COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole Meeting was held by video conference on January 12, 2021 at 6:01 p.m. with Council President Hare presiding. Members of Council present via video or telephone were Mr. Anderson, Mr. Sudler (arrived at 6:03 p.m.), Mr. Neil, Mr. Slavin, Mr. Rocha, Mr. Taylor, and Mr. Lindell. Civilian members present via video or telephone for their Committee meetings were Mr. Caldwell (arrived at 6:26 p.m.) and Col. Dix, Retired, (*Parks, Recreation, and Community Enhancement*), Ms. Maucher (*Utility*), and Mr. Contant and Mr. Shevock *(Legislative, Finance, and Administration*).

UTILITY COMMITTEE

The Utility Committee met with Council President Hare presiding.

Adoption of Agenda
Mr. Neil moved for adoption of the agenda, seconded by Mr. Taylor and unanimously carried.

Evaluation of Bids - Ross Street and West Street Alley West Water Main Replacement (Actionable Item)
Mr. Jason Lyon, Water and Wastewater Director, reviewed the background and analysis regarding the evaluation of bids for Ross Street and West Street Alley West Water Main Replacement.

Staff recommended awarding the contract to Teal Construction, Inc., for the City of Dover, Ross Street and West Street Alley West Water Main Replacement Project, Bid #21-0015WW, for the amount of $599,599.

Mr. Slavin moved to recommend approval of Staff's recommendation. The motion was seconded by Mr. Anderson and unanimously carried.

Evaluation of Proposals - Elevated Water Storage Tank Inspection and Maintenance (Actionable Item)
Mr. Jason Lyon, Water and Wastewater Director, reviewed the background and analysis regarding the Evaluation of Proposals for the Elevated Water Storage Tank Inspection and Maintenance.

Staff recommended awarding the ten (10) year contract to Corrosion Control Corporation for the Elevated Water Storage Tank Inspection and Maintenance project.

Responding to Mr. Neil, Mr. Lyon stated that they received one proposal on the project from the company, Corrosion Control. He noted that they submitted the proposal in September and because of the funding shortfall, they asked them if they would be willing to hold the prices firm, which they put in writing. Mr. Lyon stated that they solicited from numerous companies, but a lot of the companies did not want to deal with the new regulations until they understood them better because of the infancy of the regulations.

Mr. Neil moved to recommend awarding the ten (10) year contract to Corrosion Control Corporation for the Elevated Water Storage Tank Inspection and Maintenance project, as recommended by Staff. The motion was seconded by Mr. Taylor and unanimously carried.

Wellhead Redevelopment Program - Change Order (Actionable Items)
Mr. Jason Lyon, Water and Wastewater Director, reviewed the background and analysis regarding the Wellhead Redevelopment Program - Change Order.

Staff recommended approval of the proposed amendment to the Wellhead Redevelopment Program and providing additional funding to make the necessary improvements to the wells.

Responding to Mr. Anderson, Mr. Lyon stated that they were not revising anything in the water quality improvement fund because of the bid price of agenda item #1 - Evaluation of Bids - Ross Street and West Street Alley West Water Main Replacement. He noted that because the bid price was significantly under budget, they would not have any time to utilize those funds in any other method.

Mr. Taylor asked if they were asking for an exact dollar amount or if they were guesstimating what they were going to need. Responding, Mr. Lyon stated that $58,600 was a firm number, provided that once they open it up nothing else is problematic. He noted that the City had no plans for the surplus of $146,126 other than contingency in case something drastically goes wrong with another project. Mr. Taylor recommended that they keep it.

Responding to Mr. Taylor regarding the City's deep wells, Mr. Lyon stated that all of the wells were running the way that they should be. He noted that the work that they want to accomplish with the change order would only increase the efficiency and long-term health of the wells.

Responding to Mr. Taylor, Mr. Lyon stated that they currently have locations in sight for new wells. He advised that they have a site earmarked for a future well in Fiscal Year 2022s budget and that the location is yielding approximately 625 gallons per minute. Mr. Lyon noted that the site is located at Silver Lake Park off of Washington Street and that they have investigated and worked with the Department of Natural Resources and Environmental Control (DNREC) on it.

Responding to Ms. Maucher, Mr. Lyon advised that the City has interconnection agreements with Tidewater Utilities, Inc., but about 99% of the time it was only going toward Tidewater. He stated that they purchased water from the City and there was an interconnection on the Northern part of the City.

Mr. Taylor moved to recommend approval of the proposed amendment to the Wellhead Redevelopment Program and to provide additional funding to make the necessary improvements to the wells, as recommended by Staff. The motion was seconded by Mr. Rocha and unanimously carried.

Mr. Anderson moved for adjournment of the Utility Committee meeting, seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 6:21 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

Due to Mr. Lindell's limited access, the Legislative, Finance, and Administration Committee met with Council President Hare presiding.

