDOT and kind of do a do-over...

Hal Godwin: There's going to be a lot of back and forth before this is finished.

Barry Goodinson: Yes.

Hal Godwin: Because frankly, I'm just itching to work on certain portions, but they're ahead of my demographics. We've got to have those numbers all lined up, before I can offer any suggestions on issues like land use or zoning.

Ted Kanakos: What motivated the State to fix that intersection of Union and 16, the new lights? Was that part of another plan that we weren't aware of, that the State's aware of? You know they put the new traffic lights there.

Hal Godwin: Accidents.

Ted Kanakos: That was just accidents?

Hal Godwin: I believe that was accidents.

Ted Kanakos: So that came to the forefront, because of that...

Hal Godwin: Actually, Milton's Police Department played a role in that. I know that Chief Phillips had a lot of input into the accidents and the frequency and urging DelDOT to do that.

Ted Kanakos: Now there's supposed to be another one, further down now, at the Kwik Stop, they're supposed to do that intersection, as well, so I heard. That's a more dangerous intersection with the gas station wide open and no curbs, or anything. Somebody here mentioned that they were doing that, or they were going to do that.

Hal Godwin: I'll find out. I'll get the list soon, as to what's on that list. Again, the problem with DelDOT right now is they don't have any money.

Ted Kanakos: But 16 is also the corridor that they want to develop, right.

Hal Godwin: Well 16 is an emergency evacuation route.

Ted Kanakos: Okay.

Hal Godwin: And that should bring extra attention to it and when I worked here, I was

trying to get to the folks on that intersection, I just wanted a new control box, a new control with a timer and they said, 16 is on the evacuation route, you're going to get some things done anyway, what with _____ Branch and all _____ and it didn't happen. They're aware of that intersection and they've heard about it over and over and over again. We can bring extra gravity to that through the Comprehensive Plan.

Barry Goodinson: If folks want to look at... and this outline, it's a working document. We can move stuff around, as we're writing it, we may want to move Historic Preservation closer to the front, because it works better next to the discussion about the Town Center, or whatever, so we can move this stuff around. Hopefully, the voice of the document will be consistent enough that stuff can be moved around and it's not going to be jarring if it gets moved.

Lynn Ekelund: No, because I think while they are discreet modules, there's going to be a lot of interspersing between the modules, so I think if we put together a module on Historic Preservation, we can finish that and then decide where to put it. I don't think we have to decide on an order. I do like the way you've outlined each module. It goes issues, meeting, recommendations. I think that flows very well because we've identified the issues, the community hopefully has spoken to each of those issues, or a lot of the issues, and then either the community has been very vocal about what they want done, in which case we could use that as a recommendation, or we could temper it with something that we feel... I just think it's a good plan.

Barry Goodinson: Okay. Great.

Ted Kanakos: Barry, on the first number, overview process, c. Survey, what's the status of our surveys? What's happening?

Barry Goodinson: Oh, I entered all the questions into Survey Monkey and I bumped it back to Jocelyn and Lynn and Jocelyn just gave me some edits, so now... and Lynn had sent them back to me, but they somehow disappeared on my email, so I'll dig through my email. Now that I've gotten...

Lynn Ekelund: If you don't find it, just email me and I'll resend it.

Barry Goodinson: Okay. I just found that out tonight.

Ted Kanakos: Now what else are we doing besides Survey Monkey? Anything physical, hands on, within the town?

Barry Goodinson: Yes, so basically what will happen is once everything gets put into Survey Monkey and we've got the formatting and everything all sorted out, then one of the options available is for it to give you a printed version, so we'll print that out. I'll get it over to Kristy and we'll start the process of photocopying it and then that will be sent out to people; but then we'll also put a link on the town website, so people can take it...

Ted Kanakos: Now are we going to include in the town utility bill; you know to get the real mass distribution of this?

Kristy Rogers: We can, but the utility bills won't go out until the second week of October. I don't know if you want to wait another month. It certainly can be included.

Ted Kanakos: At least it would show we're making quite an effort, which I think is important. You know, we still get the same 30-40 people hashing over this at every meeting. They seem to be a core, but they're not the whole town. They're less than 2% and they're very forceful and they're very vocal, but we see them over and over again, but I don't think we really get a true distribution.

Barry Goodinson: Right and it would be interesting to see what the response rate is going to be for...

Ted Kanakos: Even that would tell you something.

Barry Goodinson: So yes, we haven't forgotten about it.

Hal Godwin: When things are good, the natives are content.

Lynn Ekelund: Kristy, if we decide to put it in the utility bill, I'm more than happy to come help stuff; if we're going to do it independently, I'm happy to that, as well.

Kristy Rogers: Thank you. We can use the help.

