

**Planning & Zoning Commission  
Comprehensive Plan Workshop Minutes  
Milton Library – 121 Union St  
November 1, 2014 – 10:30 a.m.**

**Transcriptionist: Helene Rodgville**

**[Minutes are not Verbatim]**

**IN SPITE OF MANY ATTEMPTS, EVERYONE CONTINUES SPEAKING OVER EVERYONE ELSE. THIS MAKES MY JOB IMPOSSIBLE. THESE MINUTES WILL NEVER BE ACCURATE, AS LONG AS YOU CONTINUE TO DO THIS. IT TOOK ME FIVE DAYS TO COMPLETE THESE MINUTES.**

1. Call to order
2. Roll call of members

Ted Kanakos	Present
Mark Quigley	Present
Lynn Ekelund	Present
Linda Edelen	Present
Don Mazzeo	Present
Barry Goodinson	Present
3. Additions/Corrections to agenda

Barry Goodinson: The sole agenda item is just to do a workshop of the Comprehensive Plan. Do we have any additions to that?
4. Approval of agenda

Barry Goodinson: Hearing none, I'll ask for approval of the agenda.  
Lynn Ekelund: Move to approve the agenda.  
Mark Quigley: Second.  
Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.
5. Presentation and approval of Minutes: June 9, 2014

Barry Goodinson: Have folks had a chance to look at the minutes of the June 9<sup>th</sup> meeting?  
Lynn Ekelund: I have not.  
Linda Edelen: I have not.  
Barry Goodinson: Neither have I, so why don't we defer approval of those minutes and ask folks to take a look.  
John Collier: Those are drafts and they're not on the agenda for approval today. It's just for your purposes so you can review them for your next meeting. I tried to get them to you earlier, rather than later.  
Barry Goodinson: Okay, then I guess I misread this, because it... Okay.
6. Business – A workshop style meeting to review, discuss, and prepare a draft of the Town of Milton's Comprehensive Plan.

Barry Goodinson: Let's move into the actual workshop. I've put an agenda behind me, so what I'd like to do is just review the outline itself and make sure that we haven't missed anything and having said that, even if we decide to go with this draft, we can move the pieces around as we go through and as we're working on it. We may decide that the River should come before Front Street, or whatever, depending upon however we want to work it, so we won't officially adopt this, but I just want to make sure we've got the elements. If there's anything I've missed, let's add it and then we've got to assign writer's to certain sections. I've taken on some. Hal is doing some, but there are a couple of others that I think that folks here might be better suited than I, to take on, particularly the Housing one. I was not at that meeting, so I'm going to have to ask someone else to do that. We'll talk a little bit about maps and illustrations and we'll do a topic by topic discussion. I really want to focus on the recommendations, because a lot of the... the way I envision this, and again, this is all just for discussion, feel free to change this or challenge it or suggest changes, but I thought that each section we could just give a little bit of background; talk about the current opportunities and concerns and then the specific recommendations. And the opportunities and concerns would come from the meetings we've had, just work that we've been doing on our own, the research we've done, information we've received from the experts, what the public has said and then what are the specific recommendations for the next ten years that apply to that particular topic that we would like to see in the Comprehensive Plan. As I said, a lot of Comprehensive Plans that I've read, you really have to dig to find what it is they plan on doing, because it's so embedded and I really want to be able to pull that stuff out and then probably reiterate them at the conclusion of the Comprehensive Plan and then we may even decide to prioritize them and say, we've had this long list of recommendations, but in order to see this Comprehensive Plan realized, we probably would have to implement these recommendations in a particular order, whether it makes sense in terms of developing a project, or if it just makes sense in terms of what is the highest priority for the town. Then I want to talk a little bit about growth areas and then I want to report to you all on the Downtown Development District Application that was submitted yesterday, with 13 minutes to spare before the deadline and then anything else you folks want to talk about.

Linda Edelen: In the recommendations, will that also be how to solve the issue? Are we...

Barry Goodinson: Well, that's a good question, because I and you folks that have been around town and have done Planning and Zoning stuff longer than I. From what I've been told, there's the Comprehensive Plan... we're balancing a certain degree of generality and specificity and I'll tell you that my tendency is to get very specific, but I think that's primarily because I write proposals for a living and you've got to be very specific to the funder, about what it is you're going to do. Hal and Jocelyn Godwin have joined us, so we can actually know what we're doing. I think this is going to be a tug of war as we go through this process and I think Hal and Jocelyn can give us some direction on the level of specificity in the Plan, vs. then what comes next. What I've been told is, we submit the Plan and then the next iteration is then developing a more fleshed out version and I don't know if that's true or not. The idea of going through this again, makes me want to cry. What we're discussing is kind of the way the Comprehensive Plan will be laid out, having background opportunities and concerns and then recommendations within each topic. The question is about the specificity of the recommendations and then also, how specific do we get about implementing those recommendations? Hal and Jocelyn, I don't know what your experience has been in other Comprehensive Plans about the level of specificity. My frustration is you read a lot of Comprehensive Plans and they're so general, they don't feel like a plan.

Hal Godwin: In some regards, the Plan is an outline. In other cases, it's the law and it has a number

of different characters within it. You were talking about recommendations, it just struck a note. I was reading one, just a day or two ago, I don't remember which one it was now, where at the end there's a whole page of what the Comprehensive Plan recommends for the Town Council to consider and you need to be specific about that.

Jocelyn Godwin: This is an example of one from New Castle, where they actually have a matrix that shows their implementation of the Plan, goals, who's responsible, so that's one example.

Barry Goodinson: I like that. My feeling is if you have a plan, unless you have very, very specific markers of a progress, then the plan sits on the shelf and if you build into it, specific things that you say you're going to do, then you're putting yourself on the hook and that's what I really want to make sure we do and also having worked on this proposal this past week and submitted it yesterday, they requested a level of specificity and just to be clear... while I'm praying that Milton gets funding, I don't expect we will. The scuttlebutt is that there are going to be three towns in the state who are chosen during this first year of the Downtown Development District.

Hal Godwin: You're not going to get it this year. Maybe you get some next year.

Barry Goodinson: That's why we submitted it. We wanted to at least show up on their radar screen. We wanted to show them that we've got stuff in the works. I think of this as a good first draft, but there were things that they asked for, that we had not; the town has not yet figured out and so the greater specificity we have, the better the position we'll be in, when opportunities like this come along in the future.

Hal Godwin: That Downtown Development money doesn't go to the municipality anyway. It goes to the developer.

Barry Goodinson: Right. Exactly.

Hal Godwin: So you need to have a developer with what they call a "shovel ready" project and he's all ready to go, but he's just a few dollars short, so that's what they're looking for. They're looking for those and they're not going to find many of those, particularly in a town this size, but I think it's smart for us to be prepared to go at it head on next year.

Barry Goodinson: Also, working on this thing, it was all about the downtown, so it felt like it was a good opportunity to pull together a lot of the stuff that ultimately can get put into the downtown section of the Comprehensive Plan. It was a first draft of next year's application to the State and it was also a first draft of the downtown section of the Comprehensive Plan.

Ted Kanakos: I have a question on this development idea. If the town, let's say wants to develop next to the theater, that little park, that little area. If a private developer comes in, we seek him out or he seeks us out; we already have to have some funding in place; this is just a little extra funding?

Hal Godwin: Right.

Ted Kanakos: So basically the project has to be well along.

Hal Godwin: Right.

Ted Kanakos: And then you have to hope you get it.

Hal Godwin: In that example that you used, there will be, now with the new flood plain maps, there are going to be a lot of infrastructure under the new structure. It's going to be bumped out of the flood plain and the town hasn't adopted yet, whether or not they want to put any free board between what the Army Corps of Engineers says is the flood level and the bottom of the building; so most towns are considering that at this point. The County's studying it, to decide whether or not we want to require any space between those measurements or not. Rehoboth has already adopted a 1' free board and I don't think Dewey has yet, but there's another town somewhere on the coast that has and our Council is just starting to discuss it and it has to be submitted by March, I think, in

order to be in compliance with Federal Regulations.

Ted Kanakos: So this money, basically is a little extra adjunct to whatever projects are already in the works?

Hal Godwin: Let's just dream for a minute.

Ted Kanakos: Yeah.

Hal Godwin: Let's dream that the River is opened, there's no buildings on it; the sewer plant is not there anymore; the old buildings that the fire company is in is torn down; and you have a developer that you really like working with and they're going to build a river walk thing along there; and they're going to put in... it's going to be all flood proof, which means it's not going to have any real structures, it's going to be like a little kayak ramp and a walkway and some benches and it's going to be like a town park, but you're having a developer do it for you and the town's not allowed to put any money in it, but the developer has to get a return, so he's going to build some amusement things on the backside of it, out of the flood plain and he's got the bank involved and the bank says that they're going to give him \$2 million and he needs \$2.3 million. That's the kind of project I would think you would be all excited about, trying to find a way to make that happen and this State money could help you with that. That's how that's been designed.

Ted Kanakos: So a lot of things have got to fall into place, for them to get that money at that time, anyway.

Hal Godwin: It's only \$5 million for the whole State, which is not a lot of money.

Jocelyn Godwin: And they only fund up to 20%.

Hal Godwin: It was brought on by the Governor, it was his initiative to show that the State was committed to helping rekindle some growth, particularly with infrastructure in towns, but you're allowed to do it in the County, as well, and we don't have anything in the County that we're anxious to move forward, but it's not a whole lot of money in the first place, so it's got to be a unique situation.

Ted Kanakos: And you can't count on it. That's the thing.

Barry Goodinson: I feel like we're getting a little bit off topic. I just wanted to fill you guys in on that, so if you want to look at the draft outline and Hal and Jocelyn, if you want to look at that; this is an outline of the actual written plan and as I said in my email it seems to me that... and again, this is a starting point for a conversation, to have each section comprised of the background, the opportunities and concerns, and the recommendations. First of all, let's just go with that three part piece. Does that make sense to folks?

Linda Edelen: It looks logical to me.

Hal Godwin: Is there some reason for the order in which things are being covered?

Barry Goodinson: No, no, there's no order and as I said right before you came in, that we can change the order around and then there's some stuff that I assume is missing, so if there's stuff that's missing, I want to be able to add that in there too.

Lynn Ekelund: That was going to be my question. I'm looking at the April 22, 2014 letter from the Planning Department. Did you include, in your draft outline, all of the things that the State said we should include in our Comprehensive Plan?

Barry Goodinson: Probably not.

Don Mazzeo: Then that's your starting point.

Lynn Ekelund: This is their starting point, so I think before we go into this in too much detail, I think we ought to make sure that we have everything that they want us to have here.

Barry Goodinson: Okay. Alright.

Lynn Ekelund: I was hoping you would say yes I went through it and it's all there.

Barry Goodinson: No. So why don't we do that right this minute, because I want to leave here with a very, very clear and shared understanding of what this thing's going to look like. So, what is missing?

Lynn Ekelund: I don't know. That's why I asked the question.

Barry Goodinson: Okay.

Hal Godwin: What I've been doing so far, is I've been following the earlier plan, the current plan, and just taking it in order and just trying to update the facts, that's all I've been doing.

Barry Goodinson: Right.

Hal Godwin: I would recommend that we'd want to consider the list of issues that the State requires us to have and make sure that they're included in this.

Barry Goodinson: Yeah, the list of issues is what our meeting schedule was based on. Then this outline was based on our meeting schedule.

Hal Godwin: I don't know that there's any rhyme or reason to the order, but I would think that it probably puts the most important, or the most eminent things in the beginning, such as growth and population, because that's what spins the whole plan. And even the State's requirement sheet starts out like that, so the very first thing we have is our population projections. Whose got that? I've got the time. Then we want demographics and we've got most of that done. Our current plan comes in right there at the bottom of demographics and it puts in some things that are pertinent to demographics, like building permits and the growth we've seen in the last few years; so it goes into Growth and it talks about the Growth Area right there.

Barry Goodinson: Okay. Right now the Growth Area and this has primarily followed the order in which we had the meetings, so that governed the order here. So we can reorganize the order. I think the Core Values need to be at the beginning, somewhere near the beginning.

Hal Godwin: They are, in my draft there.

Barry Goodinson: But I think the population numbers... The problem I have with some Comprehensive Plans is you open it up and you're immediately bombarded with a lot of numbers that come at you, out of nowhere, with no context; so I'm hoping that we can provide some context that makes this thing have a certain flow and a certain narrative that people will actually read, because honestly I look at a lot of these Comprehensive Plans and I don't believe that anyone's really reading them. And because we've gone through this process and people have spent a lot of time and energy coming to these meetings, I want to make sure that when it's all done, they'll want to read this thing and then the Plan itself becomes part of... And we've talked about it becoming part of the DNA of the town. If it's not a comprehensible document, that's not going to happen. So I think putting some of the population projections at the beginning makes perfect sense, so why don't we, after Core Values, put the population...

Hal Godwin: Did you look at what I gave you? The one I sent to Tom Osborne? I think it does that.

Lynn Ekelund: Is that the one that's dated 10/18/2014?

Hal Godwin: Probably. It's called Version 3.

Barry Goodinson: Yes, the one we looked at last time.

Lynn Ekelund: I have Version 4.

Hal Godwin: Okay, Version 4 is the latest one and that starts off with an Introduction and Executive Summary, just like the old plan did.

Barry Goodinson and Lynn Ekelund: Right.

Hal Godwin: And that certainly is not a document or a page done. That's that anybody could put

flavors in there, if you want or play with the thing. Then the next page is a quickie resumé of what the Plan is about and then we go right to the Core Values. So the Core Values are on page 3. I wanted to get them in the front because I knew how important they were.

Barry Goodinson: Right.

Hal Godwin: It sets the stage, as you said. It sets the stage for this document is going to tell you the following things about this town and these are the values that we used in drawing up the plan, or at least that was our goal. Then we go into Milton's History and Character, so you're starting with where we were and at the end of the Plan, we're where we hope we'll be, once all this comes together. The History, I had that reviewed by Russ McCabe and he gave us back recommendations of things that we've taken out and things to be put in, based on his knowledge. His knowledge is certainly above mine when it comes to this Town's history. So I just forwarded that to you, just as he gave it to me. Then after we finished up the history, we go right to the history and projections of just growth populations and break it down, to kind of gross numbers. Then after you take a look at that, that takes you up to 2030. If you look at the first column on page 11, the column starts in 1880. Since this is the 2015 plan, I tried to give you five year projections, in five year increments out, because every five years we're going to want to take a look at the plan and it has to be updated or rebuilt every ten years. So you've got some numbers there to move forward with. I tried to do some calculations in the next paragraph or two about the growth and how many people per household and how many people per year and some of those numbers and then on page 12, before we go to building permits and the building permit calculation is what caused me to rethink and recalculate the population, because the average home now has 1.4 people, rather than 2.3 people. That hit me early on. I saw how these numbers didn't add up, so I recalculated them. Also, from what I've been reading recently the U.S. Census, that's a trend across the country. There are more 1 and 2 person households than there ever have been. So that fits right in. Now this next page shows our potential for growth within our current corporate boundaries, so it doesn't talk about any new growth, it just talks about the possibilities for new neighbor's that we have within our town limits and this page, I found, is pretty darn current, because Robin Davis had done this before he left. I was trying to go through it and filter it and audit it and Kristy and I sat down one afternoon and we realized that these are new numbers. I didn't talk to Robin, but I think she sent an email to confirm that. Those are relatively fresh figures. Now the growth area, which is page 14, I just tried to fill in a little bit of what I know, but this is the page where you all should write in.

Barry Goodinson: Maybe we should reorganize our agenda a little bit, because I talked about discussing the growth areas at some point, but we're going to have to push through some of this stuff anyway, so we may as well do this now.

Hal Godwin: That's the map of your current plan, right?

John Collier: That's the latest addendum, yes.

Barry Goodinson: Yes.

Hal Godwin: The map that I brought is simply the County's version of the same thing.

Barry Goodinson: Okay.

Hal Godwin: We show all the towns, of course and you'll find whenever Sussex County reviews their Comprehensive Plan, we always reach out to each and every town and find out what their growth map is and then we overlay that same map on our maps. So we don't argue with the towns on what they think they're going to grow into, is my point.

Barry Goodinson: I feel like the meeting that we had, our first public Comprehensive Plan meeting, it was supposed to be about growth areas, but it ended up being... It seemed to me that it

would end up being a discussion about Elizabethtown, primarily, which was interesting because it was information that I didn't have, but the whole growth area thing is not something that I've got a handle on. How do we address this? Do we need to have another meeting about this?

Hal Godwin: I don't think so. I think you've had enough meetings, quite frankly.

Barry Goodinson: I know. I know. We've got five meetings planned for November.

Hal Godwin: Not going to happen. In big chunks, the northeastern quadrant of this town is Ag Preservation. It's going to stay farm land. It's farm now, it's going to stay that way. The good news is, that even to the north and northwest, which is Elizabethtown's sub-division that's been approved, some of that has been flipped into Ag Preservation, since it was sub-divided out. So some of the heat has come off of you, off the town, in that particular vein.

Mark Quigley: How much of it? Do you know?

Hal Godwin: No, I can find out, but Lawrence spoke about it the night he was here.

Lynn Ekelund: I have what he said, based on notes I took and he said that originally overlaying 435 acres, since the time it was approved in 2007, 220+ acres were removed to Ag Preservation in 2012. So that's quite a bit and the...

Hal Godwin: We need to find out what parcels got on.

Lynn Ekelund: I think when we asked him, I remember he was like touching the map, but I couldn't follow him.

Hal Godwin: We can get that easily enough.

Mark Quigley: And is it a 10-year block, or is it a lifetime?

Hal Godwin: I'm not sure. I shouldn't say what I think. I don't know.

Mark Quigley: So we should find that out.

Ted Kanakos: He had mentioned there were five partners, five different people got together for the land.

Hal Godwin: Yes, well okay, well if there were five landowner's, there were at least two developer's involved, because the developer for everything north of 16 was Aaron Lockwood, who was essentially working for the \_\_\_\_\_ and then on the south side of 16 was a different developer and I've forgotten... Do you know who that was?

Lynn Ekelund: Was Jim Kiernan involved in that?

Hal Godwin: He may have been.

Lynn Ekelund: I think Jim was involved in that back then.

Hal Godwin: It's basically... No, DeSabatino, Lawrence told me the DeSabatino's had contacted him and they owned a major portion of \_\_\_\_\_; the problem was south of 16. I think they may have actually purchased it. The northern section was never really transferred ownership from one person to another. The individual property owner's still owned it, but they agreed to the rezonings in lieu of the contract they had with the developer; well the contracts have expired. The developer's no longer have possession, unless they want to go back and pay for properties. The zoning approvals are done forever, unless it gets annexed into town. The zoning is done and that is there is commercial and some residential. Then we approved an overlay on that for the sub-division plans, that actually brought the density down some from what the zoning would permit and the overlay and the sub-division, those approvals have to be built within five years, or they disappear and the County Council has extended them twice, so now they have until January of 2016 to get started, or the sub-division approval dissolves. Will the County Council approve another extension, I can't speak for them.