Adoption of Agenda
Mr. Neil moved for adoption of the agenda, seconded by Mr. Shevock and unanimously carried.

Sale and Disposition of Real Property - Right of Way Adjacent to 107 Silver Lake Drive (Actionable Item)
Mr. Matthew Harline, Acting City Manager, reviewed the background and analysis regarding the Sale and Disposition of Real Property - Right of Way Adjacent to 107 Silver Lake Drive

Staff recommended authorizing the City Manager to sell the property located adjacent to 107 Silver Lake Drive to Bruce D. and Della M. Parham for $1.00 under Exception D of Section 2-422 of the City of Dover Code of Ordinances.

Mr. Harline advised that Mr. Neil and Mrs. Traci McDowell, City Clerk, discovered that the City had addressed this piece of property during the Council Committee of the Whole meeting of July 27, 2015 and declared the property a surplus. He noted that under Exception C, they had determined that the property was eligible for conveyance because it was an odd shaped parcel. Mr. Harline stated that the property is adjacent to the property at 107 Silver Lake Drive, an almost rectangular shaped piece of property that has no value to the City, that if conveyed, would still leave them 50 feet.

Mr. Harline clarified that they were asking for City Council to approve the Staff recommendation and grant them the ability to transfer the property to the abutting landowner without an appraisal.

Mr. Neil stated that when this request was previously considered, the residents in the area advised that the deed of this area would originally permit them to have access to the shoreline and, in 2015, this would have eliminated that passageway. He asked if this proposal meant that the people in that area would have access to get to the shoreline from the property or if it would cut them off from the piece of property. Mr. Neil stated that they had been through this and the only thing different in what they have requested is that they will pay $1.00 a year for the property, whereas before they were asking to receive it for no cost to the City.

Mr. Neil advised that City Council denied this request in 2015 and noted that if it was the same piece of land, he was going to recommend denying it.

Mr. Harline stated that he was going to look over the record and that he misread that it was denied before under Exception C. Responding to Mr. Harline, Mr. Jason Lyon, Water and Wastewater Director, stated that there would be a 50-foot wide access all the way down to the shoreline.

Mr. Slavin stated that when the current McGlynns Pub was built, the City ceded some of the shoreline along the lake to allow the developer to meet the storm water management requirements. He noted that it slipped past City Council and that caused quite a stir up for them. Mr. Slavin stated that he did not think they should take lightly the decision to transfer to private ownership the area that they hold in trust for others, for future generations, regardless of the reason. He advised that the neighborhood was quite upset that it was brought forward.

Mr. Neil stated that because this request is being made on a regular basis, there should be a way to designate the area for public access to that shoreline. He noted that it should be accessible to anybody.

Mr. Slavin moved to recommend tabling the issue and allowing Mr. Harline and Mr. Lyon to conduct further research to see if there was a compelling public interest in transferring this property. The motion was seconded by Mr. Neil.

Mr. Slavin noted that in the period that the item is tabled, to prevent this from falling off the radar screen and then coming back again, they could simply put a permanent conservation easement on the parcel that they wish to retain.

Mr. Harline stated that it was possible that the current property's setback from the property line is probably inadequate. He noted that if City Council would permit him to look into preserving the entire width at the shoreline back to the edge of Lake View Drive, they could maybe cede that one piece to get that property and most of the driveway off of the City's property. Mr. Harline stated he wants to see if that is advantageous to the City.

The motion to recommend tabling the issue and allowing Mr. Harline and Mr. Lyon to conduct further research to see if there was a compelling public interest in transferring this property was unanimously carried.

Mr. Neil moved for adjournment of the Legislative, Finance, and Administration Committee meeting, seconded by Mr. Shevock and unanimously carried.

Meeting adjourned at 6:37 p.m.

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

The Parks, Recreation, and Community Enhancement Committee met with Chairman Anderson presiding.

Adoption of Agenda
Mr. Neil moved for adoption of the agenda, seconded by Mr. Taylor and unanimously carried.

Update on Park Workshops (Informational Items)
Mr. Robin Eaton, Parks and Recreation Director provided an update regarding the Schutte Park Skatepark Design Workshop of December 15, 2020 and the Dover Park Improvement Project Workshop of December 17, 2020.

Responding to Mr. Anderson regarding the skatepark security, Mr. Harline stated that they were considering both a gate with a pass key exit or entrance and a camera system. He noted that they were looking at a cost in the neighborhood of $40,000 to $50,000. Mr. Harline advised that one of the ways to keep the park secure would be limiting access from cars and the other would be to incorporate a camera system and proper lighting. He noted that they did not think a fence would be particularly useful and that the Skatepark Project had cautionary tales about trying to fence the area. He noted that they need to keep a good relationship with the regular users, as they may provide a lot of information if there are damages.