Lynn Ekelund: Oh I know you need it.

Ted Kanakos: An abbreviated survey, just to get something in there. We have put decent things in the bills now, you know, you're getting a little extra information for our stamp. You can get up to seven pieces of paper in there.

Linda Edelen: Did you select or hire someone to do the typing?

Hal Godwin: Yes. I met with her Tuesday and that was the second time I met with her, gave her another download and she got a big piece of that back to me at 4:30 this afternoon.

Lynn Ekelund: Is this Helene? She's good.

Hal Godwin: She does a great job.

Barry Goodinson: That's great.

Kristy Rogers: The transcriptionist that does our minutes is working on it for us.

Hal Godwin: She understands my voice on the tape, so she and I are definitely in communication and we're moving back and forth. She's very good.

Barry Goodinson: That's good.

Linda Edelen: I'm glad.

Lynn Ekelund: Well do we want to go ahead and vote on whether we want to send it out separately or include in the utility bill. I think if it's going to go out the second week in October, we might as well do it on the town's dime.

Ted Kanakos: Sure. Now nothing else is going out to the resident's until then?

Linda Edelen: How many pages will it be?

Lynn Ekelund: I say we do it.

Mark Quigley: That makes sense.

Linda Edelen: Will it go without additional postage?

Barry Goodinson: It's two pages.

Kristy Rogers: We could put five pages in an envelope without anything being returned.

Ted Kanakos: At least when you get your bills, you'll get something to say. One question will be are the utility bills too high?

Lynn Ekelund: I move that we send the survey out with the utility bills the second week of October.

Ted Kanakos: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.

Lynn Ekelund: Just call me Kristy and we can work it out.

Mark Quigley: I have an observation of when the Planner was here. I think the synergy between you, Hal and him, I really think the plan is going to be outstanding. I think it's pretty rare when you get three different types of people together and it just felt right.

Barry Goodinson: I was really very...

Ted Kanakos: He also has a lot of credibility. He has a ton of credibility with that.

Hal Godwin: _____ more experience.

Mark Quigley: It just seemed like a lot of harmony there and really good synergy. Listening to him and working with you now, for months and months, and also you, Hal, it's just going to make sense.

Hal Godwin: I wanted to report now, while I have your attention. I've had a meeting with Jerry Esposito and I had a meeting with Carlton Savage and gotten the download on both of those utilities and I feel like I understand both systems, a lot better than I did and I've got a lot of notes and a lot of documents to go through, so I'm anxious to get working on that. I haven't gotten this first part done yet, but I'm real anxious to work on those two features, because they're very important and I want to make sure that we... That's something I could write down the facts, but we're going to have to really chew over where we're going with those two things, because water and wastewater are always a challenge for any town; because the smaller the town, the more of a challenge it is and they're the two vital services that every town is sort of looked to by it's constituents. You need to be able to provide those services in order to be a town.

Ted Kanakos: In addition, how about the electric company, and gas?

Hal Godwin: I haven't even done that yet.

Ted Kanakos: We had discussed the gas...

Lynn Ekelund: Chesapeake Utilities, as well.

Hal Godwin: Yes, yes, I haven't even started those yet, but I have gotten the down low on water and wastewater.

Ted Kanakos: Okay, but they'll be included in that utility package?

Hal Godwin: Yes. Yes.

Ted Kanakos: Is Mr. Osborne's name going to be on our... as people contributing?

Hal Godwin: We need to have an AICP sign the finished product, before it goes through, so there he is.

Ted Kanakos: Good.

Hal Godwin: And that's why we want to add him involved in every line.

Ted Kanakos: Even developer's coming in would read that and they'd see his name. Maybe we're not pushovers like we used to be. Literally, on a lot of different issues. He's very credible.

Barry Goodinson: When he said he worked on that Arlington corridor, I was like...

Ted Kanakos: They'll know him. Everyone would know... This is really good that we've got this, you know, this expert.

Barry Goodinson: Right.

Linda Edelen: Did we ever discuss the 2015 budget?

Barry Goodinson: No, we have not.

Linda Edelen: What's our timeline?

Kristy Rogers: Council has one more meeting to discuss the budget, until it's adopted.

Barry Goodinson: Okay, so we really need to throw something together really quick and get it over to them.

Ted Kanakos: Can we get a town car?

Kristy Rogers: I'm sorry. There's the same \$10,000, as a placeholder in the budget. I don't know if it's important to rush through and try to decide how you're going to distribute it. It is there.

Barry Goodinson: So the \$10,000 is there. If we don't hurry up and say this is what we're going to spend it on, it's not going to go away?

Kristy Rogers: No.

Linda Edelen: I was concerned about the detail; if you say we're getting the \$10,000.