Lynn Ekelund: Lawrence said probably won't be given another extension and he said... just when

he was here... and he said if that was the case, the land will revert to HR, which would be a density of 12 units an acre, as opposed to the 3.85 per acre, currently.

Hal Godwin: So the density could go up if the sub-division plans expire?

Barry Goodinson: And the expiration is?

Lynn Ekelund and Hal Godwin: January of 2016.

Hal Godwin: So we just have next year for them to get something... and they can't just go put a shed on the ground. It has to be underway. That means the streets are going in and the infrastructure is going in and a house has to be constructed. They can't just put up an entrance sign that says Elizabethtown. They actually have to be underway with the project. Now, this is just my opinion, it appears to me that the housing market in this area, has recovered somewhat in the \$200,000-\$300,000 range, with new construction.

Barry Goodinson: Right.

Hal Godwin: The homes above that don't seem to be moving yet and maybe they're not going to, but that seems to be the sweet spot for where the market has recovered and you see it just east of town, some of the sub-divisions that were shut down at the end of the bump, are coming back but they're coming back with smaller homes on them. And some of the demographics that we're seeing around the country, is that the McMansions are just not popular anymore and they're not building them in the numbers that they were and people don't want the four and five bedroom house, with three car garages, it's not as popular and proof of that is that those are still houses that remain in foreclosure and they're having a very hard time selling them. The banks are having a hard time getting rid of that product, so if the bank has taken the house back and it's one of these big giants, we've seen some of that around this area; they're the last ones to sell and they're not bringing what they're worth. They're closing out at a price much below what they were built for, so that just says... I think what that says is that the Elizabethtown project is not certain to be reborn again in 2015; there's a lot of questions in the real estate market. The one thing that we should be cognizant of, however, is that that's much different than the commercial zoning is, all along 16. 16 has commercial zone almost from town out to 30. That is anybody's guess when that will actually happen and how it will happen.

Barry Goodinson: That's all in the County, currently.

Hal Godwin: Yes. Now as you come down from the intersection of 16 and 30, you come south and then start to come east again back towards the town limits, a lot of that property in there could still be feasibly annexed into the town, if everybody agreed to do that, the landowner's, the developer's and the Town Council. I think there's still an opportunity there for the town to evolve in that growth; but I don't think that's as etched in stone as some of the rest of it might be. Then as you come around the southwestern side and south of town, almost all that land in that area will be either developed anew in the County or annexed into the town; it's not decided, it's not going to be rezoned or sub-divided; it's basically raw land and then you would have much more opportunity in those areas, to have input into what that would be.

Don Mazzeo: Mr. Chairman, I would just ask a question, in generality. As we're all looking at this Exhibit "G", which is in our current Comprehensive Plan, what is the comfort level that the Commission members have, as to keeping the boundaries the way they are written today? I don't know when this expansion, or potential expansion map, was put together. I know it's dated August 13<sup>th</sup>. Somewhere along the line, in past history, some group of individuals decided that potential expansion area that's shown in red, it was the right thing to do and I just pose the question, do we still feel that this is applicable today? Recognizing that part of our Core Values, was that we were

going to have walkability, connectivity and if you look down here, where it says Gravel Hill Road and coming up towards Harbeson, southwest corner. I don't know how you're going to connect that to anything, realistically.

Barry Goodinson: You're asking the same question, I'm asking. I was thinking, what is expected of us, or what is expected of this Plan, vis a vis annexation and growth areas?

Hal Godwin: I think what's expected is, you currently have a growth area in your current plan. We need to discern whether or not we agree with that and then, if not, fashion something that we agree with and in doing so, I would recommend that we try to engage the property owner's of this land, in a discussion, because ultimately they hold \_\_\_\_\_ of land and you need to find out if there's a shared vision.

Barry Goodinson: Was that process gone through to create this August, 2013 map that shows future expansion?

Hal Godwin: No, that, I believe, is a map from your current Comprehensive Plan.

Barry Goodinson: It is.

Mark Quigley: It was probably produced in 2003?

John Collier: If I may, this version was actually created along about 2009 and in 2013, it was updated to reflect some changes that we made zoning-wise, because this map is actually a point of law, so what you put on this map is all you can do on that parcel; so generally speaking, sometimes the idea is that maybe you don't see that growth next year, you don't see it the following year, but you want to encourage the County, because the County bases what they put on the growth map, basically on what the town says, so if you pull your boundaries in, the County may make a decision that's contrary to what the town would like to see and then you end up with that kind of stuff. That's part of the idea. I guess it seems like a huge undertaking to define a map this large, but none of us in this room, in our lifetime, may ever see some of these properties come into the Town of Milton, but at least if they decide to do that, you want to ensure that they come in at the level that you would prefer to see as your neighbor and not as a chicken plant.

Barry Goodinson: I'm not sure if I understand what... So you've got the Town of Milton described here with the gold outline. Then around that, there's this larger area that's defined by the red. At some point, the town said this is the area we have determined is our growth area; but we don't have any control over it...

Hal Godwin: If the landowner petitions you for annexation, then you could start the conversation from the point that you left off in your Comprehensive Plan and say, oh well, yes Mr. Smith, we have in our future growth map, it shows your property and we had recommended it would be X, Y, Z zoning, because we envision that property to be a certain \_\_\_\_\_ to the town. Then the discussion starts and you've got a basis of recommendation to the landowner.

Barry Goodinson: So basically what this thing says is, this is the area that we would consider annexing in, if the landowner's agree with our vision. If they don't agree with the vision, then they can stay... I'm not sure if I understand what the function of this is.

Ted Kanakos: Excuse me, there is something a number of years ago, I thought that the growth area was predicated on where it was practical for the town to expand their facilities, water and sewer.

John Collier: That's part of the process.

Ted Kanakos: That was the process. You can't go 32 miles. I was under the impression that it was about 2 miles from the town in all directions, because that's where we could put our infrastructure, at the time when we owned the sewer and we owned the water. Now, I don't think the sewer is a problem, Tidewater I think has the facility to go much further; of course, they're already out in the

County, but now I think this is determined by where we can put our water pipes and the other utilities, well they have to fill in, whether it's gas or electric, or things like that, but I always thought it was based on where we could expand our infrastructure to charge for water.

Hal Godwin: It doesn't have to be quite that... You're right, that's the theme. It doesn't have to be that exact, you don't have to have the capability to handle that growth area today. You want to identify the growth area, so there's some pre-thought given to how that land might be used, if it's annexed and then, of course, it wouldn't be annexed unless the town could manage all the new responsibilities that come with the land. At least you'd set the stage for the future, because this is going to be at least a five, hopefully a ten year plan that we're doing now. A lot can change in ten years. A lot can change. You don't want to harness yourself to a very small plan, if, in fact, three years from now something changes and now you've got the capabilities to do all sorts of wonderful things that you didn't have three years ago.

Ted Kanakos: Are there any limitations on our expanding? I mean, are there any State requirements?

Hal Godwin: I don't know that there are any exact measures. I think the State might question why are you going out all the way to Lewes? You can't...

Ted Kanakos: We're halfway to Ellendale.

Hal Godwin: Yes, exactly. So the State might say, gee, is that real? Can you really do that? I don't think there's any exact measure though; like a town can't go beyond a mile and a half, or something like that. I don't think there's any exact... but the State would look at it and of course, they would know what all the other towns are planning and what's being planned, in between, and they would be able to say Milton you need to take another look at this, because here are some concerns you probably didn't know yet, so I think the State would harness us \_\_\_\_\_ if we were going too far, but I think that this current map you have is the place to start, because the town has already done this and you might want to change it and you might want to change the plan for the future, also, on this property and you might want to have discussions with the landowner's, because I don't know if all the landowner's were involved in a discussion when this was done, or not. They may have been, they may have not. I don't know, but it might be a good idea to at least have them join the discussion.

Mark Quigley: I imagine, part of what I'm listening to and hearing and digesting is what do we want the Milton Town Center, the original core to look like? I think, with that in mind, depending on what we potentially may want to do in these growth areas, we heard an example the other day from Ed, with Heritage Shores. It's two different communities, even though it's part of Bridgeville. There's no connectivity there, either. The other thought is we have 1,100 or so, or 1,000 units that could be potentially built within our city limits, currently. So with that thought in mind, my thought is, if we're going to do anything like that, I think maybe we should look for commercial on the outside and not so much residential.

Don Mazzeo: To your point, Mark, I'm looking at the map and saying right along Route 16 going towards Route 1, yes there are some Preserve... I guess that green, what does it say? Agricultural PDR's. Well, why couldn't, or shouldn't we go and move that right along the northern half of Route 16, right up to Route 1 and encompass that and make that commercial? These are just questions. Why do we stop there, where we have... I'm not sure what the road is, because I don't see the names here, the so-called border, that happens to coincide with the County line on 16, just continue it.

Mark Quigley: And I'm thinking also with the drain, or the possible expansion, of the town,

town employee's, residential definitely require much more need and labor staff, and support staff from the town, then a commercial unit would.

John Collier: Primarily that's the reason why annexation fees come into play, when you take a residential area, or any area, part of that fee is to begin to support that additional need, to provide services.

Mark Quigley: I hear you John, but I go back to what do we want Milton to look like in five years and ten years from now? We have a few good examples out there. Let's look at Lewes. They have the ocean, we have the river and the pond over here and this quaint little town. I think we should really dissect this thing to some degree and see what would behoove us and what might be a negative.

Hal Godwin: On that thought, I've heard many people say that they have a vision for the river becoming the attraction, if you will and having no structures on it from basically bank east, to be a future vision, no structures, it's made into a park area that can absorb a flood; if the river rises, as we've been told it's likely to. It washes over some seating, at worst some benches and some playground things.

Mark Quigley: When Sandy went through here, it shifted a few things and no major damage. I'm sure we didn't have any insurance claims.

Hal Godwin: So basically try to get the structures out of the way.

Mark Quigley: Right.

Hal Godwin: But move back, as we've talked about expanding the commercial district and zoning, move it back so there's opportunities maybe restaurants and commercial entities that can view this nice area. You can take your kids or whatever and go have lunch on a patio that overlooks the river and the river walk area.

Barry Goodinson: But that's already in the town, so that doesn't do anything... I'm not sure if that's...

Mark Quigley: But I think it brings the focus back to the town. I think that's your point.

Barry Goodinson: Okay.

Hal Godwin: And then you know a plan, so there's that plan for the center of the town, or those thoughts; and like you said, on the outside of the town you have to decide well if this property were to be annexed in, what do we think the best use would be? If you go down to the lower left corner, Gravel Hill Road, and that's Route 30, Route 30 is not a road I would want to live on, quite frankly. There are some lovely homes on Route 30, but I wouldn't want to be one of them.

Don Mazzeo: Maybe that should be considered the industrial area, outside of real town.

Hal Godwin: Well that's a thought. You have some industrial use out there already with Mr. Baker's facility and Mr. Baker's argument when he had that rezoned was, I'm on a rail and I'm on a major artery and I'm not next to any residential developments, so doesn't it make sense? Well, yeah maybe it does. He's got a business where he's moving bulk petroleum and things of that nature, so that was a thought.

Barry Goodinson: Yeah, I'm still having a hard time wrapping my head around what is expected of the Comprehensive Plan vis a vis growth areas; and whether it be we don't want to make any changes to the currently stated growth areas. We want to expand them. We want to pull them back in.

Don Mazzeo: That's the discussion that we're having now. We're in that mode, as we speak. That's how I feel.

Mark Quigley: Here's an example. If we have 1,100 units that are potentially to be built in town

currently, within our city limits, at the 1.4, that's 1,540 additional people at that 1.4.

Hal Godwin: Right.

Mark Quigley: That's an enormous increase in population.

Don Mazzeo: 60%.

Ted Kanakos: We're only talking, I think last year, 40 a year? Not even.

Hal Godwin: I think my figures showed it was 92 a year between 2000 and 2010.

Barry Goodinson: The 40 was the number that Tidewater, I think, was projecting.

Don Mazzeo: I've got 30 in Wagamon's West Shores. Right now. This year.

Barry Goodinson: And I suspect it probably... well I don't know if Tidewater is just keeping their finger's crossed that the growth isn't going to be so great, because they can't handle it.

Hal Godwin: The impression I got was, from Jerry Esposito and I don't speak for him, but the impression I got was that right now they have a regulatory challenge in front of them. They have to cross that bridge by May. They'll get across that bridge, one way or another. They're a big corporation. We are their customer, you have to look at it that way. That's not our business anymore, it's their business. They have to live with the regulations, so we leave that with them. They're going to have to do some things to meet that regulation. Now, one of the things that Jerry explained to me, as any business person would know, is that your cost per sale is lowered, if you have more sales. So more customer's into their service, reduces their cost to each individual person. With that thought in mind, he didn't come out and say it, but it sounded to me like they might want to build a bigger plant somewhere, so they can serve the region and take in growth around the area, without it having a real impact on us, except the Public Service Commission is going to adjust the rates. We don't know what they're going to do with that, but basically, Tidewater will petition them for rate adjustments based on their cost. They will get to move somewhere.

Ted Kanakos: He also said that if they move it, they still need that pipe.

Hal Godwin: Well, they need the discharge.

Ted Kanakos: The discharge. That's where everyone...

Hal Godwin: Right, because if they can't use the discharge, then they've got to buy many, many, many more acres of spraying.

Mark Quigley: I have another question here. I'm looking at our potential expansion area in red; I see the town in gold; potential area in red and then I see the Sussex County growth areas. Explain what the Sussex County growth areas is. They seem to be right where our growth area is, what does that say?

Hal Godwin: That's because in 2007, when Sussex County updated their Comprehensive Plan, as I said, one of my jobs was to go around to every town and find out what their potential growth was, what they wanted and then we put it in our map. So they will align.

Mark Quigley: So they're saying we're just a little further out than your growth area and we're protecting this growth area?

Hal Godwin: Unlike some counties, Sussex County does not argue with it's towns about growth. If Milton or Millsboro or any town says we see this, this, this and this happening, the County Council generally says, okay, well we'll put their \_\_\_\_\_ and they also don't argue with you if you want to annex. Some counties will argue with you. New Castle County will fight you tooth and nail if you try to annex any of their jurisdiction into your town. That's a bloody battle sometimes, but not in this county. There's a tax reason.

Mark Quigley: Well it's all about funds. It's all about money.

Hal Godwin: Exactly.

Ted Kanakos: Let me ask you, if somebody is in that area between our expansion area and the county; there's a little zone in there and they...

Hal Godwin: That will only happen from town to town and it will only happen if we have set up a Town Center Projection, that's not on any other map and we may have done that because somebody may have come to the county and said I would like to build X, Y, Z like the one near Bridgeville, that's called Heritage Shores. That could have been a County Town Center, but they were able to annex into the Town, so it became part of Bridgeville. Like you said, there's no inner connectivity. The only thing the inner connectivity is there, is they're connected into the same utilities, I think and they don't share the tax base. Heritage Shores has a separate tax they pay, above and beyond the other resident's of that Town, to pay for their infrastructure, a special tax district.

Ted Kanakos: In an area that's that zone between, you have a landowner. He's not annexed into town. He's basically in the County and he's within that area. If he wants to put a certain factory in, let's say, something really big and industrial, I remember from the last time around there were 59 things, everything from a slaughterhouse to other things. How does that plan? Does the county tell him no, although he's in the county...

Hal Godwin: The County Council will make a decision based on how they consider the entire project. They might rezone it. They might allow it to happen, but they're not going to do it without taking a lot of input from the public. They'll have at least two public hearings. They'll have one with Planning and Zoning and one with the County Council in it. The County Council does not have to get involved in a sub-division only decision, but they definitely will be involved and they are the final authority to a rezoning petition. So, if someone wants to rezone, like you just said, on land that's just outside of Milton, in the county, they have got to go through the Planning and Zoning Commission and the County Council and in both of those instances, the County will send letters to Town that's nearby, saying we have a petitioner who wants to do this near your town. Do you care about this? Do you have any comments? Do you want to come to our meeting, it will be scheduled on so and so. They encourage input from the townspeople, particularly the elected officials. My experience, with the County, since I've been there is that they try not to be arbitrary and indifferent to any other jurisdiction. They try to work with them. That's been my experience and when we did this Plan, as I said, we just took the growth areas from each of the towns and overlaid it on our map, so that we agreed with them. That way, if you decide that this is best for Milton, then the county is not going to get in your way. That's their attitude. So we have Georgetown here and Milton here and it shows, pretty much the same map; the green is the current town limits and the tan is your growth zone; it's exactly the same.

Barry Goodinson: As I look at this, I'm not coming up with any huge reason to expand or to shrink the existing expansion area.

Linda Edelen: But to change the use, design in any of these?

Barry Goodinson: Yeah, is that a separate issue?

Hal Godwin: Yes. I think if you're going to recommend, yes I think it is. I think if you decide that the footprint is good and you leave it alone, I think you should carefully consider what your recommended zoning would be for, if it were to be annexed in and leave that as we recommend the following zoning for this area, should it be annexed. I've seen that change. I've seen a city that had a growth area was industrial, this one strip of land was near a railroad track. It was just

outside of town and they wanted in their future growth area to call it potentially industrial. Well then a Charter School came by and said we like this piece of property. We've been talking to the owner and it's an ideal place for us to build a new school. Well that's not industrial. So the city had to go to the State Planning Office and say we want to change this zone in our Comprehensive Plan, it's in our growth area. We want to change the recommended zoning from industrial to government buildings and schools. And the State said, that's a great idea. So they agreed, they got it changed on the Comprehensive Plan, then the city annexed it in and zoned it for the school. It happened pretty quick. It didn't take a lot of consideration, so you can do that, but I think it's important for the town to say in growth area X and Y we think that would be best used as \_\_\_\_\_, if it's annexed in. That's where I'm saying it might be smart for us to have a conversation with those landowner's and say here's our vision. What do you think of this? And let them come back to us and say I've always loved looking at the right use, or I've also thought so and so and so and so. Get some discussion with them, because the State may ask us if we have had contact with those landowner's. They may ask us that.

Barry Goodinson: And if we haven't?

Hal Godwin: They might instruct us to go back and do that. I'm not saying they would, but I think we should be prepared to have those conversations, because it's likely that the State would want to know, well what have you done besides draw lines on a piece of paper.

Barry Goodinson: Well...

Lynn Ekelund: I think what we ought to do is make a decision and my feeling is that we ought to work with the existing footprint and just make that decision and get that off the table now, so at least we've done something.