Responding to Mr. Anderson, Mr. Eaton stated that they would have programming for beginners and advanced riders. Mr. Harline noted that they will have programming and anything that would get kids active and off a screen all the time. He stated that skateboarding is a sport where people can enjoy and develop physical fitness without having a league. Mr. Eaton noted that they could even include some competitions.

Responding to Mr. Rocha regarding competitions, Mr. Eaton stated that he did not think they would be bringing in a Vans-sponsored event, but that the park would have enough things in it that they could host their own type of small, minor event.

Mr. Rocha stated that he was concerned about the liability related to after hour activities and suggested some form of surveillance in the area. He stated that hopefully it could send a signal to the Dover Police Department.

Mr. Neil asked if the skatepark would be free for City residents and if there would be a charge for non-city residents. Responding, Mr. Eaton advised that, in his past experience, they tried to charge initially; however, it was an extreme policing issue and eventually they made it free for the park that he was at. He advised that charging was not out of the question, but without having a Staff member there all the time, it would be difficult. Mr. Neil stated that it may be worthwhile considering it as a policing measure. Mr. Eaton noted that they did encourage people to at least register with them.

Mr. Taylor asked if they were going to have "skate at your own risk" signs or if the City would be held responsible for any injuries. Responding, Mr. Harline stated the amount of liability injuries from a skatepark tend to be very low, but they would have signage and rules would be posted. Mr. Harline advised that their insurance company has already given them some suggestions and Grindline and the Skatepark Project had some recommendations.

Responding to Mr. Taylor, Mr. Harline stated that they would provide Connor Strong with the design and they would review it and make insurance recommendations. Mr. Harline stated that, according to the insurance company, it was not going to increase their overall costs, which is somewhere in the neighborhood of $700,000 a year for liability insurance. Mr. Slavin stated that this discussion came up previously and they heard back that really it was no different from a lot of the activities that take place in parks.

Col. Dix expressed concern regarding the pond near the skatepark at Schutte Park and wanted to ensure that the bowl is higher than the elevation of that water. Responding, Mr. Eaton stated that the streetscape area was lower and the bowl portion will actually be backfilled to have it higher than the actual current ground level.

Responding to Mr. Anderson regarding the Dover Park Improvement Project, Mr. Eaton stated that the restrooms in the park building would be accessible from both outside and inside. Mr. Eaton advised that the idea would be to have the exterior doors designed into their security system. Mr. Harline noted that they were looking at the possibility of adding a family restroom.

Responding to Mr. Caldwell regarding safety concerns, Mr. Eaton stated that they currently have two gates at the front and back of Dover Park and there is a camera at the front of the park. He noted that once the building was built, there would be staffing there from 7:00 a.m. to 8:00 p.m. He advised that in this year's budget they were starting to run some fibers for a camera that will get the back part of the park and the new building that will all link to the police department. Mr. Eaton noted his Staff leaves at 8:00 p.m. and that there could be discussion moving forward of a police officer utilizing the office for that side of the City.

Responding to Mr. Sudler, Mr. Eaton stated that the building would be the first priority and would be in the coming year's budget. Mr. Eaton noted that they are hoping to break ground in the fall, possibly having the building ready in the spring, and the splash pad in the summer of 2022.

Responding to Mr. Sudler, Mr. Eaton stated that they needed funding. Mr. Sudler stated that they might do some grassroot initiatives.

Mr. Rocha asked if the plan expanded all the way to back of Dover Park. Responding, Mr. Eaton stated that in the overall plan there were features in the back of the park. Three items were identified in the survey as priorities: a community garden, a natural playground area, and completion of a trail that would connect the whole park together. Mr. Eaton stated that the master plan does include the back part of the park, but at this point, those were the three identified priorities. He advised that the basketball and tennis courts were redone.

Responding to Mr. Neil regarding the Can-Do Park, Mr. Eaton stated that their design is similar to the Can-Do park located in Milford, Delaware. Mr. Harline noted that the design was intended to make it accessible to children with a variety of different disabilities and interesting to kids without disabilities. Mr. Harline noted that Ms. Lisa Chase, Grant Writer, was actively working with foundations and Rotary clubs in combination with grant writing and fundraising. He stated that they were going to need a few hundred thousand dollars to bring all of these projects forward, in addition to the money that they have received from the state grant-in-aid program.

Mr. Eaton stated that they were in the stage with Whitman, Requardt and Associates, LLP where they should start seeing hard numbers. He noted that they if they had to, they would always keep moving forward with the projects in phases.

Mr. Hare moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting. The motion was seconded by Mr. Taylor and unanimously carried.

Meeting adjourned at 7:35 p.m.

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

Meeting adjourned at 7:35 p.m.

William F. Hare
Council President

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