Kristy Rogers: That's how the draft is written, with a \$10,000 placeholder.

Barry Goodinson: Okay. Alright.

Jocelyn Godwin: Barry, can I make a recommendation? Where you've got your topics listed, this is very good and I really like the way you're putting together each section, because I think that's how you're going to want it to flow; when you start off, maybe start talking about existing conditions, so when you talk about the Broadkill River talk about what exists in that area of town, or as far as what's going on in that area and when you talk about your issues, maybe look at them as challenges, instead of issues.

Barry Goodinson: That's a good point.

Jocelyn Godwin: Things to work on and overcome, so maybe you need to frame it that way so if you talk about what's existing first, what do you think the issues are, the challenges, and then go into your recommendations and it will flow better.

Ted Kanakos: For each of the topics?

Jocelyn Godwin: Yes.

Ted Kanakos: That would be great. Yes.

Jocelyn Godwin: Then that way, as you're reading it you get a good understanding of what's going on now in that area. Some places actually write down the _____ of the town, too and they say certain sections and certain Main Street areas, maybe Conway, this is what's existing and this is where we see it going. Of course when you talk about adding your new areas for commercial growth, that's probably going to end up being a section in here, somehow, because we have Town Center, when you talk about the commercial district; when you talk about your existing conditions, per se, you may want to split it out and say the existing conditions here in this section are this; this is where we see this site going; this is where we see this site going.

Barry Goodinson: Okay, that's a good point, because I'm kind of jotting some stuff, I do find myself describing what's here, so like if the Town Center, you know, even with it's current challenges, downtown Milton invites people to walk, blah, blah, blah, however there are several gaps in the streetscape that serve as disincentives to this impulse and fly in the face of the town's express core value of connectivity. So I'm trying to pull it, tie it back to the core values. Okay, but I think that's good, because I found myself doing it, but I wasn't conscious of it.

Ted Kanakos: I like the way you put Front Street on the Broadkill River, because that sign says Water on Road; obviously, that's the river.

Barry Goodinson: Pretty soon it will be a road underwater. Okay, good, so at least we feel like we're heading in the right direction with this outline and as we're going through it, people can tweak it and we can continue to work on that. Do you want to talk about the core values and what time is it anyway? I'm conscious of the fact that they're going to come in and start vacuuming or something?

Ted Kanakos: Barry, I have a question. This affordable housing. When are we going to get that one? That's the next one that we haven't gotten to?

Barry Goodinson: That's the 20th and that was...

Ted Kanakos: And who will be coming? Do we have an expert coming in on that _____?

Barry Goodinson: Well that was the email that I sent around to folks, because I cannot be at that meeting, so I need someone to take the lead and I'm not familiar with the resources, so...

Hal Godwin: Barry, I intentionally got a card of a lady who works for the Delaware Housing Authority. There's a lady that serves with me on the Delaware Population Consortium.

Ted Kanakos: Now are these advocates or are these people who have...

Hal Godwin: She works for the State.

Ted Kanakos: So they're objective in what they're doing?

Hal Godwin: Yes.

Ted Kanakos: Yes, I don't want anybody from Casa coming down, from Casa San Francisco, saying they need another 12,000 square feet.

Hal Godwin: Melena and I was going to talk with her and maybe invite her to come, depending on what she wanted to do. If she comes to talk to us, she's going to talk about affordable housing and what the State is doing and what their vision... I really haven't talked to her about issues, interconnect, interface of what we're doing, so I really don't know. Who do you know at Delaware Housing?

Ted Kanakos: One of our previous documents it stated that we have 175 units of affordable housing in town, remember that?

Lynn Ekelund: Yes, Robin put that together. I had asked him to and I still have that.

Ted Kanakos: It's like 5 or 8 or 10% of the town; subsidized housing, I think that's what it is.

Lynn Ekelund: Yes, subsidized housing.

Hal Godwin: You have affordable housing in Milton. There's no question about that.

Lynn Ekelund: We have plenty.

Ted Kanakos: Is this where we determine if we want more, or is there a ratio that each town should have, or...

Barry Goodinson: That's what I'm trying to... Is there a kind of a...

Hal Godwin: Those are some of the things I want to study in the plan. I want to be able to say that we have X, Y, Z and the reason I _____ the demographics, because that's in there.

Ted Kanakos: Yes.

Hal Godwin: The ages and what they're paying for rent and all of that's in there, so I added a whole bunch of pages to that population sheet, because I thought it would be valuable in all the other things we're going to talk about anyway. We need to take a look at where we think our affordable housing stock, inventory if you will, stands and does it adequately serve the town? Then there needs to be a vision developed for whether or not you think there's an increased need; and there would be an increased need if you say you have an employer who needed housing for a lot of people and he was paying less than premium wages. As an example, Georgetown, they have a chicken plant. Well you and I don't work there, but there are hundreds of people who do work there and they need to live somewhere and the closer to the plant, the better their lives will be and they won't need an automobile. So there's a whole section of Georgetown that houses the folks that work in that industry.

