COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on January 29, 2019 at 6:00 p.m., with Council President Slavin presiding. Members of Council present were Mr. Anderson (arrived at 6:01 p.m.), Mr. Sudler, Mr. Neil, Mr. Cole, Mr. Polce, Mr. Hare, and Mr. Lindell. Mayor Christiansen was also present. Mrs. Doyle (*Utility*) was present. Mrs. Haass (*Utility*) was absent.

UTILITY COMMITTEE

The Utility Committee met with Chairman Cole presiding.

AGENDA ADDITIONS/DELETIONS

Mr. Neil moved for approval of the agenda, seconded by Mr. Lindell and unanimously carried.

Evaluation of Proposals - Design and Construction of Parks and Recreation Building

Mrs. Donna Mitchell, City Manager, reviewed the background and analysis regarding the design and construction of the Parks and Recreation Building to be sited adjacent to the John W. Pitts Center.

Staff recommended awarding the contract to Dutchman Contracting to perform the Design and Construction of a new Parks and Recreation Building, Bid #19-0012PR, for the amount of $290,702.

In response to Mr. Neil, Mrs. Mitchell explained that the budget was $260,000. She stated that staff was going to transfer funds from the Schutte Park improvements project to cover the difference, since that project would not be completed this year. Mrs. Mitchell noted that there was a change to this project for an additional bathroom because there was concern regarding the administrative staff and construction staff coming in from the field using the same bathroom.

Mr. Lindell moved to recommend awarding the contract to Dutchman Contracting to perform the Design and Construction of a new Parks and Recreation Building, Bid #19-0012PR, for the amount of $290,702, as recommended by staff. The motion was seconded by Mr. Hare and unanimously carried.

Annexation Request - 2920 North DuPont Highway, Owned by NewWind Properties 2920 LLC

Mrs. Donna Mitchell, City Manager, reviewed the Petition to Annex and Rezone Property located at 2920 North DuPont Highway, owned by NewWind Properties 2920 LLC. She advised members that the property does not have City water service, so it would have to use a well, and it does not have City sewer, and the developer will have to obtain approval from the Delaware Department of Transportation (DelDOT) and City of Dover to connect the sanitary sewer on the opposite side of Route 13. Mrs. Mitchell noted that the developer wants to utilize the existing well and connect to the City's sanitary sewer system. She stated that the standard basis for sewer charges would apply, and impact fees for the sanitary sewer connection would be $17,816, based on the fixture count provided by the developer. Mrs. Mitchell advised that the monthly estimated sanitary sewer cost would be $194.70, if annexed into the City. She explained that, since the property will not have a water meter for the well, staff developed an average charge for a similar business and informed the developer that this would be the monthly fixed cost for sewer. Mrs. Mitchell stated that the developer would need to obtain necessary approval from DelDOT and the Delaware Department of Natural Resources and Environmental Control (DNREC) prior to construction, and the Office of

Drinking Water for use of the well. She also noted that the applicant will need to abide by any federal, state or local laws for water quality.

Mr. Neil asked what the Department of Public Works would need in terms of approval or verification, before moving forward. Responding to Mr. Neil, Mr. Jason Lyon, Water / Wastewater Manager, stated that DelDOT will have to approve the layout and maintenance of traffic, since the connection will require boring under Route 13, which is a State road. Additionally, the developer will have to provide a plan of action and show how they are actually going to connect to the sewer on the western side of Route 13. Mr. Lyon explained that, most likely, they will have a pit on each side of Route 13 and bore underneath to make the connection. He stated that this would require DNREC approval because it has responsibility over centralized sewer. Mr. Lyon advised that DNREC may have to approve the construction as well, depending on whether the business will produce more than 2,000 gallons of sewage per day.

In response to Mr. Neil, Mr. Lyon stated that the property owner would need to have these approvals to get annexation. He informed members that, to his knowledge, the developer had done enough legwork with DelDOT to feel comfortable proceeding with the annexation request. Mr. Lyon stated that he felt that the constructability is feasible and should not be an issue, and a condition of the annexation should be that they have sanitary sewer.

Mr. Anderson stated that he tended to have concerns with annexing properties, particularly noncontiguous properties that add to the infrastructure, and asked who would pay for the connection cost. He indicated that this was a high priority area in the 2008 Comprehensive Plan and asked if the pipe would be large enough to accommodate future annexations in this area. Responding to Mr. Anderson, Mr. Lyon stated that all of the costs will be borne by the contractor and developer. He noted that the impact fee mentioned by Mrs. Mitchell is essentially the cost for the life of the infrastructure and to get service to this property. Mr. Lyon advised that he had not yet seen the plans indicating the size they were planning to bore under the road; however, he supposed that the developer was only going to put in the lateral that could supply his property.

Mr. Neil moved to recommend approval of the annexation. The motion was seconded by Mr. Hare and carried with Mr. Anderson voting no.

Mr. Sudler moved for adjournment of the Utility Committee meeting. The motion was seconded by Mr. Hare and unanimously carried.

Meeting adjourned at 6:09 p.m.

Mr. Polce moved for adjournment of the Council Committee of the Whole meeting. The motion was seconded by Mr. Hare and unanimously carried.

Meeting adjourned at 6:09 p.m.

Timothy A. Slavin
Council President

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