Barry Goodinson: Good, thank you.

Lynn Ekelund: Then, I totally agree that we should at least attempt to contact the landowner's. We can't sit here and know other than David Carey what they want to do, but I think we should talk to them and see, because it does involve both of us and we might be working in a partnership, or at least we'd know, no we're not going to be working in a partnership here. But if we could say here's the footprint, now we know who we want to deal with and then I don't know how we would instigate those contacts, whether that would be something that Mayor Jones would institute or whether we, as a Planning Commission would institute. I'm not sure, but I think that's our next step.

Mark Quigley: Excuse me, but if we contacted everyone that was in this expansion area, all these landowner's, they're looking for the best return on their land.

Hal Godwin: Well, maybe they're not.

Mark Quigley: What would we do? We'd have to have 50 different...

Hal Godwin: The first thing I would do is send a letter. The letter should come from the Town Council, the Mayor and Council. We're in the process of updating our Comprehensive Plan and as in our last plan, your property is in what we consider to be our growth area...

Barry Goodinson: Right and I know the Mayor is putting together a list of those property owner's and then David Carey has contacted us and we're going to be meeting with him.

Mark Quigley: Can we ask them what their plans are?

Barry Goodinson: Within this growth area.

Lynn Ekelund: We'll look at the footprint.

Linda Edelen: ...with all of those property owner's, but you can't contact them, I mean it's useless to contact them, unless you say you're now in a residential and we think that this is

better as an industrial. We have to have something for them to focus on.

Barry Goodinson: Right. No, I agree.

Don Mazzeo: That's what I would say.

Barry Goodinson: Well, yeah...

Linda Edelen: What does the Council say about that?

Ted Kanakos: They all have an idea of how they want to develop their land, based on what's going on around them.

Hal Godwin: I would suspect that these people already know what the current plan says, because they went through this a few years ago. So if we were to say your property has shown up on our growth map and for the last ten years, it has considered your property to be developed as X, Y, Z if you were annexed in. Do you have any thoughts you'd like to discuss with us?

Lynn Ekelund: Yes, we're in the process of looking into this.

Hal Godwin: We're redoing it.

Ted Kanakos: Why haven't these people shown up?

Hal Godwin: Well, I think some of them have and we haven't known them. I think some of their faces were...

Ted Kanakos: I was on this eight or nine years ago, when we did this other Comprehensive Plan and we only had one that showed up and he's like very close to Town, and that's Mr. Carey and he has spots all over the place. We had one other individual show up from out near the end of Lavinia...

Hal Godwin: In these meetings that we've had so far in the last eight months, there's 2,600 people in this town. How many of them come to our meetings?

Barry Goodinson: Right.

Hal Godwin: As many as 40? That's such a small piece of...

Ted Kanakos: But they don't have a vested interest and they don't own 300 acres. We're talking about, that's their business to keep their hand on the pulse of what's happening that affects them. I don't see these folks.

Barry Goodinson: Well, one thing that has come up repeatedly, in terms of to get to Linda's point of, what is it that we want to say to them, or what changes are we considering; the whole LPD thing has been an issue and I've seen a lot of areas here that are designated as LPD's and I think a number of us feel like that's sort of a deal we've made with the devil and we're not sure if we want to do that again. Or, if we do, we want to do it in a way that's a bit more informed. That may be part of that conversation. I think, Lynne, your point is a good one. I'm perfectly happy to say we don't want to make any changes to the expansion boundaries; at least in terms of the boundaries. What happens in it is another conversation.

Lynn Ekelund: I think that's a great idea.

Linda Edelen: I have this thing about let's put it all in a nice little package and I'm seeing left outs, or so it seems. They're out of...

Mark Quigley: Boundaries in there...

Linda Edelen: Yeah, yeah, yeah, that's the word.

Mark Quigley: Can we round it off, or something. In other words, that's the end of someone's property, so it was convenient to... Didn't I go over this with a...

John Collier: May I offer some information or some guidance? The growth area lines are contiguous with property lines, for the most part, so that gives it that odd and funny shape. If you take a look at this thing, in general, the area that's marked Light Industrial, which would be

on the west side of the map, that's contiguous with the identified truck route around the Town of Milton, therefore, that's more than likely why that was identified as potential for Light Industrial. Everything else that you see, if you notice most of it touches up either if it's identified mixed commercial/residential, you'll see that it touches up against an area that exists, so to speak. If it's identified as primarily residential, again, that's what the surrounding area is. You have large parcels and then you have small in fill lots along these large parcels, so do you want to sentence these people in your growth area that live on these small, individual lots, to the idea of being surrounded by an industrial complex? So I think that was some of the logic. I actually, as a member of a committee that developed this map, back in 2009 and that was my understanding of the consensus of the group as to why these areas were identified as such. Anything that you have identified as LPD, LPD is still residential if you want to take the cross hatch off of it, that doesn't significantly change the intent of the Plan. It just gives them a little different standard that they have to come in and talk to the town about.

Barry Goodinson: Right and that was the issue that we've run into, is that once the LPD is approved, then our hands are tied in terms of making additional changes or recommendations with each successive phase and that was the challenge we are running into. We didn't have any problem with the zoning, as residential, it's more the issue of once...

Ted Kanakos: I have one question and the last time we reviewed this, Mr. Carey, this goes back about 6 or 7 years, we tried to come to a compromise with him on the land that he owned next to Baker's; that it could be mixed commercial and residential and then there's mixed commercial, residential, LPD and I was told that we don't have that in our Charter. It's on the map, but it's not on our books. So what are we looking at?

Hal Godwin: What you may be looking at there is that that's how it is zoned in the County. They're just showing it on your growth map as that's what's currently there. John, is that possible?

John Collier: That could possibly be. The LPD Ordinance within the Town of Milton actually allows for a mixture of smaller commercial and residential. It doesn't have an industrial component to it. I'm not totally familiar with what the County regulation is in that aspect. I'm not sure what Mr. Carey's issue is with the way this is marked on the property either; I'm a little late to the dance, but generally speaking, your current LPD Ordinance, within town, allows for a lot of latitude, not only in the size and the densities, but it also allows for that mixture of residential and commercial. What this town has experienced pretty much, thus far, in the Light Industrial area, it started out as a commercial area with Cannery Village, there's been no commercial growth within anything that's been designated as an LPD and there doesn't seem to be a whole lot of interest in that. We don't have anything that quite exists like the Village of Five Points or even Paynter's Mill, within the town, even though generally, the concept of those two places is the same general concept as an LPD.

Barry Goodinson: The commercial part of both of those, well Paynter's Mill, the commercial part hasn't been as successful.

John Collier: It hasn't flourished all that well, no.

Lynn Ekelund: Well I think, John, and I know that this is something that Ginny Weeks has spoken about on more than one occasion is that the zoning designation, mixed commercial/residential doesn't exist in the Town Code, so it might be something that exists in Sussex County, but we should clean it up and have whatever that cross hatch and the shaded, it should be a zoning designation that exists in our ordinances.

John Collier: And you only see that that actual designation is in one area and that exists up here on the... it's actually just outside of town limits, I would say that it's on 16 on either side of 16, just beyond the edge of town as it exists on the east side. It's the only small area that that particular designation exists and then there's a piece out on 16 that bumps up against some residential. That was a consideration, but without changing the lines, you can change the designation.

Linda Edelen: That's the commercial/residential...

Lynn Ekelund: That's what I'm saying. We should change it to a designation that at least we have defined in our ordinances.

Hal Godwin: You don't have to accept the property in your growth area, as is done currently, outside your jurisdiction, because you're talking about how do we see this being developed, if it comes into our jurisdiction. Just because the County has done to commercial, you could say if you were to annex that in, we would annex it in under certain Code in the town, which might be something different, so you don't have to take, in your Plan, what the current zoning is. You're making a recommendation.

Lynn Ekelund: Oh, I understand that. I'm just saying that we should change so that it does meet our Code.

Hal Godwin: I agree. Right.

Mark Quigley: I make a motion to that effect.

Lynn Ekelund: So moved.

Mark Quigley: I'll second it.

Lynn Ekelund: All in favor...

Barry Goodinson: You're stepping on my lines... I don't understand this. There's something very \_\_\_\_\_ when you say that.

John Collier: I'm not sure how much weight that motion carries as this is a workshop.

Barry Goodinson: All in favor?

Hal Godwin: As I said earlier, those properties might not be successful under the current Plan they have approved in the County and they might want, ten years from now, or five years from now, they might say I'm going to annex my piece into the town and... because I liked what they said about the... So who knows? But the point is, if you've identified in your growth area to be used the way it's currently zoned in the County, that might not be what you really want, so put in there what you really want and then talk with the property owner to get some dialogue going, but there's no rule that says you've got to accept that into your growth area the way it's currently zoned.

Linda Edelen: My question is that the County growth area on the north and northeast, is not included in the town's growth area. Why? I'm not saying it should be, but...

John Collier: The town generally eliminated agricultural districts as potential growth areas, when that red line was drawn. These are in some sort of an agricultural designation, the ones on the north and the east and some of them are in long term preservation and some of them are in short term preservation, but all of them are in preservation at the time that this map was developed.

Linda Edelen: So this group would continue to leave them out of our growth areas?

John Collier: Well unless you want to annex farmland that you're never going to build or develop, but at some point in time you assume some of the responsibility for some of the road frontages in there, once you do. That's the biggest thing. These areas have been identified. They

will probably be farmland; we're talking about Century Farm Families now, that own these properties, so in generation upon generation upon generation, it doesn't say that they won't, but they've been paid a significant amount of money to place this in Preservation Trusts, so that it doesn't be anything but farmland, depending upon the program they're in, minimum of ten years and some of them it's a lifetime program that they got and still want.

Linda Edelen: I got it. Thanks.

Hal Godwin: I can share this with you, as well, I think. If you look at your map in the upper right hand corner, where it says Zion Church Road, you see the red line that goes kind of north and south, I think it's on a roadway there; I forget which road it is now, but it creates a box to the end to the left, the inside. On the outside of that red line, the property owner actually came to me when we were doing our Comprehensive Plan years ago and wanted to have his property, on the outside of that red line, included in the county's growth area. You'll see that the county's purple line goes right up that road, just like the town's line does. He wanted to be included... he wanted all the property from the outside of both roads included in the county's growth plan. The reason that we didn't do that was because we had absolutely no plans to ever serve them with utilities. Generally speaking, if we put something in the growth area that a town hasn't already endorsed, because the town would probably serve the utilities, we don't include it unless we have some maybe ten year plan, that we're going to build a sewer plant near it somewhere; we're going to extend sewer service, but we're very responsible about sewer service and we have a whole planning department on sewer; so if their maps don't show that we're ever going there, we don't just put it in the map because the owner asked for it to be in the map. When it's put in a growth map somewhere, generally, it increases the value of the property, so we try not to do that just willy nilly. We try to give that some thought, so that's why I can actually speak about that, because I was involved in that one. The property owner requested to be included and we did not. So you were talking about moving east, towards Route 1 from there, that's why the county's line doesn't even go further east, because there are no plans for a sewer district; and all the properties to the east are all on septic systems. I think the nearest centralized sewer would be off to the east of the town, basically east of the town there's a county sewer system in there.

Barry Goodinson: Whereabouts?

Hal Godwin: Down Hudson Road, going toward Route 9.

John Collier: Sweet Briar Road.

Hal Godwin: Exactly, Sweet Briar Road. There's a county sewer as you pass on the new subdivision on the left, I think we're starting on that with a county sewer.

Mark Quigley: I guess I still think... When we define these areas and it may be a few more steps, what would benefit the town the most is how I see this, moving forward? I mean step by step, visualize it, let's put it up on the map, or put tags on it. This is a development, this is commercial and how would that affect the current boundaries of the town? Then, if we annexed them in, how would that benefit the town? To just put a box around the town, makes me nervous.

Hal Godwin: I think what Lynn suggested was that if we leave that current box in place, only because it's the box we know, it's the box we have, and start thinking like you're talking about, the point that you just mentioned. Let's rethink all these boxes and determine whether or not we've got the right fit for each one.

Barry Goodinson: Yeah, I think, I agree that I think for our purposes, this is a huge discussion that keeping the outline as it currently exists, as a placeholder and while we dig down, on a

parcel by parcel level, what makes sense strategically for the town. I look at Route 16 and I think you know what, it's sort of haphazard out there. If it continues to be developed haphazardly, it's going to create a really lousy gateway to Milton, so maybe we need to start looking at that in a very intentional way to figure out what makes the most sense in terms of the zoning, for the future to create a gateway that makes sense and providing services and both in terms of the esthetics, but also in terms of what's available out there for people in Milton.

Hal Godwin: I think the crossroads you're at right now, goes deeper into the Plan where we talk about housing needs and our projections for housing in the future and our projection for needed commercialism what will be needed as the population grows; how the demographic will demand homes, will demand small shops, large businesses. What will it demand and how does that fit into the grander scheme of area? You're right. I think you're right on the cusp of a discussion that needs to happen, so we can project forward.

Barry Goodinson: And I think the elephant in the room is, it's November. We're trying to get this thing done by December, so it can be presented to the Town Council in January; which goes to the conversation we were having earlier about what's the level of specificity that goes into the Comprehensive Plan now vs. the implementation subsequently and I think probably, Mark, the question you're asking about the parcel by parcel thing, is going to be part of the implementation. I don't think it's feasible for this Comprehensive Plan.

Hal Godwin: What do you think about this idea? I like Lynn's logic. We've got a footprint, let's leave it alone for right now and we made a decision to do that. Now let's talk about what we want in their. How about put that on the back burner, as well? And let's move on with other components in the plan and we made get ideas as we move into transportation and housing and all those other things, they might want to say oh, that would be good on 16; then you've got a note. Let's talk about that as being something we might want on 16, so that goes into your Use in the growth area. I think as we move through, we might find that we've gotten some inspiration on how to come back and tackle this, because right now we're trying to dream what might be, when we don't really have any facts or any other experiences to tag onto those dreams.

Barry Goodinson: Yeah and I probably made a mistake in having this conversation. On the agenda, I put it at the end and I said oh let's talk about it now; when in fact, probably, we should of have had the conversation about the specificity...

Hal Godwin: It's okay. This has been productive, I think and...

Barry Goodinson: It's been exhaustive. Does anyone want candy. There's candy up here, by the way, if anybody wants some.

Hal Godwin: My experience has been that these things develop as you go through. Let's not get the answers to all ten questions in that category when you discuss it? You will get three or four answers. As you move down, you realize oh there's an answer for that category and it starts building itself if you will.

Barry Goodinson: We can worry about the order of the outline of the Comprehensive Plan itself. What I would like to have a conversation about is the sections of the Comprehensive Plan... and it sounds like everyone's okay with the general outline. Each discussion will include background, opportunities and concerns and then recommendations. And I'd like to talk about some of the recommendations for each section, because we're going to be assigning responsibility for writing these things up and I don't want whoever is... We've all heard the same background and opportunities and concerns stuff, so I think anyone who's taking responsibility

for writing a section of the Plan has got the information they need to do that. Where, when I've been working on my sections, where I felt like I was going out on a ledge, was in terms of the recommendations and so I want to make sure that the recommendations in each section of the Plan, are things that we're all comfortable with. Having said that, I really want to be pretty bold and specific with this Plan, because if we're not going to be bold and specific, there's no point in going through the Comprehensive Planning Process. If we're going to die on a hill, let's make it a really high hill. The Town Center, everyone knows there are the issues of the flooding, there's the issues of Historic Preservation, all that stuff can get put in there. What are the things that we want to say to the town, or we want to say on behalf of the town, because we've heard a lot of stuff in these meetings, that we want to happen? We'll just start filling these things in. I think that there's a certain specificity. I think and I'll just go all in, because this is that we said in this Downtown Development thing that we've got two major buildings in town, the theater and Milton Mercantile; the facades of both are a mess. Both aesthetically a mess. Milton Mercantile is structurally problematic, so what can we, as a town, do to remedy that? They're privately owned properties, but they affect the overall experience of the town and then we have two key properties that are currently vacant that break up the walkability, the connectivity of the downtown, so that would be that intersection of Front, Union and Federal Streets, next to Modern Mixture. It's a key property that sits vacant. If you continue down Front Street, conceivably, there is waterfront property there that's completely covered over with all sorts of invasive plants. So if we put into the Comprehensive Plan that we want to see that property developed, but not just developed on the corner, but all the way down Front Street pushing down to the end of that dead end to draw people down to the water, because one of the Core Values that we've discussed is all about access to the water. Those are a couple of things that I would throw out as specific recommendations.

Ted Kanakos: Barry, I would think that all of those are commendable, but the biggest problem is parking.

Barry Goodinson: I don't think it's an either/or. I think it's all. Right now I've got six recommendations, but we could have twenty.

Ted Kanakos: I would put in Wi-Fi, parking, wire the area for different things, certainly improve some of the sidewalks, some of the town infrastructure, these are new recommendations. Can we start putting them in? Can we start penciling these things in?

Barry Goodinson: Yeah.

Ted Kanakos: Well let's do it.

Hal Godwin: You already have Code to address your sidewalk problems. You already have in the Town Code, it already says that the property owners shall maintain their own sidewalks.

Barry Goodinson: So it's an enforcement issue.

Hal Godwin: It doesn't require every property to have a sidewalk, it just says that the owner of a sidewalk must maintain his sidewalk.

Lynn Ekelund: And we want to enforce...

Ted Kanakos: So enforcement's the problem.

Barry Goodinson: Okay.

Lynn Ekelund: Enforce those ordinances.

Barry Goodinson: Okay.

Hal Godwin: Hope that the law is in place.

Barry Goodinson: What else is on the wish list? Um, I'm apprehensive about raising this,

because it's been such an unnecessary political football, but is the whole tree thing. The trees are problematic for a whole lot of reasons. Do we want to build into the recommendations that we do a tree by tree study, to make sure that that particular species of tree makes sense in that particular place? That it's not going to hit buildings and it's not going to hit wires and if it is, then what would be the recommendation? We're not going to put the specific recommendations for the trees, of course, in here, but having a grown-up look at what trees make sense in what place?

Hal Godwin: Maybe you have a recommendation in the Plan that recommends to the town that there be a study done, some sort of a program that covers trees and shrubs and plants and flowers and that you recommend that the town set up such standards, so as we have... put your goals in there and then recommend that there be some other instrument...

Lynn Ekelund: So a tree ordinance?

Hal Godwin: Rather than you trying to get all the details covered...

Barry Goodinson: Oh yeah, I wouldn't try to get that...

Lynn Ekelund: Gotcha.

Hal Godwin: Recommend that there be a program initiated by the town that will deliver certain things that you would...

Lynn Ekelund: Good point.

Mark Quigley: I'm sorry, what did you say Jocelyn about that tree ordinance.