It's part of the town's planning. So we need to talk about those kind of things. We need to discuss them. Do we have a vision for this? I really haven't done any study yet, of that, in Milton.

Barry Goodinson: Clearly if you look at other communities in the area, Lewes is an affluent community; housing affordability is a problem there. Then you look at other communities where housing is very, very affordable; the market is completely depressed and you have other problems, as a result. So you've got some problems with no affordable housing and then you have other communities where you don't have a community that's affluent enough to attract businesses and to create a tax base. So what I'm trying to figure out, is there a formula that is the recipe for a healthy, diverse community that both provides enough financial incentive for a healthy tax base, for businesses moving in, but also provides opportunities for people who don't...? Am I...?

Hal Godwin: Milton clearly has a mix. We have subsidized housing, you have what I would consider very affordable housing that's occupied and then you have blue collar housing and then, of course, you have homes that are premium priced. So you've got a rich mix of everything. I think we need to sit down and go through the inventory and then decide what the town wants to recommend, what the Plan wants to recommend.

Ted Kanakos: Does the term affordable, apply specifically to a social/economic group?

Hal Godwin: The house you live in is affordable to you.

Ted Kanakos: That's what I was going to say. Who doesn't have affordable housing, if you're paying the rent...

Hal Godwin: It's kind of misused.

Ted Kanakos: It is misused.

Hal Godwin: New Castle County tried to call it work force housing and they got in big trouble for that.

Ted Kanakos: Yes, you're stepping on social issues.

Hal Godwin: Exactly. Most communities that I've studied, if they have interspersed, let's say the lower income folks into the community, in general; many of those social problems are diminished, significantly.

Ted Kanakos: You keep them diluted.

Hal Godwin: You put them all in one spot, like you see in the big cities, and you're going to have problems.

Ted Kanakos: I think they call that a ghetto.

Hal Godwin: Yes, exactly.

Barry Goodinson: Well that's what you're seeing. You see them in larger cities and even in Alexandria, there was a big section of Old Town that was...

Hal Godwin: So we may want to talk about interspersing our various _____. We know who the subsidized housing is, we know where that part of town is and we might want to talk to the Police Department about where are some of our big issues and you see them as social/economic. What can we, as planners do to relieve those types of problems?

Barry Goodinson: I think the challenge we have in Milton is, right now you're absolutely right, because I look around. I think we've got a pretty broad mix of housing types and affordability for different communities, but as the development pressures in the area increase and Lewes gets more and more expensive and people move to other areas, they want to be here in Southern Delaware, but they can't afford Rehoboth, they can't afford

Lewes, they'll come to Milton. The property values here, conceivably increase, which is a good thing, but we also have to... for someone who owns property here, you think it's a really good thing, but we have to be cognizant of the fact that we don't want to find ourselves in the situation like Lewes has, where suddenly people are priced out and being forced out of the community.

Hal Godwin: That's an opportunity, Barry, for us to capitalize on.

Barry Goodinson: Right.

Hal Godwin: We have an opportunity to welcome those people. They're not bad people, it's just that Lewes has become such a premium, such a sought after community, for good reason; that there are a lot of people who are earning less than \$50,000 a year, good hard-working families; but they just can't live there. Another thing that we need to discuss and I don't mean to get off on this in too much depth; but we also need to discuss property ownership vs. rental property. The senior citizens are moving into more rental properties than they used to; they can afford to buy one, they just don't want ownership responsibilities. They say I'm on a fixed income. A lot of folks that are on fixed incomes that are pretty good and they say I'm going to sell the big house; I don't want to take care of it anymore; we don't want all that grass to cut, etc. and we're going to rent something, that's where we want to be, where they cut the grass, and paint the fence, and take care of everything because we want to go traveling. So there are a lot of demographics in that marketplace that we need to study and we're probably going to need to talk to somebody in the real estate business and I don't mean a realtor, but somebody who studies the marketplace, to get a feel for is there an opportunity for us to look at that? So there are a lot of dimensions in housing that we need to chew over, I think, as we develop this plan for where we'd like to see the town go in the future.

Barry Goodinson: I'm a little concerned, as I said, I can't be at that meeting and I just don't know... I lived in DC. I knew the people who were working on this stuff, but that's a whole different animal and I just don't know who the folks are here, so that's why I sent out that SOS saying who do you know?

