

City of Harrington
MINUTES
City Council Workshop
July 1, 2013

A workshop with the Harrington City Council was held at Harrington City Hall, 106 Dorman Street, on July 1, 2013 and was attended by the following: Mayor Anthony R. Moyer; Vice Mayor Cheryl Lahman; Council Member Duane E. Bivans; Council Member Fonda Coleman; Council Member Amy Minner; Council Member Charles W. Porter; Council Member Kenneth Stubbs; Norman Barlow, Chief of Police; William Pepper, City Solicitor; Teresa Tieman, City Manager; and Kelly Blanchies, Clerk of Council.

Also present: Chris Fazio and Tom Wilkes, City Engineers; Hans Medlarz, Kent County Director of Public Works; John A. Schulties; Doug Brown; and Harold Brode.

Mayor Moyer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was given.

School Resource Officer for W.T. Chipman Middle School

The Chief of Police stated that the Lake Forest School Board has approved the funding of a portion of the salary for a school resource officer for FY14, FY15, and FY16. This officer would not only be security but would also provide education and be a mentor to the children, a positive public figure. The Harrington Police Department Fraternal Order of Police has agreed to relinquish funds allocated for educational assistance and physical fitness for FY14. Everything has been reviewed by the City Solicitor.

Vice Mayor Lahman asked if the officer would be an employee of the City of Harrington. The Chief of Police said yes and would be assigned to the school.

Council Member Porter asked if the State has a say over where the officer is assigned. The Chief of Police stated that the officer would be at Chipman and maybe go over to Lake Forest South as well.

Vice Mayor Lahman thanked the Chief of Police for not giving up on this idea. It has been in the works for quite a while. The Chief of Police stated that it is good to see the City and School Board work together to do something good for the community.

Council Member Porter asked if there is a police vehicle available. The Chief of Police replied yes.

Council Member Porter stated that the agreement should say which school the officer will be at. The Chief of Police stated that the agreement is with Lake Forest School District, and the officer will only be in Chipman and South Elementary.

Lagoon closure plan

Tom Wilkes stated that a revised plan has been submitted to the State for review, including a schedule for completing work. It appears that the soil, sludge, and ground water samples around the lagoon reveal very low impact, if any at all. Remediation was a concern as far as cost. The monitoring program should satisfy the State's concerns about leaving the sludge in place. Some additional sampling will be necessary.

Council Member Porter asked if one million five hundred thousand dollars (\$1,500,000) will satisfy the State. Mr. Wilkes stated that the State is not overly concerned about the cost. The City Manager stated that the proposal is an engineering estimate. There were two proposals to close the lagoons: the first was as the State requested, which cost more money, and the second was to leave the sludge in place. It accomplishes what needs to be done with the most cost effective approach.

The City Manager asked when the City will hear back from the State about approval. Mr. Wilkes stated that with the previous submittals, it has taken a couple to three months. Chris Fazio stated that the City Engineers have provided scientific proof that the proposed method will work, is acceptable to the State, and is environmentally clean. The City Manager stated that this method is used in other states but is not specifically under DNREC regulations, so it may take more time for DNREC to evaluate.

The City Manager stated that Hans Medlarz is here to discuss how Kent County would like to utilize one of the lagoons and treatment plant. Hans Medlarz stated that in the contract that the City and County have, there is a provision for a portion of a lagoon for storage in case a repair is needed to the line from Harrington. The County would take over that portion of the lagoon by easement or agreement and have the responsibility for the maintenance. The City Manager stated that the plan is to take the sludge from the smaller lagoon and put it in the larger lagoon, close the large lagoon, and thoroughly clean the small one before turning it over to the County. The project will begin in 2014 and is scheduled to be completed in 2018; it could go a little faster.

Mayor Moyer asked about the cost of importing fill. Mr. Wilkes replied that fill will be used but not paid for.

Mayor Moyer asked how long the sampling will take place. Mr. Wilkes stated that the soil and sludge samples will be completed quickly; ground water monitoring is

usually over at least four quarters of data. Mayor Moyer asked if that would begin after the closing. Mr. Wilkes stated that would happen before and concurrent to the closing. The wells will be outside of the lagoon, so they will not be impacted by construction. Mayor Moyer asked if they will be closed or capped off. Mr. Wilkes stated that would be up to the City, but generally, they are not used after the monitoring. Mr. Fazio stated that other clients are seeking a disposal site for clean fill.