Jocelyn Godwin: Make sure you're saying that you want to basically review and determine the viability of a tree ordinance, but you also have to work with other state agencies, there's a state group that deals just with forestry and trees. That also opens you up by listing the partnership as potential in your recommendations...

Lynn Ekelund: For some grant money maybe.

Jocelyn Godwin: Right. You can say well this is important to you \_\_\_\_\_ and let us give you some money to help you do it.

Hal Godwin: But leave enough room for a professional to come in and say here's what you should do. Your goals are you don't want it to hit the buildings, you don't want it to obstruct the view, but you want the benefit of the aesthetics, that is your goal, but let the experts pay you to get it.

Barry Goodinson: Exactly.

Ted Kanakos: This is number three, Town Center. If we switch over to twelve, Open Space and Recreation, where could we put in like pocket parks within the Town Center. We have the little area next to the movie house, would be a great little park. We could develop it. But small parks like the one we have with the [John] Milton statue up there, parks along the river. In other words, we can develop our park areas.

Lynn Ekelund: And that's something that came up in more than one group in our last meeting.

Ted Kanakos: Yes, what I'm saying is it seems to be \_\_\_\_\_. Do we put it in here, because we want it in Town Center, or do we put it in Open Space/Recreation and Environment, then mention Town Center.

Barry Goodinson: Yes and I think there are certain things that are going to pop up repeatedly.

Linda Edelen: On the final we can decide well it's more focused here, than there.

Barry Goodinson: Yes.

Lynn Ekelund: Better we have it in too many times, than not at all.

Barry Goodinson: In this application we had some photo shop illustrations done. Some are more

successful than others, that show what could be and Tom Osborne did say that it is feasible to put them in a Comprehensive Plan without painting yourself in a corner, so I'll show you some of the photo shop illustrations. I'm apprehensive because when you put something on paper or do an illustration, suddenly people will say OMG, you've made these decisions and you're going to... this is an example of what could be done. The whole point of putting it in the Comprehensive Plan and putting in this application, is just to demonstrate that we've got a handle on the possibilities, not that we've nailed it down. When we put these things in the plan, we'll be pretty clear that we word it in such a way. Basically, I took some photos of certain streets coming down to Front Street that show buildings that are obstructing the view and then they were photo shopped to take out all the mess and showing that this is what happens when you can see the river. It was an attempt to make it look like there was a river walk. It wasn't necessarily successful. That's a thing that's popped up. It's become so ubiquitous that it's almost the decision that's already made itself, that all along the river is going to be open space and there's going to be a river walk, because nothing else can go there, because it's going to flood.

Linda Edelen: Intervention of the property near Modern Mixture II, what is now right there.

Mark Quigley: A potential parking lot, for our parking issue?

Linda Edelen: No, that is not what I would have wanted to put there. In view, as you're driving through Town...

Barry Goodinson: I agree. I think the parking is an important issue and it often comes up, but it often comes up when people say we want to do this and someone says what about the parking. It doesn't mean that that's the only place for parking. I think you put parking where... What we try to do is find the best and highest use of property. In some cases, the best and highest use would be parking. And in other cases, particularly that property, it's on a jog in the road. When you're coming into Town, you want to see something that's worth looking at that's going to announce that this is a vibrant town. I was in Tulsa, Oklahoma a few years ago and they had basically torn down the entire town and there was ample surface parking, but because there was a lot of parking, it meant there was nothing else to do.

Linda Edelen: The fire hall, there was a building like a year ago, or some old residential and they knocked it down.

Ted Kanakos: A cinder block apartment house that had been abandoned for many years.

Linda Edelen: Why didn't we have parking there?

Barry Goodinson: That's part of the plan, apparently, but we also talked about...

John Collier: That property now belongs to the fire company.

Linda Edelen: The fire house?

John Collier: It belongs to the fire company. Yes. They purchased that whole end of the block.

Lynn Ekelund: And then they cleared it.

Linda Edelen: Do they plan to use it for parking?

John Collier: They have not come forward with a plan. I know that they've had discussions among the membership, but I wouldn't want to even give you an idea of what's been discussed, because without a formal plan in place, it's all hearsay and there's no point in...

Barry Goodinson: It's been a little odd to me that we've been having all these conversations about what's going to happen here in town and some of the conversations were at the fire house, but the fire folks have never participated in any of this.

Ted Kanakos: We've never invited them.

Lynn Ekelund: That's not true. I've personally invited them on more than one occasion.

Barry Goodinson: This area right here... this is part of the conversation we had last time, is currently zoned downtown and the assumption is zoning it downtown indicates that this is open for development, when in fact it's a flood plain and that's probably never going to happen. We discussed flipping the development to the other side, because it starts to go up a hill here. Now, it's not a significant hill, well in some areas it is and then we also discussed the... this blue part is a proposal to rezone it as Town Center, as is this, because right here this block is mostly downtown, except for this area which, this is a vacant property. There was a house there and it was torn down. The Fire Department bought it. There's a home here and then this is where the telephone building is. So if we rezoned this as Town Center, it concentrates it there and then here you have an opportunity... Getting back to Hal's idea of you have a developer come in and develop this as commercial, maybe on the ground floor; residences upstairs with a really pretty terrific park across the street along the river. That's a really pretty wonderful opportunity to transform a major gateway into Milton, into something that's really pretty fantastic. It does. It breaks my heart whenever I come down Front Street. You know the river's over there, but you can't see it and all you see are crappy buildings here. This property here, used by DPW, which is not the best and highest use of a property that could have views of the river.

John Collier: Yes, you have two residential properties right here and the flood plain would extend back in here, except there's a retaining wall on this property. The flood plain runs along and it loops around it actually touches the back property lines of some of the properties on Mill Street, so that's the extension of the flood plain and it continues on down the street and across the branch and you get to start up the hill after you cross over the branch, before you come out. That's the flood plain on that side. Now, understand this, with building in the flood plain, there is a proposal getting ready to come before the Town about flood damage reduction, so the average elevation over in that area is somewhere around four to five feet. This flood elevation is nine feet and with the new ordinance coming through, they're going to require what's known as free board, which would be the difference between the base flood elevation and the first floor elevation of 1.5', so in that area, there is that potential because if it's back against the hill for starter's and what that amounts to is that your first floor would be about this level on my head, standing on the ground, as it is now. So you have that potential there. You already have this and this is spot zoned commercial on this corner, because of the telephone company being here. This is R-1. I'm not sure what the zoning is here. I don't believe it's been changed, but it was R-1 and it still remains R-1.

Barry Goodinson: Yeah, I believe it's still R-1.

John Collier: Now you talked about these properties over here on Front Street Extended. There are three lots here. One of them is the one that looks a parking lot and then there are two lots, one of which is to be serviced by this road, or by this road. The flood plain in this area extends just about, just a little bit beyond the edge of the curbing, along this Front Street Extended; is what this is known as. So you have high ground here and if you wanted to identify that as another potential growth area that's on the river and stuff, so that exists there, but the rest of your downtown area, except for spot pieces, is pretty much... The fire company is not in the flood plain, surprisingly enough. It's right on the edge. The line runs right across the front of the doors on the map, but all of this is in the flood plain. It extends up to the backs of some of the properties on Mill, so it's kind of difficult. Your Town Center was historically built where the center of activity was, when this was a shipbuilding town and everything else. Existing structures are grandfathered in under the flood plain. New structures would be different, so the

lot beside the theater, if someone were to come today and want to build, they would have to meet the current flood ordinances, so you would end up with a building that would look significantly out of place with the rest of it, therefore, whoever had the idea that we should focus on that and identify that as future open space, that's a great idea, because really otherwise it would interfere with the character that you have in the downtown, as it exists today. One of the comments I want to make, if it would serve this group, I can see what I can do to get a larger version of this map, so that when you all start working on the overlays and stuff, you could put it up on the wall.

Lynn Ekelund: That would be great.

Hal Godwin: This is one area, John, where University of Delaware can help us, because they have \_\_\_\_\_. That takes time and we might not have the time right now to do this, but they can come in and they can take this map and put it up on the wall, if you're talking, and very large and then they have the blocks of the growth area and they'll engage a discussion as to what we think should be in the blocks.

John Collier: The best I can do with this short notice, is come up with large \_\_\_\_\_, like that size and we could utilize the wall like this and just make copies and give people the opportunity with a marker, or something, to comment what they think.

Hal Godwin: Right.

Barry Goodinson: Now we talked about University of Delaware, at one point, but I was told that the Town wouldn't spring for the cash, so that was sort of a DOA thing.

John Collier: It depended on what you had asked of them. To actually develop your plan for you, that was a cost. Some of these services and I'll reach out and see what they're willing to come in and do, at no cost. I can do that.

Hal Godwin: I was under the impression that you could get that function for free.

John Collier: And that's my impression as well.

Hal Godwin: That they would come in, someone like Ed Lewandowski would come in and help us go through a plan, like we know we're struggling here. You've seen the growth map.

Barry Goodinson: Yes, well this is a conversation that I had months ago and it was shot down. Now I suspect that maybe because it was coming from me and that was the problem.

Hal Godwin: Did you talk specifically to University of Delaware about the Community Biz thing?

Barry Goodinson: Yes.

Hal Godwin: And was there a cost for it?

Barry Goodinson: Yes, there were some costs involved, yes.

Hal Godwin: Um, because I was under the impression we could get it for free. Maybe I'm wrong.

John Collier: I was generally, but I was under that impression as well; that aspect of it you could get it for free; it was to get the guidance to write the plan from start to finish, that was the cost.

Lynn Ekelund: Well, can we follow up on that with University of Delaware, but then also if you could get us even in the meantime, the maps.

John Collier: I'll get you the paper anyhow.

Barry Goodinson: The other issue with the University is, you need to get in line, because they've got more demand than they have capacity, so when I spoke to them, they said well let us know, because this is filling up, so if we're going to work with you guys, we need to put you into line now. That's when I went to the Mayor and she said no.

Jocelyn Godwin: Well part of this is our goal, so put it into our implementation goals and we can pursue this further.

Barry Goodinson: Now, Ed did reach out to me after the last meeting we had and said that there was an architect at University of Delaware who has some capacity; would we be willing to sit down with him, but it wouldn't be in time for our Comprehensive Plan deadline; but it would be more in line with our implementation part.

Linda Edelen: I know people have talked about moving, or scooting Town Center, but I don't know... I'm looking at it and it looks like we're pretty much covered, aren't we. Where can we go?

Barry Goodinson: We've got a lot of space up there, that's currently considered Town Center, that doesn't really function. It functions more as residential than commercial.

John Collier: This is Lake, Carey, Lavinia if that helps you all figure out where you're at.

Barry Goodinson: This is King's Ice Cream, so this area here, there are some possibilities for more commercial stuff, but these are big old houses there.

John Collier: You have the library, this would be the nicely landscaped lot that was known as Welch's Drug Store and then as you come up the hill, these are all residential. There was a place in here that had home occupied business almost directly across from \_\_\_\_\_.

Barry Goodinson: Bark Avenue?

Lynn Ekelund: Bark Avenue.

John Collier: That would be the place. I wasn't going to call it by name, but... a lot of these parcels in here are very deep. There are some with as much as...

Ted Kanakos: Where's the water tower?

John Collier: The water tower is here.

Ted Kanakos: So it's the access also and you can get access through Behringer? Is that it right back there?

John Collier: This would be Behringer here.

Ted Kanakos: That's there. Okay.

John Collier: The water tower is actually right in here.

Ted Kanakos: Then the rest would be residential, that other white area, going up? So do we have an easement through that piece.

John Collier: There's actually what's known as a paper alley; it runs all the way up from here to Atlantic.

Ted Kanakos: Was there also one closer, behind Donny Post's brother's house? Wasn't that an easement coming from Atlantic? Supposedly there was a road there.

John Collier: There's a paper alley, which is something that's dedicated by plat, so Lord knows what exists there today and it actually runs through the town's water tower property and all the way out to Atlantic. It's a 15' wide strip through there, but that's all it is.

Ted Kanakos: Because it goes through the side of Charlie Fleetwood's house and the church.

John Collier: It goes between them or somewhere... Well actually, that's too far, because Charlie is between Bay and Atlantic; it only runs as far as Atlantic, or as far as the...

Ted Kanakos: What I'm concerned with is if we develop it as Town Center, how do we get access into it?

John Collier: Your primary access if you were to look at this as Town Center, your primary access is going to be Union Street and this, if this alley was used to service this, this would be more of your service road, to allow, if there were stores or anything else, that would be the route

by which they made the deliveries to the rear, because you don't want the circumstance where you have this constantly being blocked out by people making deliveries and stuff, because you're looking at Town Center as being a mixture of commercial and residential.

Barry Goodinson: Yes, it's kind of a... designating that as Town Center, absent the recognition of the fact that those are built as residences, so expecting them to be businesses...

John Collier: The other difficult that you have is not only Town Center, but you're talking about a lot of this is in the Historic District, so now you have an underlying group of ordinances and stuff that apply there too, as well.

Hal Godwin: But they'd make good B&B's.

Ted Kanakos: Yes.

Hal Godwin: It can be an old home, can be converted a physical therapy/doctor's facility. There are a lot of other uses. All they need is the parking, which they'll have the parking in the back.

Barry Goodinson: You know, that gets back to the recommendation, so if you also look at, we've got vacant store fronts in the Diver Building.

John Collier: You're down to one in the Diver Building.

Barry Goodinson: Yeah, now we're down to one. But they've historically sat vacant. We asked the question in the Survey, do people feel that we should impose fines on property owner's who intentionally are leaving Town Center properties vacant? Because there are some Towns that do. If you have a property and you're not actively trying to lease it and you're doing things that are inflating the rents that are completely out of market value, then the town can impose a countering incentive for them to do that. I think that offhand it was 70% of the respondent's felt that the Town should be doing that. Do we want to build that in as a recommendation? And, similarly, do we want to build in some type of opportunities and I don't know what they might be, to help the people who live in buildings that are residences to turn them into something that is going to be consistent with the architecture of the building, but would also enliven the streets.

Ted Kanakos: Barry, I've always said that business, like water, finds it's own level. The reason we now have a number of businesses in there, is because it's practical for them to open. As far as coming down on landlords, if you start putting penalties, the stick before the carrot, nobody will buy a piece of commercial property in this town. I've had a number of pieces of commercial property. How can you accuse somebody of driving up rents and doing this? If a man wants to sell a building, the majority of people that buy it, want it delivered empty, so he must keep it empty until the last unit gets out, so he can sell it. It doesn't seem practical. It seems like a little socialist agenda coming in here and all over three or four empty buildings that have not been historically vacant. When I came here, they were all filled. You had a gym, you had a finance center, you had a mortgage center, you had a lot of things, but how do you force someone? Modern Mixture, that became something because it was reasonable, he sold it at a reasonable price. That's all filled. You have the new Jailhouse, with the Bacchus Wine. All of this was done without coercion. You'll never get another real estate transfer tax.

Barry Goodinson: You know, it's interesting though, I think the Modern Mixture thing is an interesting example though, because you had two businesses there who opened arbitrarily and on a whim, because the owner's of the businesses really financially didn't have to be selling books, or antiques.

Ted Kanakos: They were considered a hobby.

Barry Goodinson: They were hobbies, yes. But they did nothing to enliven the streetscape, they certainly did nothing in terms of promoting the town and making a destination. Now that it was

bought, the new property owners said, if you're going to be in here, you're going to be in here and I know other towns in Town Centers, if you're going to be in the Town Center, you've got to be opened a certain number of hours. Some people have called that socialism and government intrusion...

Ted Kanakos: They dictate the number of hours?

Barry Goodinson: Oh yeah.

Ted Kanakos: How can you do that? Shopping centers can do it, because everybody's on the same boat.

Barry Goodinson: No, there are a number of business improvement districts do that all the time.

Ted Kanakos: Well, they probably offer more parking too. The idea is there are a lot of problems and to be heavy-handed like that over two or three empty buildings... When you take the number of commercial people...

Barry Goodinson: No, I was asking the question.

Ted Kanakos: This is like insane.

Barry Goodinson: No. I was asking the question.

John Collier: What you're referring to an ordinance in that structure, that actually exists in two places within the Town of Milton now, it's within the Charter and it's also within the Ordinances. The difficult issue, and the Diver Building is a perfect example of it is, that it has commercial on the first floor, residential on the second; so as long as somebody's living upstairs, the building is viably active and there doesn't seem to be any legal way that you can separate the building as to you've got to have the whole thing, or wherever; this is the difficulty that was encountered by the Town and the City of Dover ran into the same thing, because they passed an ordinance much like that and then they tried to come down on businesses and they got challenged. Hey wait a minute! My building's active. I just don't have a tenant in this portion of it and you run into the problem, is it 100% occupancy before this comes into play? Or what?

Barry Goodinson: That's a good question. Well then again, it goes back to do we want to make a recommendation and this is a question, in terms of the... currently we have an ordinance that doesn't make that distinction and therefore, makes it feasible that you've got street level businesses or stores that remain vacant; do we want to fine tune or recommend that the ordinance be fine tuned?

Ted Kanakos: Rental properties in the commercial district, people who have a house to rent and have a building permit and a rental permit, are they in the same category if they don't rent out their residence? It's a business. It's a rental business, they don't rent it. You know, without rooves you don't get customer's and walk by. With all the people in town who have rentals and you don't rent them. I know one fellow has seven or eight and he keeps them empty. Now, should he be penalized, as well, to rent out his...

Hal Godwin: This debate would take place at the Town Council.

Barry Goodinson: Absolutely. Yeah.

Ted Kanakos: But what I'm saying is how far do you want to extend it?

Hal Godwin: But you could put a recommendation in saying that in order to revitalize our downtown, we'd like the Town to consider a, b, c, d and e and let them have the argument.

Don Mazzeo: That doesn't have to take place in this process? They're totally separated.

Barry Goodinson: Right. Exactly.

Hal Godwin: It could be a list of recommendations that this Plan has in it.

Barry Goodinson: So we could recommend that the Town Council explore...

Hal Godwin: You don't have to be specific about that, you can just say we'd like to recommend that there be a focus on revenues for empty buildings, etc. Should there be any tax incentives from the Town? Those kinds of things and make it a little package and put it right into the Plan and then the Town Council can consider it in the details.

Barry Goodinson: Great.

Mark Quigley: These meetings are great. This is the heavy lifting that actually really needs a thing by itself.

Barry Goodinson: Yeah.

Ted Kanakos: I just want to bring up one other issue and that is, I want to hark back to the fire house and the various parcels that they bought in the last couple of years, they've bought four parcels, or at least three, which they have been doing a yeoman effort to clear them out, clear them up and develop them. When I had asked if they had been approached to show up, Lynn said yes I asked them. Previously we said the Mayor might want to write a letter to the surrounding landowner's. Have they officially been invited, or did someone just speak to a fireman and say you guys should show up? Has the Mayor written a letter? Has Town approached them, like you would approach other speaker's? Has this Commission approached them formally? These people have to be formally approached. They have a hierarchy that has to be approached.