Hal Godwin: I really think we need to engage the police chief with statistics and get some recommendations from him, because I think that Milton's Police Department does a very good job of keeping a lid on things, so many of us don't see some of the things that are happening, until we see the report at the end of the month, but I think that Bill could give us some insight into are there problem areas? Do we, as land planners, is there anything we can do to help you and we better manage the population so you don't have to arrest them. And the whole housing thing, is a big light in that arena.

Barry Goodinson: Well, if you have folks that we could use as resources and Marion, if you know of people that we might be able to call upon, or people who might know someone...

Mayor Jones: Particularly affordable housing?

Hal Godwin: Let me call State Planning; let me call Connie Holland and say we're not...

Ted Kanakos: What's in the other Comprehensive Plans? How do they address it? We don't have to reinvent the wheel.

Barry Goodinson: It's not just affordable housing, but it's like what's the sweet spot in terms of the housing mix? That's what we're looking at.

Hal Godwin: Right. Exactly.

Barry Goodinson: That's what we want to aim for, because we want to do two things

simultaneously. We do want to see the property values of Milton improve, because Milton is going to conceivably become a better, more attractive community and bring more businesses and residents here, so we do want to see some increase in the property values, but we don't want it to be so significant that we end up forcing people out.

Hal Godwin: We have a number of good restaurants, with the population of this town, we've got a real good population of great restaurants. Can those folks afford to live in our town or do they have to drive 20 miles? You know what I'm saying? Those are the kinds of things you have to think about.

Mayor Jones: I just wanted to openly ask Kristy, is there a management company that takes care of Milton Landing?

Kristy Rogers: I don't know. I'd have to look into it.

Ted Kanakos: Which one is Milton Landing?

Mayor Jones: Milton Landing is across from Palmer on 16.

Mark Quigley: Oh, the little one with the Dollar Store.

Mayor Jones: There's a very organized, what I would call affordable housing, but you really don't ever know about it.

Ted Kanakos: There is a management company and then there's the other one, Royal... what is that?

Mayor Jones: Park Royal. It's a little different.

Ted Kanakos: That's another one, actually. But they all have management, in some way or another, that's generally the way they get in, literally and they're very strict. They run good ships.

Barry Goodinson: Okay, if we can figure that out, but it's coming up soon.

Hal Godwin: I will call State Planning tomorrow and ask Dorothy if she could either come and offer her comments, or send somebody, or give us some help.

Ted Kanakos: Barry, when is that meeting? What's the date?

Barry Goodinson: The 20th.

Ted Kanakos: Of this month?

Barry Goodinson: Yes.

Linda Edelen: It's a Saturday, right?

Barry Goodinson: Yes.

Ted Kanakos: Time?

Linda Edelen: And you won't be here, so Mark is going to be leading it?

Barry Goodinson: Mark, you're going to be leading that meeting.

Mark Quigley: Me, okay. If you say so.

Linda Edelen: You're the Secretary.

Barry Goodinson: You're the Secretary.

Mark Quigley: I'll do my best.

Barry Goodinson: Bring your gavel from home. So can we talk about core values? Where are they? There we go. Thank you. So I just took a stab, I took the notes that had been taken and there is some redundancy, there's some overlapping and so for our purposes now, if we want we can wordsmith the longer paragraphs below, but right now we've got these six core values, which has basically been pulled from the notes from the Ed Lewandowski facilitated meeting. As I said, there's a certain repetition to some of this.

Linda Edelen: The subjects that they're talking about are repetitious all through the plan. I

don't know how you're going to avoid it.

Barry Goodinson: Yes.

Linda Edelen: When core values are set in other plans, like Lewes, or wherever, do they have this kind of descriptive... or are they just like one-liners?

Barry Goodinson: Some of them are one-liners and some are more descriptive. This was a little bit of a thought experiment, because I was trying to figure out what do each of these things mean? So I wrote more, which then might cause us to go back and tweak the headline. Maybe the headline doesn't capture it.

Ted Kanakos: Barry, this may not be relevant, but under core values what we're doing is putting existing issues and what exists in each of these others. Have we developed what our existing core values are, if there are any?

Barry Goodinson: That's why the heading, I did say that...

Ted Kanakos: It's almost invisible. You would have to make them up or just observe and think what they are.

Barry Goodinson: Right and that's why I did this introductory paragraph, so that we didn't tend to develop a list, but just uncover and articulate what people were saying.

Ted Kanakos: Issues are more of what exists?

Barry Goodinson: Yes, so this is... When people came to that meeting, we just listened and these things just kept on emerging.