Council Member Porter asked about the City Engineer's priority list. The City Manager asked what factored into the ranking. Mr. Wilkes stated that the water mains were given top priority because of the pending Phase II Streetscape project. The City Manager stated that the lines on Route 13 are included as well. Mr. Fazio stated that there is existing infrastructure that needs to be rehabilitated, and the City also wants to be able to support growth. Council Member Porter stated that the City had a failed referendum, and the State Legislature approved the Charter changes.

Council Member Bivans stated that he thought the City would not want to delay the closing of the lagoons and clean-up of the Browns Branch outfall because of DNREC's involvement. It is important to have growth, but the City does not want to risk another fine.

Council Member Porter asked about the funding of the lagoon closure. The City Manager replied that there is money left over from the force main project, and Council set aside reserves to use if needed. Vice Mayor Lahman stated that some Cities have had their loans forgiven. The City Manager stated that sometimes the State forgives loans if there are health and poverty level need.

Mr. Medlarz stated that initially the City had budgeted funds for the demolition of the front end of the facility. The County has a plan to turn Harrington into a central sewage receiving facility and will be seeking the City's approval. There would be about twenty to thirty trucks a day dropping off in an enclosed facility. There would be a truck scale that the City could use, and the facility would be manned full time. The facility would be a receiving station for trucks that pump out septic tanks. Currently there are facilities in Smyrna and Little Heaven. There would be pretreatment before the sewage is transmitted to the County treatment facility. It is on the agenda for the County's Sewer Advisor Board for a final recommendation and will be presented at the July or August committee meeting of Levy Court.

Council Member Porter asked about the traffic. Mr. Medlarz stated that the County would present a site plan for approval. Tanks would be used in case a contaminated load had to be isolated. The County does not allow industrial waste; it messes with the biological process.

Mr. Medlarz asked for the City to give approval of the concept at the next City Council Meeting.

Sewer mapping project

Mr. Fazio stated that questions arose about the City's sewer capacity when some overflows happened. A grant paid for half of the sewer study. There are sanitary sewer pipes that need to be upsized. There is a lot of land development on the books, and there is a portion of the infrastructure that is not big enough to handle the future develop and some of the existing development. Route 14, Liberty Street, Dixon Street, Gordon Street, and just north of the pump station all need upgrades ranging from ten inches to eighteen inches. A rough estimate of the cost to do all of these projects is one million four hundred thousand dollars (\$1,400,000). The work does not all need to be done now. The report is structured with trigger points; once a certain percentage of the land development occurs, then a certain piece of infrastructure needs to be in place. The report will be sent to the City Manager this week. This is just another thing to keep in mind while getting control of inflow and infiltration.

Council Member Minner asked if the report will show the cost of each street. Mr. Fazio replied that it will.

Mr. Medlarz stated that the County has not raised the sewer rate for seven years, because the County evaluated the trigger points that it has and structured the impact fee collection based on future trigger points.

Council Member Porter asked how the City will fund the upgrades. The City Manager stated that impact fees can pay for the portions that are growth related. An impact fee study is also needed. Mr. Medlarz stated that there is a section of the City's contract with the County that states that when non-growth related inflow and infiltration (I & I) projects are completed then the City gets to keep the County's portion of the impact fee. Some projects are essentially cost neutral. Correcting I & I also saves on the monthly treatment bill.

The City Manager stated that the USDA will attend a Workshop at the end of the month to talk about refinancing some old debt. If the City finances all of the I & I projects and two million five hundred thousand dollars (\$2,500,000) of water projects and refinanced with the USDA then we do not think the debt service would increase. It is possible that there could be fifteen thousand dollars (\$15,000) of additional debt service a year, but by fixing I & I there will be savings.

Council Member Porter stated that the City always guesses at impact fees. The City Manager stated that impact fees should have a rational nexus to the expenses that will be incurred because of growth. Impact fees should be defensible.

Council Member Bivans asked how the appropriate size of pipe is determined. Mr. Fazio stated that the City is analyzed considering maximum build out and the maximum amount of flow based on DNREC standards. A conservative estimate was used.

There being no further business, the Council Workshop adjourned at 7:18 p.m.

Respectfully Submitted,

Kelly Blanchies
Clerk of Council