Jocelyn Godwin: They are a major property owner and they affect the areas that get...

Ted Kanakos: They own the largest single piece of property down here.

Jocelyn Godwin: The idea to have the actual Commission ask them to come to a meeting...

Ted Kanakos: They're in Town Center, they're on the river, there are all kinds of things done.

Jocelyn Godwin: And assess the Plan.

Barry Goodinson: We have hand delivered the meeting schedule, I brought the meeting schedule over there and said, look, we want you guys to be involved with this and here is the whole list of the entire meeting schedule. We haven't sent individual letters. In some cases, we've walked around. Lynn walked around...

Lynn Ekelund: I've walked around. I've spoken to Jack Hudson, Johnny Hopkins, Dennis Hughes...

Ted Kanakos: It's super official, so that if they bow out, we don't have to listen to them, but make it official, like we do other people. A formal invite to the party. They are the largest owner.

Hal Godwin: I agree. You could say, we invited you.

Ted Kanakos: So if they want to do something later on, we're going to say hey, you had a chance already to enter the conversation.

Barry Goodinson: That's the whole point of publicly announcing all of these meetings. We've been getting a good amount of ink in addition to the required notices...

Ted Kanakos: But the people around town haven't been showing up, the landowner's; we might have to approach them specifically.

Barry Goodinson: Right.

Mark Quigley: I think he's talking about just CYA. As simple as that.

Ted Kanakos: If we do it for some dude's, for the others cover it all, we're reaching out to people way beyond our town.

Linda Edelen: The Chairman? The Mayor?

Ted Kanakos: The Mayor should write something.

Hal Godwin: No matter how hard you try, there will be those, after this Plan is adopted, you

didn't ask me. How come you didn't hear what I had to say. That always happens. Somebody missed the bus. But, the good part is, that these Comprehensive Plans are not in stone. If something giant comes out at you, six months in, you say Holy Smokes, I should have seen that, call up State Planning Office and send them a letter, we need to make a change in our Comprehensive Plan and they'll probably say okay, that's cool. I think one of the benefits we're going to see, after this is all done and we have our celebration party's all done, I think we're going to see that the Planning and Zoning and the Town Council really does have more control than they thought and that they're going to be able to continue these discussions on over time and you're going to have a working plan that grows and changes with the population. It's not going to be something that just lays on the shelf, like you've been warning us; we don't want this to become a stale document. They're changeable, they're usable and your Planning and Zoning Commission should be using it almost every time you consider anything that comes before you. Well the Comprehensive Plan says. Remember, guys, we did this two years ago and the Comprehensive Plan says potatoes goes there. We don't want to bring oranges in there and then what they'll do is bring you back to rethinking and say gosh, maybe we should amend the plan. So my point is, that you might well have a Comprehensive Plan meeting with your Planning and Zoning Commission, maybe once a year, or more often, in the future and say we like the plan, or whatever, but it's going to bring your... I think the fact that we haven't had the money and we're doing it in house, that's going to be the big benefit that you're all going to feel.

Barry Goodinson: Right.

Hal Godwin: This is our plan. We wrote the darn thing. We sat through 500 meetings. We spent a lot of our Saturdays. We did this and this and this and this. It's our plan and by golly we're going to use it. So I think you're going to have an advantage on a lot of other towns by having ownership like that, where you didn't pay somebody who's going to write your plan. You read it over and approved it.

Mark Quigley: It's also a level of personal education we're all receiving, at every single one of these meetings.

Hal Godwin: Exactly.

Mark Quigley: Which is the heavy lifting and a lot of people will not do this.

Barry Goodinson: Right.

Hal Godwin: And the town is engaged with you, as much as they've wanted to. That's the point. Say well attendance has dropped off. Well, yeah, that happens. It's like a PTA, the same thing, by May going to school and seeing Johnny's teacher, wasn't as important as it was in September.

Barry Goodinson: Yeah. I think we did the more substantive meetings early on, so people came, they had their say and that's fine. So let's jump to the river. Recommendations.

Lynn Ekelund: Open space. River walk.

Ted Kanakos: Recreation area.

Linda Edelen: Water taxi.

Lynn Ekelund: We talked at the River meeting with Mike Howell, who was talking mostly about the flood plain. He was talking about a waterfront development district. I think that ought to be something that we recommend.

Ted Kanakos: Would that be considered, Barry, behind you the green area?

Lynn Ekelund: That's what I was wondering.

Barry Goodinson: Yeah.

Lynn Ekelund: He had it as new park areas, I was thinking waterfront development.

Don Mazzeo: A Waterfront Development District.

Lynn Ekelund: District.

Barry Goodinson: My concern about calling it a development district, it defines that we want to...

Ted Kanakos: It's a recommendation, to establish a new zone.

Barry Goodinson: Yeah.

Linda Edelen: Yeah, but it implies structure.

Barry Goodinson: Development. That's the thing... That's the question I had.

Don Mazzeo: No, you can develop a park.

Barry Goodinson: Can we just call it a Waterfront District?

Lynn Ekelund: Sure.

Barry Goodinson: No, there was just the word development that I didn't want.

Hal Godwin: And right, and in that zone, you spell out what you think that needs.

Lynn Ekelund: Exactly.

Ted Kanakos: Did we have that meeting with Ed Lewandowski, with the clicker's?

Barry Goodinson: Yeah, that was the core values meeting.

Ted Kanakos: We had recommended a Waterfront Committee, a separate Committee, like Planning and Zoning and Streets and Sidewalks to develop that area. We need...

Linda Edelen: It's a big job.

Ted Kanakos: You've got to get some heads together and start. These recommendations I'm sure...

Hal Godwin: You might be a committee. If you want to.

Barry Goodinson: Oh my God! It's like having your sentence extended.

Ted Kanakos: Thank you, Senators, leaving the room now.

Barry Goodinson: Coward. I think the development of a Waterfront District, establishing it as a major gateway to the town, I think...

Hal Godwin: A part of it is going to be in your flood district and around Wagamon's Pond is going to be the waterfront district, but...

Ted Kanakos: Boating facilities. In other words, more hook-ups; we have six and could use more.

Hal Godwin: You're going to have lots of help from DNREC on that one. Because they're going to say here's how we permit a dock to be built, or any improvement in that flood zone has to go through this, this and this check, right John?

John Collier: That's DNREC.

Hal Godwin: If there's a road there, DelDOT's going to want to talk to you about it too, so it sets up a structure for you to really get involved in managing that.

Barry Goodinson: I think all of this assumes and I don't want to make any assumptions, that the sewer plant goes away. I think we should state this.

Ted Kanakos: Eventually.

Barry Goodinson: Yeah.

Ted Kanakos: In our lifetime?

Barry Goodinson: ASAP.

Hal Godwin: I think you ought to speculate whatever it is you want to see in that area. Our vision will include...

Lynn Ekelund: My vision doesn't include that.

Hal Godwin: We see that area as being close to a waterfront zone...

Lynn Ekelund: As you say, if we're going to be on top of the big hill...

Barry Goodinson: Yeah.

Hal Godwin: Your waterfront zone, I'm sure you're not going to include in that category sewer plant.

Lynn Ekelund: No, no, no.

Ted Kanakos: But you will have the out fill pile, that will stay there, he said, forever.

Linda Edelen: Or parking.

Hal Godwin: He has a discharge permit...

Ted Kanakos: And he's willing to pay an easement fee, he said, at that point.

Hal Godwin: In order to keep your rates somewhat under control, he needs to maintain that permit. The water has to be treated to a higher level at this point. The water that goes in there will be treated to DNREC's specifications, 365 days a year..

Barry Goodinson: If it's good for DNREC, it's good for us.

Hal Godwin: But he needs to keep that discharge... and the reason that DNREC will allow the Broadkill to manage that discharge, because it's not an endangered waterway.

Ted Kanakos: Yet.

Barry Goodinson: We're working on it.

Hal Godwin: With all the fresh water that comes into that from the watershed, it's probably going to be, not an endangered waterway...

Hal Godwin: We live in the Wagamon's watershed, believe it or not. If you look at the watershed maps, where we live, on Huff Road; my fertilizer winds up in your pond, so think about that.

Ted Kanakos: Well.

Hal Godwin: But the point is that watershed is constantly putting fresh water into your river. Now you have some tide that washes back from the Delaware Bay, but the main flow...

Barry Goodinson: I think we touched upon this. The addition of additional recreational opportunities. Maybe in moving them on the other side of the river, because right now the only way you can get to the river, is primarily from this Memorial Park side. On the other side, it's all buttoned down, so opening that up.

Linda Edelen: You mean the home alarms?

Barry Goodinson: No, anyone, if you wanted to get a canoe in, or something, you have to do it from this side. If you wanted to drop a fishing pole in, it's whatever. I think that clearing up the views here, here and here and here, so when you're on these streets and you look down, you actually know there's a river there.

Linda Edelen: You see like a \_\_\_\_\_ of trees.

Barry Goodinson: Yes, currently you see some vegetation trees, but you also see some houses, you also see a portion of the sewerage treatment plant, so doing responsible work around... maintaining and repairing the buffer, but not have it so vertical. That's what we've got now. We've kept the buffer intact, but a lot of the plant material is high and you could accomplish the same thing in terms of filtering water, running into the river, with a lower buffer, which would then preserve the views and frankly increase the value and the quality of life for the people who live here. You want to come out on your porch and look down, it's nice to see the river.

Hal Godwin: We should mention, I think, it would be responsible of us to mention in our water view district, that we want the entire area to comply with DNREC's recommendations. That way

you're going to wind up with repairing buffers along the river, the big stones put in, so you don't need the vegetation to hold the bank anymore, is my point. They'll recommend you should do this, this and this to have a living shoreline and then put rocks behind that and then you could walk right down to the water and see it and from a block back you can look down and see it and with a couple of park benches and a place to have lunch, kind of thing. I think if we mention in the Comprehensive Plan that DNREC must be involved in that, I think it ensures us that we won't have any developer's coming in and doing something.

Barry Goodinson: The other lost view opportunity is right here, because this is all a tangle of Kudzu and Virginia Creeper and all sorts of stuff; if this were cleaned up you'd at least have some glimpse of what's down there. And again, it just reinforces the Town Center's connection to the water.

Don Mazzeo: What's wrong with the development on the opposing side of the river?

Barry Goodinson: Over here? You mean...?

Don Mazzeo: Just along the edge; recognize it looks like from our maps over here into this farmland...

Hal Godwin: Who owns that John?

John Collier: It's called the Preserve [on the Broadkill].

Don Mazzeo: Understood. As you go further to the...

Linda Edelen: How many feet back, though?

John Collier: It's preserved down to the water's edge.

Barry Goodinson: I think it's seven or nine acres, we own.

John Collier: Part of the issue you have that you didn't have in this area, you run into the tidal wetlands, which are Federally protected and that gets into a great maze of ordinances and regulations and stuff that you have to deal with.

Don Mazzeo: I'm not suggesting that we do that. What you're suggesting is that there are going to be obstacles, but we're looking towards a plan to develop the river. What's wrong with both sides?

John Collier: This is already involved with individual owner's.

Hal Godwin: Well, like John said, the wetlands are the same in much of the country.

Don Mazzeo: Okay, you can't do anything with them, but there's something just above them.

John Collier: To the point that you can't even cut down the trees and stuff that have obstructed the view that might grow in those wetlands is the issue, because once they define the limits of them, everything within them has to stay...

Don Mazzeo: Has to stay basically.

John Collier: Has to stay and there might be one little old lousy green plant, this tall, that's growing 2' on the other side of all the trees and that's the line you stop at, that little plant that tall.

Mark Quigley: There is something to that, because the people that purchased the properties in our development, that they can thin the view towards the river by I think it's 10%.

Don Mazzeo: I'm not even talking about them. I'm talking further out. We've eliminated that on our growth area, as a matter of fact. If you cut it out, it's farmland and I'm sure it's preserved, but it's farmland.

Ted Kanakos: That's White's and that's an LPD.

John Collier: It's not in your growth area, it's all the farmland in preservation. It's not going to change, pretty much. There's not much we can do. As a community, we can do all kinds of

things along the boundary that's currently in the town and we can certainly impose rules for projected growth.

Ted Kanakos: But along that part of the river, along that bank, it looks very...

John Collier: What I can tell you from experience, is that once you get down past the old marina property, pretty much everything that's on either side of that is wetlands; the river is a channel, but then there's a great portion that extends behind that that's tidal wetlands and then you run into the same issue again with protecting it.

Don Mazzeo: I never...

John Collier: You'd have to look at an aerial map.

Don Mazzeo: Understood, but we've also included, in our growth area, the southern side as residential and it's going to have the same potential problems. You can't develop it because of X, Y and Z federal.

John Collier: A certain portion of it is upland in a certain part of the \_\_\_\_\_.

Don Mazzeo: That's what I'm saying. Looking at the map is not giving you any clues.

John Collier: It doesn't give you that distinguishing line and I think I can probably find some overlays on some aerial maps that may give you an approximation.

Don Mazzeo: That's where I'm heading. How much of it can be truly developed and potentially be brought into town, under annexation?

John Collier: That falls on the person that comes to the town to want to annex in and develop, because part of that annexation process is a conceptual idea of what are you bringing in with your annexation? What is your proposal? That information, because you're getting down to the point where that requires a professional and go out and delineate these things and it has to be...

Don Mazzeo: Did it at Heritage Creek.

Barry Goodinson: Yeah, to your point, John, one of the questions on the survey was about a feasibility study of a trail along the Broadkill River from here, all the way to Lewes, which is a huge, huge undertaking, but it's looking at what they've done in Cape Henlopen and all of that stuff, which has been very successful and very popular.

Don Mazzeo: It's not that it's impossible, it's just that it has obstacles.

Barry Goodinson: It's just big.

Don Mazzeo: And money.

Barry Goodinson: We could recommend a feasibility study. The feasibility study might say there's no way in hell that could ever happen.

Ted Kanakos: John, how far down Atlantic Street does the town go? Now the VFW Hall is in the County, with the little league fields?

John Collier: Actually, the town goes right up to what they call Country Road, but there's some blocked out pieces on that end as you get up a little bit out towards 16. The Bailey property is one of those that I don't believe is in town.

Lynn Ekelund: No, the Bailey property is in town.

John Collier: Is it in town?

Lynn Ekelund: Yes.

John Collier: But it extends out and actually the ballpark, I believe, a portion of it is, a portion... there's a couple of parcels along there that I believe are not. I don't have the map in front of me.

Barry Goodinson: Oh yes, there are all these weird little carve-outs.

John Collier: Yes, you have little carve-outs. There's four or five properties down towards that end that are not in town.

Barry Goodinson: We talked about the railroad... So Front Street I think we've... a lot of the ideas we've talked about in the river, transfer over to Front Street. Historic Preservation.

Linda Edelen: Did we discuss recreational opportunities?

Barry Goodinson: Along the river?

Linda Edelen: On the river.

Barry Goodinson: Actually, I put increase physical access, canoe launches, fishing pier, boat launch. I'm not sure what else we could... in an area that floods, what else?

Linda Edelen: Well I know that people mentioned a water taxi.

Barry Goodinson: Oh yeah, we added water taxi's here. So under the recommendations for the river, which basically the river and Front Street are the same thing, in this case...

Linda Edelen: One more thing. Dredging?

John Collier: The Army Corps of Engineers.

Barry Goodinson: I think at the meeting about the river, they talked about the whole dredging issue and said...

Hal Godwin: It's an Army Corps of Engineers project.

Barry Goodinson: But it wouldn't significantly decrease the severity of the flooding.

Hal Godwin: No, it wouldn't.

Don Mazzeo: And the size of the floods would be increased significantly.

Barry Goodinson: Apparently the problem with a lot of the boats, is primarily when trees fall and they create temporary obstructions.

Linda Edelen: Could we get a water taxi from here to Lewes, as the river exists right now?

Barry Goodinson: Yeah. Apparently. The other issue though, the bridge at Route 1, I think there are certain times when the river's so high that you're too close to the bridge.

Don Mazzeo: So you could raise the bridge.

Barry Goodinson: Exactly, or duck. Everyone duck.

Ted Kanakos: I think they've always spoke with pontoon boats; they can go up and down with any tide at any time.

Hal Godwin: In order for the Army Corps of Engineers to do a dredging project, they have to discern that there's a certain value in freight transport. They just finished dredging Nanticoke, because the Nanticoke has a lot of commercial freight on it. A lot of us don't even think about that, but it does; there are Ag products going out, there are construction products coming in...

Ted Kanakos: Oil and gas... I know the oil tanks...

Hal Godwin: Floating gas.

Linda Edelen: We have none.

Don Mazzeo: We can have tankers up here every day.

Hal Godwin: How many tons of freight move up and down the Nanticoke and thus there was an issue of a shoal developing and the Army Corps of Engineers came in and dredged it, because the County had to find a place to place the spoils that they pulled out of the bottom, so we had to test what was in the bottom and make sure it wasn't toxic; then we had to buy a piece of property and get an easement onto it, so we bought a piece of property and they poured the dredgings in the back and made the front into a park. So it was a dual purpose thing, but that took forever to get that done.

Linda Edelen: Did I miss a meeting on the Core Values? Have you decided on what you're doing with that.

Barry Goodinson: No, you didn't miss anything.

Linda Edelen: That's another day.

Barry Goodinson: Yes. I'm just going through the outline here. The next is Historic Preservation. We've got the recommendations from the last meeting, we've decided that we really want to be... I know one of the sensibilities was by maintaining fairly strict standards, we might be; in some cases, we are going to be asking people to undertake more expensive projects, but the other piece of this, are there are the Historic tax credits that according to the State Historic Preservation Office, Milton is not doing anything about, because the Historic Preservation Commission don't have a handle on it, so therefore they don't present it as a resource available to homeowner's and so we've got to tap into that more.

Lynn Ekelund: Well, I know personally, Mary and I have taken full advantage and we've gotten some really good write-offs.

Jocelyn Godwin: It is recommended that the education has been for homeowner's who are in the district.

Lynn Ekelund: I got that from Ann Yarborough, when Ann was the director of the museum; she had a seminar on that and we attended and everything that we do to that house, we make sure that somehow, somewhere we're getting money back.

Ted Kanakos: The real estate agents should promote that selling houses in the Historic District.

Barry Goodinson: It should be a selling point.

Linda Edelen: People don't look at it that way. They look at it just the reverse.

Barry Goodinson: I know.

Linda Edelen: It's more of an obligation.