Ted Kanakos: A lot of people complained, they weren't really thinking. Core values were complaints. There are a lot of people who were complaining, business not being in town, about somebody going here, roads not being paved. It's not core values. People just use these to vent certain things. I mean, there are people who were accusing us of doing things we had nothing to do with. One gentleman came to me and he said we had a business right over here, where Vintage Pasta is, Mike, the Karate fellow and the town drove him out of town. I said what do you mean? Well he's not there anymore. So he blamed the town. Mike is up in the shopping center right next to Best Hardware, with a place that's twice as large, for half the rent, with 100 parking spaces. I said, the town did not drive him out of town and the hairdresser that was there; someone complained, who had only been here about seven months, living out in Heritage Creek. That woman was chased out of town. Well, no, she had sold her partnership in Rehoboth, a very profitable partnership and she had a non-competitive clause. She couldn't go back for two years. That two years was up, she took her little seat and her little wash stand and she was gone. It had nothing to do with us. She abandoned us. These people were making issues out of this. It's not fair to tar us with that brush. So maybe some of the core values, existing values, is a lot of anger and most of these people are angry at the developer's and nobody else.

Barry Goodinson: I wouldn't call it a value.

Ted Kanakos: That's interesting though.

Barry Goodinson: There is no value to that.

Ted Kanakos: Yes. We can discuss core values and I think they're very traditional core values. They're American values. Sitting here, having meetings and committee's, these are values.

Barry Goodinson: Yes and I think that part of this process was just to say, this is a positive, proactive thing we're about; so let's position this positively. What is it that's important? Why do people live in Milton? Why do people stay here? Well they stay because they want

to walk around, they want to live in a small town, they want to be in a community that has a sense of it's history.

Ted Kanakos: Taxes are low.

Hal Godwin: Taxes are really low.

Mark Quigley: For the core values, what about a two-part. One almost written as a Mission Statement and then this, something more descriptive right underneath it, or right behind it?

Barry Goodinson: Talk more about the Mission Statement. I'm not sure if I...

Mark Quigley: Company's typically, large company's, or even small ones, typically have Mission Statements, which are their values and how they guide themselves in their daily business. This is my thought that's been developing with these core values and then you can write underneath it, a much more descriptive example of the specific original statement.

Barry Goodinson: I think it's important that we have... I think maybe we can come up with some type of... and a Preface, but I think some of them kind of move in different directions and we're going to be referencing them as we talk about particular issues. One of the things that you hear about all the time, this is a town that people want to walk around in and they get really irritated when they can't walk around because of lack of good sidewalks. The sidewalk thing keeps on popping up all the time.

Ted Kanakos: And they don't shovel the snow.

Barry Goodinson: Right, but that's imbedded in those criticisms is a disappointment about not getting what you think is important in this town.

Ted Kanakos: I've seen two major ordinances that are written so that they don't have to be enforced. One of them is the sidewalks. For 25 years they've looked at that ordinance, the town is responsible for the curbs and the people for the sidewalks. That was a misinterpretation and it was deliberate, so nobody had to fix their sidewalks; because nobody wanted somebody to pay for it. In other words, that was that. As far as shoveling of snow and I asked John Collier, I said why do you give the Code Enforcement Officer the day off after a snowstorm as not essential. He said, well he doesn't enforce that ordinance. I said who enforces the ordinance? Streets and Sidewalks Committee has to meet and petition the town to hire an employee to remove the snow. So that's why snow has never been removed and I had a big run-in with him over that, because I went to three or four different people. I went to the ice cream store, the day after it snowed and I said I called his home. I said, why haven't you shoveled your snow? He said, well I'm only there seasonally. I said yes, but I walk by there daily. He came in and shoveled the snow. Mohammed on the corner, with the garage, I asked him. He shoveled his parking lot, but not the sidewalk. And he said, where I come from... I said, where you come from, there is no snow. So he got all upset, but you know what? When I told him that he was liable for it, he shoveled it and Modern Mixture, the people who developed that. She said well I'm from Annapolis, they do it. I said, well they don't do it here.

Hal Godwin: You're in Milton, now.

Ted Kanakos: And you know what, she went over to her car and got out that shovel and they've been shoveling the snow ever since. What annoyed me was John Collier was looking at me, while I was doing this. I went over as just a private citizen. I said, but John, you were head of this Committee, you're on the Town Council and you're also a neighbor and I had to do it and look like a fool. It's not right.

Hal Godwin: Ted, these are different things that we can make recommendations in the Plan

and let the Council address that. You can't tell them what to do. They're elected officials, they're accountable to the electorate.

Ted Kanakos: But this snow removal business, people are really ticked off about that.

Hal Godwin: But you could say, we recommend that the Town Council address the sidewalk issue and snow shoveling issues and you can also recommend, we believe they should look towards some kind of a goal. There's no harm in putting that in here. And then the Council, it's on them and they can address it. They've got an impetus now to address it.