Barry Goodinson: It's crazy. You paint your house, you can get some money. Like wacky stuff. Our house in Baltimore, when we painted the exterior, we got a tax credit. When we needed new gutters, we had copper gutters, we could have put aluminum and it would have been cheaper; but with the tax credit, the copper gutters were just as cheap as aluminum.

Lynn Ekelund: You just have to know what you're doing and I think we really should, whether it's through the Historic Preservation Commission or maybe the museum with Allison, she might want to take it on; because I know that's where we got our information 10-12 years ago.

Ted Kanakos: How many people actually need tax credits? I know I'm retired, even when I do my house, it's 200 year's old; they didn't affect me at all, on my taxes.

Lynn Ekelund: I'm sorry to hear that, Ted. We enjoy ours.

Ted Kanakos: What I'm saying is that it didn't apply to me, to take advantage of anything.

Barry Goodinson: Who needs that money?

Lynn Ekelund: Yeah.

Ted Kanakos: I'm sure, if somebody wanted it as a partner, they could have taken advantage of it, but there are certain things that I just didn't need to take advantage of and I wonder what percentage of people who have old houses, who are retired, and you know, just in a certain area. I think it's for people who are actually working, bringing in... I mean, I'm very poor, so...

Lynn Ekelund: I said I was sorry.

Ted Kanakos: What I'm saying is I didn't need it and how many people actually... unless you're working and have income coming in and something against income. I have other write-offs that I don't even need that.

Lynn Ekelund: We were both working when we did our first major job, but we're both retired now and we're still... it's not as meaningful, but it is certainly meaningful.

Ted Kanakos: Okay. It has to be a big enough project, too.

Hal Godwin: I think you've identified an issue that needs education. The people in town need to know more about this.

Ted Kanakos: The Historical Society...

Hal Godwin: And maybe in this plan we could ask the Town Council to provide some sort of research, so that we can offer this to everybody, so the whole town knows about it.

Linda Edelen: The Chamber of Commerce. It should be thought of as a positive, not a negative.

Barry Goodinson: No absolutely. I think ongoing training the Commissioner's.

Lynn Ekelund: That was something that was brought up by the Commissioner's. Apparently, one of the other complaints that I just took note of during that meeting, was there's at least a perception of spot enforcement.

Barry Goodinson: That's a good point, because I think oftentimes we... Enforcement has been an issue, it comes up repeatedly as a problem and I don't know how this plan can address that.

Hal Godwin: You can call for an educational process, the Plan recommends that there be an ongoing educational process for the townspeople who have, or may own historical properties and then also in that recommendation, recommend that the town become actively involved in helping to identify the properties and identify the benefits to the property owner's and maybe consider some sort of management of resources through ordinances or fines or whatever; but recommend the package. Just put it right in the Comprehensive Plan, but you don't do the details. The details will get fleshed out by the Council, if they find it's an important issue and they want to follow it; you've made the recommendation, so I don't think you have to worry about the details. You don't have to drill down that deep.

Barry Goodinson: Okay. The other issue is whole point of somebody saying well they let so and so do it; so if the town has made a mistake in the past, then there's a sense that there's a precedent for poor decisions and I think this plan needs to say, alright, we may have made mistakes in the past, but we're going to stop doing that. My question is, how do we say it?

Jocelyn Godwin: \_\_\_\_\_ and that the town, as a whole, make a decision to make this one of their priorities to ensure that these properties are maintained and that the property owner's understand and are educated what their options are to do that and like he said, notify realtors, notify the Chamber of Commerce and all the groups that are related to it.

Linda Edelen: Just because there's a precedent, doesn't mean you have to follow it.

Barry Goodinson: Right.

Hal Godwin: Yes.

Linda Edelen: This is a new Council, this is a new Board, there are new resident's.

Hal Godwin: And since this item is going to have your fingerprints all over it, you're going to want to lobby the Council, to do the right thing; individually you can do that. You just want to make sure they get this done.

Don Mazzeo: Let me ask a procedural question, Hal, that you may or may not know. Here is going to be our draft handed over to Council. They're going to go through it, hopefully, line by line; recommendations are going to be in there. At that juncture, if the Council, Mayor and Council says, we do not agree with your recommendations, they would then strike it from the plan and it would come back to us? Or that's it? They just strike it and move on?

Hal Godwin: They could strike it from the Plan and send it to Dover. Ultimately, they have the authority...

Don Mazzeo: They're the ones that put the final...

Barry Goodinson: They have a like a line item veto, basically.

Hal Godwin: They can do that.

Don Mazzeo: So any and all recommendations by this Commission, can be overridden and overruled by Mayor and Council.

Hal Godwin: They are the elected officials. The answer is yes.

Linda Edelen: But, they are elected officials and this is their town and the citizenry has spoken and we've codified it...

Don Mazzeo: That's all great.

Hal Godwin: The difference is that they have to live with the voter's.

Don Mazzeo: Well, no they don't, in effect, because if they so choose not to re-run for an office, then they just walk away and say I did my part.

Barry Goodinson: It's a great way to get the last word.

Hal Godwin: That's going on in Washington, DC right now.

Don Mazzeo: The other thing is that this plan, once it does, in fact, to your point about putting it on a shelf and forgetting about it, this can be a very good guide for any Mayor and Council, which are very fluid. We have a Mayor that could be there for four years and disappear... but the Plan is there, so unfortunately, and I'm looking at it on the negative side here, but a recommendation from us, is just that. If they don't want to follow it, they don't have to.

Hal Godwin: That's the business that you're in. The Planning and Zoning Commission is a recommendation Board.

Don Mazzeo: That's all we ever have been.

Hal Godwin: That's the way it's designed everywhere.

Barry Goodinson: We tried to adjust this, but apparently we weren't able to; because I said well maybe we want to wait and present this to the Community in January, rather than December and Kristy said no that's not going to work; so we've got it on the calendar to present the "draft" to the community, before it goes to the Mayor and Council, so the community will know what the Mayor and Council are reading and therefore will know what the Mayor and Council are agreeing with or disagreeing with.

Hal Godwin: Why don't you do this simultaneously?

Barry Goodinson: It's just the way the calendar's worked out apparently.

John Collier: I thought normally the procedure was that when the draft went before the Council, there was a public hearing and that was the time that...

Hal Godwin: I thought it was all exposed to the public and the Council at the same time.

Lynn Ekelund: That was the way it was the last time.

John Collier: That's been my experience with everyone that I've worked on.

Ted Kanakos: Things change.

Barry Goodinson: Now I don't know.

Ted Kanakos: Transparency.

Hal Godwin: Working for the Mayor and Council...

Barry Goodinson: I have to say it's been frustrating. It's not been the most collaborative process.

Hal Godwin: I understand.

Lynn Ekelund: On that note, can I add something else, because we could really go on for some time. Some of the other things that came up and this is one of my pet peeves, is that the boundaries of the Historic District currently are sort of all \_\_\_\_\_.

Barry Goodinson: Oh, the carve-outs.

Lynn Ekelund: There are carve-outs, the homes across the street from me are not in the Historic

District and therefore can't get any tax advantages; but I think that the University of Delaware at one point, went through and took a look at expanding the Historic District, so maybe we could recommend that that be looked at, revisited, but at least take care of it so that the carve-outs aren't as evident.

Barry Goodinson: That was one of the questions I had, do we want to eliminate the carve-outs and I... A recommendation, yes.

Hal Godwin: I can speak to that with a first hand experience. In Georgetown, the County owned some property and we owned a home down the street. We bought these properties to add to our parking facility, so all the houses were going to come down. Then another thought went through County Council's mind, wait a minute. This was year's ago. We need more floor space. We're going to build a new building so we might make that the engineering building and move our whole engineering department into this new building. Well we had a piece of ground that was comprised of several homes. They were all in the Historic District, except for one. Well, how did that happen? I did a little research and it was because when the historic footprint was approved by Georgetown Council, that property owner said don't put me in that, because I don't want the restrictions, so I had to work carefully with Georgetown Planning and Zoning Commission, because in Georgetown, their Planning and Zoning Commission hears every petition to change a property that's in the Historic District, if we want to tear the houses down. It took me four years to get those houses down, because they we wanted to build a parking lot and they wanted to see the old houses stay. We had to prove that the houses weren't saveable and all sorts of things and then after we did all that, we still had members of the Planning and Zoning Commission who had their arms emotionally around these homes. So it took quite awhile to make that happen. I would caution you, that while this is not Williamsburg, Virginia and it's not New Castle, Delaware, it is Milton, Delaware and you have a value, but you need to work again with the property owner's and encourage them to participate, rather than have them see this as you just said, an overlay that's going to offer more restrictions and more costs. So if we could make this into a positive experience and encourage them to elect... because I suspect that's why you've got these carve-outs. I would suspect the reason there are carve-outs in your map, is those property owner's may have objected, because the Town Council can't just...

Lynn Ekelund: Oh, I think you're 100% correct.

Barry Goodinson: Right. Right.

Hal Godwin: So find a way to have the property owner's to embrace the concept and Lynn you're obviously the best salesman at this point, because you can explain how it's benefited you.

Barry Goodinson: It does go back to the whole education thing. I think that if a property owner goes to the Historic Preservation Commission and wants to do something, if the Historic Preservation Commission can function as a resource that says, we understand what you want to do here and we support you and you're the property owner, but we think there are ways that you can do it in a way that's going to keep with your budget, advance your goals, but help to maintain the community character at the same time; everyone wins. But, that's not what's happening. There's a prime example across the street from me. I'm in the Historic District. House that was neglected for years and years and years and it was beyond saving, property owner tore it down and then brought in a pre-fab home and put it onto the property and it was just kind of goofy little things. I'm not against pre-fab homes. They're affordable. Some of them are really fantastic, but he wanted to have a deck, so they pushed the house back, so you get all houses on the street that create a particular rhythm and then there's something like this. It

messes up the character of the community and if they had said, if you want to have a deck, well here's an opportunity. Let me just draw a little thing for you here, because some people just don't envision this stuff. People say sure, I can live with that.

Hal Godwin: I would like to see that you recommend to Council in the Plan and the Council might bring it back to you and say, we think that's a good idea. We want you to do the study work on this, do the homework and give us the recommendations, because they'll need to codify these things. That might be one of those areas where you can become an integral part of developing the details.

Barry Goodinson: I'll put some generic thing about maintaining community character in areas that are adjacent to the Historic District.

Mark Quigley: What about parking? Some of this started from parking, from your conversation. It's a serious problem downtown. Especially, if we're looking to expand, we want more businesses to come.

Hal Godwin: That's one of those uses that's not a flood problem. [garbled]

Barry Goodinson: That is a good point, though, but the use of pervious surfaces, so when the water comes up, it can actually get back down again.

Hal Godwin: You could do both. There are sciences that allow you to do that. I've seen it done in many places, where you use pavers; actually have a little bit of grass grow through them and so the parking lot is solid.

Ted Kanakos: Make up a porous cement.

Hal Godwin: The have pervious asphalt and all sorts of things to do this.

Linda Edelen: We don't want Town Center to be a parking lot.

Hal Godwin: Right.

Barry Goodinson: I think we could probably add a section in here about parking, that we've got an ambitious goal here to really make this a vibrant downtown and it is all about connectivity and walkability, but not everyone's going to be walking and so we've got to build in parking.

Mark Quigley: I have a question regarding this. There's yellow on the curb, can't park here; I'm not talking by a fire hydrant, but other areas. Can you get that changed? Is that changeable?

Hal Godwin: The Council has made those determinations. I will tell you that this town, in particular, from my opinion, sometimes there's not enough of that, because if you park a car here, the yellow line is right there. There's not enough room to get a car around that and for somebody else coming, it creates quite a problem. There's need for reconsideration of those yellow curbs maybe all over town. It just looks like sometimes safety has been compromised to allow someone to park.

Mark Quigley: Do we control the yellow?

Barry Goodinson: It depends on the street.

Lynn Ekelund: It depends on the street.

Hal Godwin: On Federal Street and Union Street, those are state roads.

Mark Quigley: Do they consult with us at all, being it goes to our town?

Ted Kanakos: I know we paint the yellow, but do we do it at their discretion?

Hal Godwin: John could probably answer that better than I could. He's a DelDOT man.

John Collier: Currently, DelDOT would not paint either curb. The town paints one side to eliminate people from parking on both sides and creating a bottleneck. You still have somewhat of a bottleneck by eliminating one side, but it keeps it from blocking the street entirely and it's the town that actually paints the curbs; that's not dictated by the State.

Ted Kanakos: You also have people that don't have driveways, they must park on the street.

John Collier: And some of that is consideration, that's why you see on Chestnut Street, one side is yellow and one side is not. Normally it's the side where people have access otherwise...

Hal Godwin: Now you have on staff, you have a DelDOT person. That's a tremendous asset.

John's knowledge and experience with DelDOT, you're going to find that to be very beneficial.

Ted Kanakos: Don't tell him that.

Hal Godwin: I didn't have to tell him that, he already knows that. The only thing now is you need to hire a wetlands guy from DNREC.

Ted Kanakos: Are we ready to start on the growth areas now?

Linda Edelen: I hate gas stations in the center of town. We've got basically two.

Ted Kanakos: That don't pump gas. Well one of them does.

Linda Edelen: Well Bodie's does.

Ted Kanakos: They were held up again, this morning.

Barry Goodinson: I know.

Ted Kanakos: Second time in two weeks, third time in six weeks. Don't we have any public safety issues on our expansion \_\_\_\_\_?

Linda Edelen: Do we have any ability to...

Don Mazzeo: Shut them down? Is that basically what you're asking? The answer is...

Hal Godwin: You're talking to somebody that... I hate oil company's. I was in the gas station business for 30+ years, I owned five gas stations and two of them were in the city limits of Newark and the other three were in the County, but the one thing that will happen to Bodie's someday...

Barry Goodinson: Their tanks will fail.

Hal Godwin: Right.

Linda Edelen: God, I hope not.

Hal Godwin: They probably have, I'm going to guess, steel tanks in the ground.

Don Mazzeo: They're about that far from collapse.

Barry Goodinson: The ground is so saturated over there.

Hal Godwin: Some day there will be a leak and DNREC will come in and say, okay, now we have to make some changes. If you want to stay in the gasoline business, you will spend millions and millions and millions of dollars and say, we made \$12,000 last year? I don't think so, so that's what will happen.

Linda Edelen: And then who's going to clean up the mess?

Hal Godwin: The property owner will be required... I hate to use this acronym, L.U.S.T. The Leaky Underground Storage Tank Program in Delaware, will require the property owner to dig holes around the tank farm, monitoring soil samples out and if they find any petroleum in that soil, they've got to keep digging until they don't find any and that soil has to come out and they will back fill it with something else.

Ted Kanakos: They did that right on the corner here, you know where Mohammed has his parking lot? They still have have \_\_\_\_\_ down there.

Hal Godwin: The old ARCO station.

Linda Edelen: So we've got one. Is there a station underneath the parking lot for the Farmer's Market?

Lynn Ekelund: Yes.

Linda Edelen: An old one there?

Hal Godwin: Is there a tank in the ground there?

John Collier: Tanks were removed when the station was demolished.

Hal Godwin: Because usually the property owner has so much responsibilities to the State with these, as soon as it stops making money, the gas station tanks are removed, because there's so much risk, so much liability and the insurance company's won't touch it.

Linda Edelen: Bodie's should be tested.

Hal Godwin: That was a Getty Station, where that parking lot was.

Ted Kanakos: And again, don't we need the gas station for some convenience? There used to be three or four of them, now there's one downtown. I mean, everyone says I haven't left the car, I don't want you to have gasoline.

Linda Edelen: The town isn't that large.

Barry Goodinson: There's the one at Harbeson and then there's the Kwik-Stop.

Lynn Ekelund: Yeah, we do Kwik-Stop.

Hal Godwin: The Kwik-Stop is dangerous.

Barry Goodinson: I know the Kwik-Stop is dangerous.

Ted Kanakos: Very dangerous.

Lynn Ekelund: That's the one we do.

John Collier: What I can tell you about Bodie's is if the tanks fail, that regulations won't allow tanks to ever go back in, because it's in the flood zone. Right now they're grandfathered and at some point in time, it will go away.

Hal Godwin: But the State does require those tanks to be vacuum tested, once a year.

John Collier: Yes, they go through testing and stuff...

Hal Godwin: So if he misses one of those tests...

Barry Goodinson: I don't think they're long for this world.

Hal Godwin: They put a vacuum on the tanks. They close off the lines to the pump, because the pump's on the sidewalk; they shut those lines off; and then they put a vacuum on the tanks and it has to sit there and hold that vacuum for so many minutes, or hours and if it leaks down, then they'll do more testing and eventually they'll find a hole in the tank, then it's got to come out of the ground.

Lynn Ekelund: And that's annually?

Hal Godwin: They're tested annually, but DNREC requires that.

Linda Edelen: Just an aside.

Barry Goodinson: No, no, I agree.

Don Mazzeo: You see, now there's an opportunity for our plan to indicate that the Bodie's property should be redeveloped when or if that should occur. How do you want that. Do you want to keep those commercial properties there?

John Collier: It falls into your waterfront district, also.

Barry Goodinson: Yeah, I think it's the waterfront district.

Don Mazzeo: Is it there now?

Hal Godwin: But maybe we mention in the waterfront zoning what we want in redevelopment. That's one of the details you can put in that particular zone.

Lynn Ekelund: Because we're already saying that we want to develop where the sewer plant is.

Hal Godwin: You've got a private property owner, who has a business there and probably provides some jobs and probably shows some profit and if the gasoline business goes away, how does that affect his desire to stay there? He may want to sell it to the town or sell it to

somebody else or he might redevelop a business there on his own, but the point is if he's in your flood zone, or your waterfront, you can then have some prescription as to what you recommend for redevelopment.

Barry Goodinson: Okay. Hal, do you want to take a stab at working on the growth area section of this?

Hal Godwin: What I did is I just outlined, I can if you want me to, in the first few pages here I took a stab at just summarizing some of the facts that I remember from Lawrence's visit. I can try to make that have a little more meat on these bones.

Don Mazzeo: Not to be off topic but did we forward those sections that I believe Hal had done over to our Planner? Has he returned a comment.

Hal Godwin: Not only has Tom Osborne got them, he and I have an appointment for this Thursday morning to meet and go through that, with his recommendations back to me.

Barry Goodinson: Great.

Hal Godwin: So we're on track with that.

Don Mazzeo: Thank you.

Hal Godwin: You're welcome.

Barry Goodinson: The Transportation section. Who wants to take a stab at that?

Ted Kanakos: I will.

Barry Goodinson: Ted, okay.

Ted Kanakos: It seems like the most benign.

Barry Goodinson: Do we have any recommendations that we want to pass on to Ted, while he's working on that?

Ted Kanakos: I know when we had the lady from DNREC, we didn't get much done.

Hal Godwin: DeIDOT.