Ted Kanakos: See nobody wants to offend anyone in this town. They never wanted to offend anyone and everybody's been...

Barry Goodinson: And that's a challenge with a small town. When you live in a large city and you've got a government employee who goes up to someone and says hey you've got to clean your sidewalk...

Everyone started to talk at once and I was unable to get the information clearly.

Kristy Rogers: We did fix that ordinance, last month.

Hal Godwin: ...you don't have to have one, but if there's one there and it's broken, you've got to fix it.

Ted Kanakos: Yes, but it's never been enforced.

Hal Godwin: So the code is there. One of the problems was, as I recall from 10 years ago, some sidewalks were repaired or replaced with some grant money, that some folks were able to get, so then everybody else said, I'm not doing it, go get me some grant money.

Ted Kanakos: Well the head of Streets and Sidewalks said that and I asked her and she said, honey, Broad Street you got that done for nothing. Right, what does that mean? If I got a car for nothing, everybody else gets a car for nothing?

Hal Godwin: Well they think so.

Ted Kanakos: But that's... they didn't want to offend anyone, nor have anyone pay anything to get it done and that's why you get elected for 20 years.

Hal Godwin: This is where political will comes from.

Jocelyn Godwin: Are we on track yet?

Ted Kanakos: We have to leave in five minutes. Talk about people complaining. That's me and I'm sorry but these are issues.

Barry Goodinson: Does anyone have any specific concerns about any of... let's just focus on the headlines for now, with any of these? Or are there things that we missed?

Linda Edelen: Well I apologize, but I'd like to spend a little more time looking at it.

Barry Goodinson: Okay, that's fine.

Linda Edelen: Actually, what I would like to see, is transparency, honesty, respect; that's us as a community and then just connectivity. Just shoot the bullets, so you can put 5 or 6 of them. Print them up somewhere. Stick them on a wall or put them on the back of one of your brochures or something. This represents us and how you elaborate on them, may actually be, I don't know who said it, or maybe it was Jocelyn, as part of this, when you talk about the Broadkill, if you just put cherishing the Broadkill... I mean, I don't know what I'm saying, I'm just talking; but then when we're talking about the river, the things that you've written below here are like a preamble to the discussion about it. I have no problem with what's here, just wasn't what I was thinking about.

Barry Goodinson: Do you guys want to take this and sort of noodle it and then send... how do you want to do this, do you want to send your thoughts back to me or do you want to

come back and have a conversation about it next time?

Ted Kanakos: A conversation would be much better.

Barry Goodinson: Okay.

Linda Edelen: We're meeting Tuesday right? The 16th?

Barry Goodinson: Yes.

Ted Kanakos: There's only one thing on the agenda, that 106...

Linda Edelen: Oh, that means we can't talk about the Comprehensive Plan?

Ted Kanakos: We can't.

Barry Goodinson: You know these rules.

Mark Quigley: You can have a workshop though, right?

Ted Kanakos: Can't we have a workshop then? Do you have to list the workshop? Do you have to publicize a workshop?

Barry Goodinson: Yes.

Linda Edelen: I think we should just always have that advertised.

Mark Quigley: I'll be darned.

Barry Goodinson: Yes, why don't we just put it on all future, just in case? Why don't we do that?

Kristy Rogers: You have the 20th and the 23rd, so this isn't the last time for the month yet to discuss it, you do have two other meetings.

Ted Kanakos: Just add it to every meeting, as an addendum; just add it.

Jocelyn Godwin: Is there any reason why we can't do an amended agenda and just add it as a...

Barry Goodinson: At the beginning of the meeting, say do we have additions, can we add stuff?

Jocelyn Godwin: Or even amend the agenda now; it still could be posted at the Town Hall as an amended agenda, couldn't it?

Kristy Rogers: I guess.

Jocelyn Godwin: I would think so.

Barry Goodinson: Does that meet the...

Linda Edelen: Well wait...

Ted Kanakos: It has to be published?

Lynn Ekelund: I don't know if that meets the FOIA requirements. I thought you could only amend an agenda and meet FOIA if it was some form of an emergency thing that you had to discuss.

Hal Godwin: I understand the explanation, she said the do it in Georgetown.

Mark Quigley: If it's good enough for Georgetown, it's good enough for Milton.

Lynn Ekelund: I'm just saying my understanding of FOIA.

Jocelyn Godwin: If it's not a decision...

Ted Kanakos: We're not making policy, we're just discussing it.

Kristy Rogers: If there's no vote being taken, it shouldn't be an issue.

Everyone started to talk at once and I was unable to get the information clearly.

Linda Edelen: So where are we?

Ted Kanakos: It's a quarter of Barry. They're going to kick us out in one minute.