Ted Kanakos: DeIDOT. Were we supposed to get someone else to come in?

Hal Godwin: Well we can, but let me explain something. One of the reasons why she was very benign is because she didn't know where we were going. I need to defend her a little bit there. DeIDOT, I hope that John will chime in here if I step out of bounds, DeIDOT can only react if they know where you're going and they have to know what your Growth Plans are and what you see happening to, in this case, our downtown and how that connects to highways, like 16 and 30. They need to get a better feel for what we're expecting over the next few years, in order for them to say okay, then we'll recommend X, Y and Z. One thing she mentioned, which we really didn't digest, was the traffic studies...

Lynn Ekelund: Impact Districts. That's the one that I was very interested in.

Hal Godwin: That's right. We need to dig into that some more because we would need to work with DeIDOT. John don't we need to work with DeIDOT in their planning office on that particular side?

John Collier: That's a concept that's currently being proposed. They have not implemented that program, so to speak, at this time. It's Transportation Infrastructure Districts and it's a concept where they are looking at a way to better spend the community transportation funds that your legislator's get and they thought by creating these districts that the monies could be applied in a much better fashion that would benefit... Right now it seems like they're spotty. To give you an example, sometimes you'll see one road paved three times and the next road over doesn't ever get paved and essentially what it comes down to, the legislator that represents that district has constituents on one road, that he wants to take care of and not on the other road, so this is all in

conceptual stage. They have not actually implemented the Transportation Infrastructure Districts.

Lynn Ekelund: In one of the letters that we received from the State and that's why I wanted to learn more about it, it said that if we wanted to take advantage of that, we should specifically state so in the Comprehensive Plan. I got the impression that the TID was you're pretty much looking at traffic concentration, as well as evening out dollars and you might be trading zoning and housing density for a TID.

John Collier: Okay, what I can do, because I can't answer that question as you posed it...

Lynn Ekelund: She couldn't either.

John Collier: I believe the gentleman that is administering this concept, his name is Bill Brockenbrough and I can reach out to him, I'll at least make the contact.

Lynn Ekelund: Excellent.

Jocelyn Godwin: John, I just told Ted that there is a training with UDIPA and part of that is about TID's, as well as the DDD Districts, so I suggest that you get up with Kristy, because she should have the information on that from the Town, so that might be who you want to go to.

John Collier: That's fine. The other thing that I can tell this group is that just yesterday I observed the bicycle people out on Lavinia Street and I called somebody that I know that works with them; I call them the bicycle people, it's part of the Planning Office and these people denote bicycle paths and stuff like that; so I did try to reach the person I saw, but I didn't get a contact back from him, just being nosy, to find out what they were doing out on Lavinia, because they were out of the vehicles and walking around, pointing fingers, and they had a plan in front of them, so that's always an indication that something's on their mind.

Don Mazzeo: For the record, I am excusing myself for the balance of this meeting. I have other commitments.

Hal Godwin: Thank you, Sir. Also I just spent two days at the American Planning

Lynn Ekelund: Veggie Burger, Fries!

Hal Godwin: Association Conference and Bill Brockenbrough was there, yes, Bill Brockenbrough of DelDOT and I wanted to alert you, I forwarded an email to Kristy a couple of days ago, November 13<sup>th</sup>, there will be an interesting discussion at the Delaware League of Local Governments Dinner, that evening. I think it's \$20 or \$30 a person; anyway if there's any way that all of you could go, you're going to hear a very interesting discussion about sustainable communities and you'll find that the Delaware League of Local Governments is a resource on how to understand what they do, so November 13<sup>th</sup>. What I was encouraging Kristy to do, was to send that to you and to try to find a way to fund your dinner. I think it's \$30. It's a ride to Dover, you'll be there a couple of hours, you'll have dinner and I've forgotten who the speaker is, but it's somebody that I recognized, I believe; but the issue is how to design sustainable communities. The State Planning Office and DelDOT and DNREC will try to reach towns through the Delaware League of Local Governments many times, as well as through ("SCAT") the Sussex County Association of Towns, so it pays many times to pay attention to their schedules and what's on the agenda, because they try to have an educational session with the dinner, every month that they have these meetings. So check with Kristy. It's the 13<sup>th</sup> of November, that's a Thursday. Usually, the Delaware League of Local Governments meets on the fourth Thursday, but that's Thanksgiving this year for November, but it's something that you might want to stay tuned into because the Delaware League of Local Governments and Sussex County Association of Towns both offer interesting educational sessions with their meeting. I

don't know if the town's going to want to do that, but if it was me, I'd pay the \$30 to go audit it myself.

Ted Kanakos: Now we can pay this through Kristy? She can get us...

Hal Godwin: Contact Kristy. She got the same flyer in the mail that I got, or email I got.

Ted Kanakos: Good, I'll see what it's about.

Hal Godwin: I don't want to back her and say Kristy, you might want to share this with your planning folks. I know she's been off site and she might have a little trouble getting together on the telephone the last few days, but I sent that to her, so now I'm going to tell her I've sick you on her.

Ted Kanakos: Now, Transportation, Barry... Where's Barry? He's gone? The background, since I'm responsible now for this one, I'm interested in the background. Does one exist, basically, already? Route 5, Route 16, Route 1? Background on Transportation...

Hal Godwin: The only background I can give you from my experience with Milton was, that I was told years ago and John certainly can answer this, that Route 16 is currently an evacuation route and that there was some plan to upgrade parts of it, over the next few years, and at your intersection with 5, was one of those that was on the schedule, but every time I asked somebody at DeIDOT, they would say there's no money for that, there's no money for that; but that intersection was supposed to get turning lanes, new controls...

Ted Kanakos: We have new lights at 5 and 16.

Hal Godwin: I think you need a new controller and you need turning lanes. I think the controller of the lights was an old mechanical thing, the clock, rather than having it sensed to the traffic flow and then turn lanes.

Ted Kanakos: Yeah. Yeah.

Hal Godwin: Which might take Ed Harris' property, I don't know, because it's right up against the road; but my point is you need to check with DeIDOT about that, because I've heard speculations for a good ten years about those things.

Ted Kanakos: Who would I call to talk to?

Hal Godwin: John's right here. He's your DeIDOT guy.

John Collier: I'm no longer employed by them.

Barry Goodinson: That way you're not bound by their rules of disclosure.

John Collier: What I can tell you about that intersection that you brought up, the right-of-way is an issue there, because it would require takings on all four corners and it's probably what they would consider cost prohibitive for the traffic counts. One of the suggestions that was made and ultimately the Streets and Sidewalks Committee at that particular time, didn't want any parts of it, was to phase the light, so that instead of traffic going both ways with the change of the light, you phase it so first the eastbound traffic goes, then the westbound traffic goes north and south and it enables everybody to move through the intersection freely and make their turns. The concern that DeIDOT expressed was was there enough storage space there and...

Barry Goodinson: When you say storage space, what does that mean?

John Collier: That means enough room for stationary vehicles to sit through a phase of the light and the only place that really poses an issue, is in town is one, but the biggest issue was all because of the proposed commercial entrance on that... there's about a three acre parcel that somebody bought and came to the town with an idea of putting a motel there; that issue I do know that the gentleman passed away and his heirs have indicated to the town that they're not interested in developing that parcel in that fashion, so that was really the only issue in any

direction about storage issues. Essentially what it would come down to, I would think at this time, would be reaching back out to DelDOT to approach that idea again. Their offer at the time was to put up signs saying No Vehicles on the Shoulder, because that was primarily one of the concerns and unfortunately nobody seems to enforce it.

Ted Kanakos: That is the truth.

Hal Godwin: I have the same problem going to work in Georgetown. At the Cheer Center you're not supposed to use that right hand as a turn and you be a good boy; you sit behind the car in front of you and he's with a left blinker and they go zoom and somebody's going to get clobbered there one day.

Ted Kanakos: We've had a few big accidents on that corner; not for a few years, but I remember...

Hal Godwin: You've got a tremendous resource in-house right here for your Transportation.

Ted Kanakos: So, in Transportation, the background we're talking about writing this section, what's our background on that? What simply exists and where do we go from there?

Barry Goodinson: Yeah.

Ted Kanakos: Are we talking about concepts that DelDOT had for us a number of years ago...

John Collier: Or is it Public Transportation and the availability of your town is the expansion of things... multi-modal paths is a good catchall term, that's where you're able to use a bicycle on them or walk or whatever. Those are a big concept within the planning realm of transportation right now, multi-modal paths.

Mark Quigley: What letter grade are we at with the condition of that road, does anybody know? The letter of grade we are at at 16 and 5? Are we at a C, or a...

Hal Godwin: I would not think it's a D.

John Collier: I can't tell you. There are resources that I can refer to to gain that information for you if you so desire.

Hal Godwin: That was one of our comments that we got back from PLUS. They wanted us to make a decision on that.

Ted Kanakos: What's the deal with the intersection at Mulberry and 16, where the Kwik-Stop is? They're a gas station on the corner, without a curb or anything. That seems to be a bit dangerous. No light. Weren't they planning on putting a light there?

John Collier: It's one of those things, that's been there long enough to have been grandfathered in before...

Ted Kanakos: Is that in the town?

Lynn Ekelund: That's what I was just going to ask, is Kwik-Stop in the town?

John Collier: The Kwik-Stop is in the town.

Lynn Ekelund: It is in the town.

John Collier: But the facility has been there long enough that it was put in place before a lot of that type of safety improvement was required. Now, anything that comes in on 16, requires an entrance permit review, if it's a new...

Hal Godwin: You won't get an entrance permit for any kind of a business on the radius of a turn and then several feet back from the radius of the turn.

Ted Kanakos: That liquor store, Kemp's Liquor Store out there, he put an extension on and couldn't open it, because they found out...

Hal Godwin: He needed to have some curbing put in to prevent folks from fouling up the intersection getting out of his business, basically that's what happened.

Ted Kanakos: That's why half his business is now empty. He just uses it for storage, but he wanted to expand.

Hal Godwin: Well, he needs to comply with traffic safety.

Ted Kanakos: Exactly.

Hal Godwin: The Kwik-Stop is probably grandfathered and I don't know who told me this, I know one person that works there part-time, that there had been plans to build a new building in the back corner of the property and then take that one down and put a new pump configuration and curb it, like needed; but obviously that's not gone very far.

Mark Quigley: I have a question. How far west do we go out of town? From Mulberry going west on 16? There are several of those small blocks across from like Wyoming Millwork, does anybody know exactly?

John Collier: The town extends down to the commercial properties on 16 going west. Everything to the north of that, I won't say everything, but the majority of that... you're talking about Collins and Russell Streets, that's not within the town limits.

Ted Kanakos: Really? That's not. Collins and Russell isn't?

Hal Godwin: The commercial on the south side of 16 is. You can see it on the map here, those little red blocks have a yellow line around them.

Mark Quigley: What about the guy who sells the wood, is he in town?

John Collier: He is not in town.

Mark Quigley: Okay, what about before it, are those folks in town?

John Collier: There are a couple of parcels in the residential area and they have come in individually and normally because of the fact that they've had a failing septic system and they needed to connect to town wastewater and I'm not sure; I think one of them still has their own private well, but they're connected to Tidewater (town wastewater). I'd have to do some research on that as far as that, but that's how they came into town. All that stuff on the north side and west of 5, came in pretty much piecemeal and individually and most of the time it was to take advantage of wastewater treatment and municipal water.

Mark Quigley: So the gas station's in town, then going west on the same side of the street, they're not in town.

John Collier: There are one or two pieces that are and if you look at this map, you can almost see what it is. There's probably a half a dozen residential sections there.

Ted Kanakos: What about the guy with Snap-On Tools, is he in town?

John Collier: I'm not familiar with that.

Hal Godwin: I don't think he is.

Mark Quigley: This is a great map, look at this one. This is block by block.

Hal Godwin: Oh yes, that's great. It's got all the parcels on it.

Mark Quigley: That's what we should have.

Lynn Ekelund: A dollar map. I got this actually from Kristy and then I was looking at and Pennoni had not accounted for certain properties that had been annexed into town, such as Holly Lakes or Doc White's property or the Railey property.

John Collier: Dr. White's has not been annexed.

Lynn Ekelund: Parts of it have. They hadn't accounted for the part... not the part... he's got half the property that's in town and then the other part that he needed to annex in.

John Collier: The part that Chestnut Properties spent so much time to get through, the site plan \_\_\_\_\_, that's never been annexed.

Lynn Ekelund: That's never been annexed?

John Collier: No, it's not been annexed.

Mark Quigley: Where is that?

Lynn Ekelund: Doc White's. I'm not good on maps.

John Collier: It's going out Atlantic Avenue, it's before you get to the little league park.

Lynn Ekelund: Atlantic Avenue. You know where the VFW is? I need landmarks, which is that.

Barry Goodinson: Okay. Alright, so Ted do you feel that you've got enough to at least get started on the Transportation?

Ted Kanakos: I've got enough to confuse me. I have all these key topics, words when we go to these dinner's, so I'm looking at bicycle lanes, multi-modal bus lines...

Barry Goodinson: That's the thing. You think you understand and you sit down to write it and you realize, wait a second, I have no idea.

Ted Kanakos: You feel like you're in a desert.

John Collier: Rails to Trails is an example of a multi-modal path.

Barry Goodinson: When we talked about the feasibility study, that was another thing that did pop up is the whole feasibility of tapping into the currently developed and planned Rails to Trails stuff, so you've got the thing that's going from Lewes out to Georgetown and is there an opportunity for us to tap into that, so that's another part of it?

Ted Kanakos: All of the Rails to Trails are for bicycles?

Mark Quigley: It's already started. It's got momentum.

Ted Kanakos: Okay, listen, can we get onto opportunities and concerns, real quick, so I have an idea of where I'm going on B? Opportunities.

Barry Goodinson: I think maybe sticking with the bike trail thing, one of the opportunities could be the planned Lewes to Georgetown Trail and is there an opportunity, obviously we would be trying to tap into it from outside of the town boundaries...

Ted Kanakos: Transportation, thinking of anything with wheels, rather than walking.

Hal Godwin: Yes, the trail from Georgetown to Lewes is very conceptual; it's no more than a discussion... I don't think we, Milton are going to get any benefit out of that.

Ted Kanakos: How about increased bus usage with DelDOT and the DART line? Can we talk with them about their plans?

Hal Godwin: Sure. Absolutely. I know that there's a DART planner person, did that used to be Kim Potts?

John Collier: DART is sort of a spin off from DelDOT, so I'm not very familiar with those people.

Hal Godwin: I know Bobby Garr can help us find out who to talk to at DART. I know that. The bus service is something that we should discuss in the Comprehensive Plan as to what's there now, portion that we endorse and do we vote for more?

Ted Kanakos: Also the handicapped buses that come in, those DART buses for...

Hal Godwin: Para-transit is everywhere, it's like a taxi. It goes where it's requested.

Ted Kanakos: Para-transit.

Barry Goodinson: You call.

Hal Godwin: And if you have need for that, they'll put you on a schedule like say you need to go to the doctor every Tuesday morning at 9; they'll try to get you into a schedule where they can pick you up at 8:15 every Tuesday.

Ted Kanakos: And since we have an aging community, if I recall, that might play into one line,

or one sentence in here.

Hal Godwin: The para-transit is becoming the single largest cost issue in all of Delaware; it's becoming a big, big...

John Collier: Way in the red.

Hal Godwin: Federal law requires us to offer para-transit service three-quarters of a mile away from a current bus stop and that's all, but we do much more than that because of our rural nature, so if Mrs. Right lives seven miles off 16, we're going to get her, because she has no other way to get there. One of the problems they're trying to get a grip on is the abuse of the system. If Mrs. Right is going to go to the doctor, going to go to the cardiologist on Tuesday, that's cool we can do that. But for haircuts and for shopping and for... the para-transit thing gets abused.

Ted Kanakos: Is it also based on the degree, the severity of your handicap, because I know that in town we have some folks who are severely handicapped, in wheelchairs and they're picked up and I know they're close to a bus line, but could never even get to the bus, couldn't even get off the curb. Pastor Barton's son is picked up and I see him sometimes just trying to get around the corner and it's horrible; so I guess they do have various degrees of being...

Hal Godwin: Let me try to get a contact for you at D.A.R.T.

Ted Kanakos: Good.

Barry Goodinson: What about the sidewalks? That's an issue that pops up all the time.

Linda Edelen: Are walking trails part of that too?

Barry Goodinson: I was going to ask that question.

John Collier: I think it's all recreation.

Lynn Ekelund: Walking trails, pedestrian trails, bike trails...

Ted Kanakos: I think that's recreation, open space.

Hal Godwin: I believe the two state artery's through this town have sidewalks on both sides, Federal and Union?

John Collier: Mulberry, as well.

Hal Godwin: And Mulberry, when I was here the State of Delaware redid Mulberry Street.

Ted Kanakos: Yes.

Hal Godwin: From 16 all the way in and initially they were brought to the table because there was a sidewalk issue on just one piece and they wound up redoing the whole street; they did drainage and all sorts of... they put the sidewalk in, so the State picked up the bill on that and that was a big deal.

Ted Kanakos: Leah Betts was involved in that.

Hal Godwin: It was a big deal.

Barry Goodinson: Ted, the introduction, because this whole notion of connectivity has popped up. It's in the core values, it keeps on popping up, so that's going to be the overarching theme of this thing. I'm going to talk to Kristy to find out how we're doing with entering the survey results onto Survey Monkey, because there are several questions. So once we know that we're almost done, I can send out to you guys the Survey Monkey results. I just didn't want to send it out until we knew that we were pretty much near the end.

Ted Kanakos: Are we still getting responses?

Barry Goodinson: Yeah, that's what I wanted to ask Kristy about. Are they trickling in or do we have the bulk in? When you look at where the responses that have been entered online, there was a peak when we first sent out the link and then they trailed off and then the printed surveys went out; they got sent back in and the staff at Town Hall have been entering them, so suddenly

there was a big spike. I don't know if they've got a back log, if they've gotten any more to enter. But anyway, there are several questions about transportation and then the whole notion of walking trails is in there, so in terms of opportunities, we can talk about great public interest and expressed concern. I don't know enough about the whole Wagamon's thing. Because there's that little piece of the Rails to Trails thing over by Angerstein's.

John Collier: Chestnut and Federal Street, between there.

Barry Goodinson: And then it just stops, but the idea was that eventually it was going to go across...

Ted Kanakos: To Lavinia.

John Collier: It was originally developed in phases and it was supposed to go all the way out to Lavinia Street and one of the things with the initial funds that the town got for Rails to Trails, it turned out that the original site, some of that was deemed to be Brownfield's, so there was a whole lot more money sunk into that, than initially intended and I'm not sure where it's at in the funding cycle again, because that was primarily funded by a Transportation Enhancement Funds and those are tough to come by and they go very quickly and unfortunately they've not funded it at the same high level that they were 15 years ago, or even 10 years ago.