Barry Goodinson: So why don't we...

Mark Quigley: Like that Mission Statement... the bullet points and let it flow into the other

categories.

Barry Goodinson: Okay. Let me see if I can come up with some type of...

Jocelyn Godwin: I think that was a good point, because what she was pointing out is that, I think, that once your short, abbreviated list... this is what our values are. But in the Comprehensive Plan, or maybe building into that, or even as a separate document, when you're talking and introducing...

Barry Goodinson: Kind of flesh it out more.

Jocelyn Godwin: ... and the core values, and you have the detail in the Comprehensive Plan in the section where it says going through this process, these are some of the things that we developed which helped us move into this Comprehensive Plan and where we see the town going; so maybe you have your detail there.

Barry Goodinson: Because this is going to be at the beginning of the document, so I wanted to provide enough background to set the stage for the future discussions about the river, about Historic Preservation, about the downtown. We probably could move some of this stuff into those sections.

Linda Edelen: Yes.

Barry Goodinson: Okay.

Linda Edelen: I like what you said.

Barry Goodinson: Okay, we're going to get thrown out of here. I think what I'd like to do next time then, is to start fleshing out... I've got a rough draft here, but I wanted to actually talk more before I put anything more on paper about the Broadkill River.

Lynn Ekelund: If Hal will send me his demographics, I'll take a stab on affordable housing, because it seems I know no less than anybody else here, so I don't mind, but whatever info you have, if you'll get it to me and I'll look at that info that I had asked Robin to put together for me and I'll take a stab at that.

Barry Goodinson: One thing I do want to say about this, is I'm used to, because I write for client's, I'm used to putting stuff out there and the client saying no, that is completely wrong. I don't like what you said. I'm more than happy, I mean, that's basically my job; when people say you completely blew it; you missed it. So I don't mind doing that, but I know for some people it's a little bit scary to write something and then hand it out and have people talk about it.

Lynn Ekelund: Do what they did with my survey, you mean?

Barry Goodinson: Right.

Ted Kanakos: I was thinking about that. I was just thinking about that.

Mark Quigley: That was a good job, though.

Lynn Ekelund: That's why I don't mind. You can tear my affordable housing apart.

Jocelyn Godwin: Now see, I thought she did a great job. ...and you threw it out there.

Lynn Ekelund: Thank you, Jocelyn.

Mark Quigley: I will say, at a meeting at work, they asked if you wanted some of their resources from Habitat, they work with the State, all the different towns; it's up to you.

Ted Kanakos: We have Habitat in town here, we have houses that have been built. There's one on my street.

Mark Quigley: Yes. Well the homeowner's, the people that buy Habitat houses are homeowner's.

Barry Goodinson: When you say act as a resource, I don't know enough about Habitat, to

know what they...

Mark Quigley: Well, they're the fifth largest home builder in the country. They sell houses. The average payment in Sussex County is about \$500; even the ones in town and out of town. They built one in Seaford recently. It appraised initially at \$145,000. After the job was finished it appraised at \$196,000, so it's a viable option for folks. That's just 30 seconds. And I know enough to get myself in trouble. I only run the store.

Ted Kanakos: That's one specific affordable housing option, there are a lot of them.

Barry Goodinson: The thing about Habitat is they... it's dispersed housing, within the community, so they probably have done some thinking about what that sweet spot is in terms of the mix of different types of housing stock, so you're right, they probably could do something with us.

Ted Kanakos: It's probably the only affordable housing, well it's subsidized at the beginning through volunteers and contributions and then it stands alone.

Mark Quigley: It's a non-profit and it's no interest.

Ted Kanakos: Does Habitat, in fact, monitor those houses for a number of years after they're done? Can they be sold or how does that work?

Mark Quigley: It's typically a minimum of 10 years.

Ted Kanakos: Then they own it?

Mark Quigley: Well, yes. We're the mortgage holder, the Habitat for Humanity is the mortgage holder; they are the bank. I just started working with one of the government agencies that lends money for housing now. But they're partnering up with us now, because it's just so successful. It takes people out of subsidized housing and they become homeowner's and taxpayers and they get off the government and public dole.

Hal Godwin: The pride of home ownership brings a whole new meaning to people's lives, particularly if they haven't had it before.

Mark Quigley: If you want the resource, just let me know and I'll talk to them.

Barry Goodinson: Okay, yes, that would be great of find out what they might be able to provide. That would be great. Alright, thank you.

6. Adjournment

Barry Goodinson: Do we have a motion to adjourn?

Ted Kanakos: I'll make a motion to adjourn.

Lynn Ekelund: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried. Thanks everyone. The meeting adjourned at 7:53 p.m.