Lynn Ekelund: When Bobby Guyer was here, not when she gave her presentation, but she came as an audience member when Lawrence Lank was talking and she said that there are no current DeDOT bicycle, pedestrian or Rails to Trails plans for Milton and she said that we should plan or project only small projects, \$1 million projects are few and far between.

John Collier: That's primarily what it's come down to at this point in time and I'm not totally familiar with the planning process, because I spent more of my time with DeDOT in another area, but I know that they have significantly reduced the amount of money that they put into those projects. It's almost like you have to get in line with your hand out and it's certainly an area... What I can say is, that I think there will be more opportunity for the Town to pursue some of these things. The Town's back up to pretty much full staff again and a lot of the things that should have been dealt with by one individual, now I'm freeing them up to get back into that mode.

Lynn Ekelund: Well actually it was the younger woman that was with her when she was giving her presentation, did really caution us to make sure that we put something in the Comprehensive Plan for all of these different things, because if you don't have it in your Comprehensive Plan, you're out of luck.

Ted Kanakos: That was the bike trails, walking and Rails to Trails?

Lynn Ekelund: Pedestrian bike trails and Rails to Trails, it was pretty much, put them in.

Barry Goodinson: We talked about this whole thing along the river, so we may want to reference it in the Transportation thing.

Ted Kanakos: Water taxi?

Barry Goodinson: No, the river walk. That might be more of a recreation thing, rather than a transportation thing, but I don't care where the money comes from. But Ted, if you could get as much information from John about the history of the Rails to Trails thing and if it's already on the drawing board, it may not be anywhere near reality, but I think that's an idea that we want to keep alive and keep in the plan.

John Collier: What I know was that the additional parts of that were divided into some phases, one of the issues is there is a railroad trestle that has to be crossed and that's the most costly thing, because if that trestle has to be rebuilt to accommodate pedestrian traffic, that's a great

expense. The trail itself is a matter of doing some clearing and laying an asphalt path and the lighting and landscaping and so on and so forth, but the trestle requires significantly more engineering services and engineering grade materials.

Mark Quigley: Where's that trestle John?

John Collier: Probably about 100 yards off of Federal Street.

Barry Goodinson: I've never seen it. Everybody says it's really pretty cool.

Hal Godwin: You walk across it, it goes across the creek.

Mark Quigley: It's very well made.

John Collier: It crosses the creek between Diamond Pond and Wagamon's.

Lynn Ekelund: Didn't Ten Bears have something to do with that?

John Collier: They had something to do with the clean up of the Brownfield's on the original phase.

Barry Goodinson: My feeling is that little stretch between Chestnut and Federal Street it doesn't make any sense right now, because it has no context.

John Collier: Meanwhile it was the first phase and it ate up so much of the money that was given to the town, that there is still a small amount of Rails to Trails money left, but there's not enough to significantly do anything beyond that point at this time.

Barry Goodinson: I understand that, but I guess my point is in the Plan, we want to build in a vision that makes that thing makes sense.

John Collier: If nothing else, a statement that says something to the effect the completion of Rails to Trails is as planned and to ask for it.

Hal Godwin: That would make Wagamon's West Shore connected to the town.

Barry Goodinson: Exactly.

Lynn Ekelund: Well that was always the connectivity for Wagamon's West Shores.

John Collier: It's about 1,200' from Federal Street to the nearest corner of Wagamon's West Shores.

Ted Kanakos: The Rails to Trails section that is built, right on the side of Angerstein's, between Chestnut and Federal, is that a town park?

John Collier: It's treated like one to some degree. It's not dedicated necessarily as a park.

Ted Kanakos: So, in other words, if you walk in there after 8:00 they're not going to arrest you, it's lit.

John Collier: Well that's true, that would be generally the idea, it's not posted to the contrary; it's not closed from dusk to dawn.

Ted Kanakos: There is no smoking in park area. There are no smoking signs on that area and it says no smoking in park area, but I wanted to know if it's a park. I walk there a lot at night. The lights are on and it's great, when I take my nighttime walks.

John Collier: I've heard about you.

Ted Kanakos: Keep your blinds closed. The issue is, is it a park? I just wanted to know technically what it is.

John Collier: I can't honestly answer that. As far as I know it's not listed as one of our parks in any information that I've reviewed, as far as park spaces, it's not included in that count. It's treated much like a park with the no smoking and I think that's primarily... the bought a group of signs that say no smoking in the park. They put it out there because the staff got tired of picking up the cigarette butts.

Ted Kanakos: But also there are no benches. It would be nice to have a few benches out there,

along there, just for the heck of it.

John Collier: One of the things that's been toyed with and kicked around and it's come from the Council from time to time, and Councilman West has been very much about this under his Parks and Recreation now, some parks have a trail that runs through them and they have little exercise stations and I know that Councilman West has been championing that idea off and on, under the auspices of Parks and Recreation. I don't know where he's at with that particular idea. I just know that he's been the guy that's taken the lead on that.

Ted Kanakos: They have a few developments around that have those around the perimeter of their developments and they have that at Cape Henlopen.

John Collier: It certainly leans itself if you're going to look at the aspect of a healthy community and that kind of stuff, which is a theme that pops up from time to time and that's a good thing. If you take that tack, it may enable you to attract the attention of other agencies that may have grandfathered...

Barry Goodinson: I'm going to jump in because there are a few more things. Ted, if you could work with John and Lynn you've got some interest in this, I know that there's some stuff that you want to see included in the transportation section, so if you have any thoughts, just shoot those over to Ted. I was not at the Affordable Housing Community Development meeting. Who wants to take that on?

Lynn Ekelund: I don't mind taking it on. The meeting itself, Kevin I thought gave a very interesting presentation on Habitat. In my opinion, I think that that's the approach that we want to embrace, rather than having 22 quadruplexes behind my house. That's for the record.

Barry Goodinson: It's like scattered, integrated...

Lynn Ekelund: I'm talking about integrated within the community. I don't think that we need to...

Linda Edelen: Talk about adding more specific groups?

Lynn Ekelund: No and I mean we have four subsidized housing facilities in Milton already, so I don't think we need to have more projects. I think if we can integrate and I love the Habitat approach. I really...

Mark Quigley: The infilling.

Lynn Ekelund: I love the infilling approach.

Mark Quigley: I can get you in touch with him. I think he'd be happy to help write this with you.

Lynn Ekelund: I would really appreciate that.

Mark Quigley: I think he would.

Lynn Ekelund: I would appreciate that. I think he did a great job.

Ted Kanakos: We have to anticipate also this Overbrook Town Center and 1,500 more employees coming through for Affordable Housing.

Lynn Ekelund: During the presentation I think that it was pretty clear that Milton doesn't want to be the workforce housing for Overbrook.

Ted Kanakos: It was clear that they didn't want any more Affordable Housing, that was set. Supposedly we have 186 units already, right? Which is about 12% of the town population.

Lynn Ekelund: Yea, I mean...

Hal Godwin: I'm sure there are standards somewhere that show what the average rate is, like 2%, 6%, there's probably a number somewhere in the demographic studies that would show you the average American town, a certain portion of its housing stock is considered to be

Affordable, whatever that word is...

Ted Kanakos: Subsidized.

Hal Godwin: Subsidized and affordable in my mind are two different things.

Barry Goodinson: Yes.

Lynn Ekelund: I agree.

Ted Kanakos: They've sort of fallen...

Hal Godwin: Subsidized for me is for the folks that are trying to get by on an income level below poverty.

Lynn Ekelund: We've got the four subsidized projects.

Hal Godwin: And that makes a strong argument for we've got enough.

Lynn Ekelund: I think we've got enough.

Ted Kanakos: But half of them are retirees.

Lynn Ekelund: Subsidized, not...

Hal Godwin: I see Affordable Housing as being... The average household income is maybe below \$40,000 a year; where maybe you've got a single person, or a young family, but they're not up to full speed yet and they would need what I would consider Affordable Housing, because a bank is going to require you to have a debt service of like 38% of your gross income, or something like that, so those home prices have to be in the \$110,000-\$160,000 neighborhood and you've got some of those.

Lynn Ekelund: We've got the Shipbuilder's, we've got some of the homes in the new development that I think meet those parameters. I don't see where we want to be the bedroom community for Overbrook Shores. It's not...

Ted Kanakos: I thought the people at Overbrook Shores, the manager's would live here and then the 1,500 full-time and full-time/part-time, based on what they earn, a small wave would come here in management, then into Ellendale and Lincoln would be the part-timer's and sub-part-timer's based on the economy of what they're paid, because that's a long stretch out there going towards Ellendale and Lincoln, really it's one of the lowest socio-economic housing groups.

Lynn Ekelund: I really do think, at least I was really impressed with the infill approach. I really like it.

Mark Quigley: I'll tell you, in my experience now, it's the only thing that makes sense and that works. It actually works.

Lynn Ekelund: It just makes sense.

Barry Goodinson: Well you don't create these mono-culture's that we run into problems with.

Ted Kanakos: Maybe the Impact Fees could be adjusted for these houses. It's tough to...

Hal Godwin: Most towns establish their Impact Fees based on a reasonable cost for delivering the service.

Lynn Ekelund: Well there has to be a nexus.

Hal Godwin: Right. Maybe that's something that you want to recommend that that be reviewed, as part of your Community Development concept, in order to allow proper growth in the town, we need to take a look at certain things to make sure that we're not way out of line with other competing jurisdictions.

Lynn Ekelund: I asked the two questions. Does Milton want or need to expand the number of affordable units and by affordable I was really talking subsidized. My definition was affordable, subsidized and then I used work force to be what you were talking about, the \$110,000-\$180,000 and do we want to increase the number of affordable or subsidized? I got the

impression no. Do we want to expand the amount of workforce housing in town, to provide for restaurant, retail clerks and service workers around Route 16, Lewes and Rehoboth? I got the impression there, no.

Ted Kanakos: Absolutely no, they said.

Lynn Ekelund: It was pretty clear.

Ted Kanakos: It was blatant. There weren't many people, only six people in the audience.

Lynn Ekelund: I know this from talking to people just normal talk.

Ted Kanakos: I think, in general, nobody ever wants it, but it does show up through private developer's; we had that guy come in and he basically makes a living putting them in and then leaving town and high concentration, high density things.

Linda Edelen: One of the Core Values and I wrote many that are going to be crossed off the list, but I thought I heard and I wrote this, measured growth that seeks to include housing for all those who desire to live, work and participate in the future of our town.

Lynn Ekelund: I didn't hear that.

Ted Kanakos: That's a pretty general statement. What does that mean?

Lynn Ekelund: Yeah.

Linda Edelen: The people who come here are going to work and be involved in our town. They're not going to be a bedroom community.

Lynn Ekelund: Oh. Okay. Alright.

Barry Goodinson: Like a Dogfish employee's.

Lynn Ekelund: The Dogfish employee's, I think... did you get an answer from Mark Carter about the number of employee's?

Hal Godwin: 148.

Lynn Ekelund: 148.

Hal Godwin: I think I put that in my draft.

Barry Goodinson: Employee's at Dogfish Head.

Hal Godwin: People that work in the brewery. In town.

Lynn Ekelund: And of those 148, how many live in town?

Hal Godwin: I didn't get that figure.

Lynn Ekelund: I'll email him.

Ted Kanakos: Year's ago he told us 26. 26 families live in the town, that was about seven years ago.

Hal Godwin: One of the things that I've been trying to get a grip on is how many people work in Milton. I don't have a good grip on that number. I've got the old number, but I know it's obsolete, because they show a total of 890 jobs in town, in the last Comprehensive Plan and the U.S. Census Bureau calls for 1,104 jobs in this town, but I really couldn't get a good grip on where the 1,104? I was trying to audit that number. Where does it fit? So those are the two different numbers that I have, but I would really like to... and Kristy may have just emailed me something, because she sent a survey to the businesses and, of course they all didn't come back, but I can take the ones that did come back and plug them into the old place keepers and at least bring those numbers up to current. Then maybe we'll guesstimate the others or something.

Ted Kanakos: Well where Best Hardware is, that was almost abandoned for a long time. Now it's fully functional. You do have Food Lion and these other small shopping centers. They're expanding.

Hal Godwin: That's why I wanted to audit the 10 year old numbers and make sure I put fresh

numbers in.

Ted Kanakos: I think all of our businesses have expanded, Atlantic Plastic and the Well Place... Atlantic Plastic is trying to expand desperately, they're working three shifts.

Hal Godwin: Dogfish has almost a 40% increase since the last Comprehensive Plan. That's a big number, so I need to see what the others are.

Barry Goodinson: So Lynn you're going to take a crack at the Affordable Housing thing?

Lynn Ekelund: I will.

Barry Goodinson: Okay.

Mark Quigley: I asked a few times, what's the value of a house, or a new residence going up? If an empty lot they're paying \$40 or \$50 a year in property taxes, because there's no service or anything; there's no building or improvement; at the 1,100 it's \$4,400 a year of income to the town. At \$600, at the full 1,100 potential spots we have to build, it's \$660,000 a year, additional. If we got a quarter of that or a fifth of that, by enticing people to come in and reducing some of these initial up front fees, because we're going to make it back...

Hal Godwin: The problem with reducing, let me remind you, I would be very careful about reducing Impact Fees for water and sewer, because you need those dollars. You're experiencing now what it's like to not have the needed dollars to upgrade your infrastructure.

Mark Quigley: Isn't sewer now on somebody else's dollar?

Hal Godwin: You're going to pay for it.

Mark Quigley: Well we pay for it either way.

Hal Godwin: Make no mistake, you're going to pay for that new sewer plant.

Mark Quigley: I understand that, but we would receive the money though, right?

Hal Godwin: Right now, you're getting \$1,500 from Tidewater every time they add an EDU customer and I'm not sure... I've read that agreement and it doesn't quite make sense to me for either side, but that's the way it was designed, but that money is not going into a savings, it's going into your General Fund and you're using it by putting those dollars out again. It's of no impact value to the town, it's operational only.

Ted Kanakos: There's no dedicated fund.

Hal Godwin: Correct. This is why I was recommending a look, an analysis and possibly an overhaul of all your Impact Fees, because \$8,000 is an annexation fee per acre in my opinion, is very heavy. I don't think other towns charge that kind of an annexation fee. You do need an annexation fees for your water and sewer; water particularly, because again now you're experiencing what it's like to need to upgrade the system and you don't have all the money you need. So be very careful how you tinker with Impact Fees. Even my recommendation on the annexation fee, it's easy to say that I think it's heavy, but let's put it on paper first. As you grow, you're going to need more policeman, you're going to need certain things that you already have; but you'll need more of them. So it is an arithmetic test...

Lynn Ekelund: Well, not necessarily. We could always disband the police force, that would give us a good 50% of the money that we have and rely on the State Police.

Mark Quigley: We can also encourage everybody... We could pay for everybody to get a CDW also?

Lynn Ekelund: What's a CDW?

Mark Quigley: A Concealed Deadly Weapon, to carry.

Lynn Ekelund: No, no.

Mark Quigley: We could encourage that.

Lynn Ekelund: I'm not encouraging that.

Mark Quigley: Why not?

Ted Kanakos: How long is this going to last, because I can't spend the rest of the day here?

Barry Goodinson: No, we want to get out of here. That's why we're trying to move it along.

Ted Kanakos: Are we done are will we continue?

Barry Goodinson: Well I just have a few more things, but we keep on getting off track here.

Ted Kanakos: I see two more pages now.

Barry Goodinson: Cultural Resources. I don't know if Cultural Resources requires it's own section.

Lynn Ekelund: Okay, that's good.

Hal Godwin: I would agree.

Barry Goodinson: Utilities. Hal, do you want to take a crack at that?

Hal Godwin: I can help with that.

Ted Kanakos: We're not done with that. We still have to hear from electric and water? Is electric coming at all?

Barry Goodinson: Yeah, who can we get from electricity?

Hal Godwin: Well we would need somebody from DP&L and I know that your issue is that you are all wired in series when, one loses power, the whole town loses power.

Barry Goodinson: Exactly, it's like an old Christmas tree light thing.

John Collier: Hal, I can give you the name of the gentleman that's the Public Relations guy for Delmarva Power in this area.

Barry Goodinson: Great.

John Collier: One thing you should consider though, because of your growth area, you have to look at how they're going to service your growth area, as well as the immediate, is the Certificate of Public Necessities, DP&L has the town proper, as you know it and a little bit outside of it; but some of your extended growth areas is service by Delaware Electric Cooperative, so you may well need to consider them coming to the table, if you're going to address everything.

Barry Goodinson: John, because that meeting is a week from Monday, it's November 10<sup>th</sup>...

John Collier: All I can do is make the inquiry to the guy from Delmarva Power and see if somebody can be here.

Barry Goodinson: That would be great.

John Collier: On that short notice, I can't promise you anything, but I will certainly make the effort.

Barry Goodinson: Okay, that would be great. Hal's going to take a crack at Utilities.

Ted Kanakos: Open space/recreation?

Barry Goodinson: Open space. Is anybody interested in working on that? I can, because I'm...

Linda Edelen: Don's not here.

Lynn Ekelund: Give it to him.

Ted Kanakos: Do you want to try it? You like open space.

Lynn Ekelund: You're doing nothing?

Mark Quigley: I wish I had the available time, believe me.

Barry Goodinson: I can take a crack at it, only because I think it's probably going to overlap with a lot of the water, the river stuff that I'm going to be doing. Community facilities, we've got that meeting this coming week. That's Wednesday.

Linda Edelen: Wednesday. Oh this week?

Barry Goodinson: Yeah.

Linda Edelen: What does that pertain to? Is that infrastructure?

Barry Goodinson: It's basically going to be the Public Works Yard. I'm trying to think of other... what are some of the other things that we put on that list?

Ted Kanakos: The police station?

Barry Goodinson: Yeah, it's basically any property that the town owns.

Mark Quigley: Or manages. Yes.

Barry Goodinson: Again, this may or may not have it's own section. If you want we can wait until after the meeting Wednesday, to decide about that.

Lynn Ekelund: Okay.

Linda Edelen: Okay.

Barry Goodinson: We could go on and on and on, as we have, but I think we all have plenty of things on our to do list to do. I'm going to finish out my sections. I'll circulate copies to everyone. If email isn't the best way to do that, I'm happy to hand deliver copies to people, but...

Mark Quigley: Email works for me.

Lynn Ekelund: I'm okay.

Ted Kanakos: I'll take a hard copy because I don't have a computer at home.

Barry Goodinson: Okay. May I hear a motion to adjourn?

7. Adjournment

Lynn Ekelund: Motion to adjourn.

Linda Edelen: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried. Meeting adjourned at 2:00 p.m.