

City of Harrington
MINUTES
City Council Workshop
August 5, 2013

A workshop with the Harrington City Council was held at Harrington City Hall, 106 Dorman Street, on August 5, 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; and Teresa Tieman, City Manager.

Also present: Tom Wilkes, Remington, Vernick, and Beach Engineers; Bill Falasco, Parks and Recreation Director; Chris Hayward, Library Director; and Lonnie Blike.

Mayor Moyer called the meeting to order.

The Pledge of Allegiance was given.

Kent County wastewater central receiving station

Council Member Porter stated that the land should not be sold; once it is sold then it is out of the City's control. Vice Mayor Lahman asked what the arrangement with Smyrna is. The City Manager stated that the County will not have to do any permitting to use the location as a central receiving station. Council Member Stubbs stated that it is centrally located.

The City Engineer stated that the property could be considered a burden to the City, because a wastewater treatment facility is no longer needed. The County may still need permits from DNREC, but the infrastructure is in place, which has value.

Mayor Moyer asked if the City has any liability with DNREC if the County violates any permits. The City Solicitor stated that hold harmless language can be included in the agreement that the County will clean up any environmental contamination.

Council Member Porter asked if the County indicated what kind of arrangement they would like. The City Manager stated that Hans Medlarz, Kent County Public Works Director, indicated that it would be up to the City.

Mayor Moyer stated that a lease is the best option, because the City maintains the property and has an income. The City Engineer stated that there is the possibility to sell the property to the County and have them responsible for

cleaning up the land, although they would probably not go for that. The current user agreement with the County includes them retaining half of one of the lagoons.

Council Member Minner stated that it has to be considered what will remain on the property when the lease is terminated. Mayor Moyer stated that it can be set on the lease that the property has to be sellable. The City Manager stated that the plan was to demolish the treatment plant so that can be included in the lease.

The City Manager stated that she thinks the best thing to do is to get a price from a commercial realtor then negotiate with the County.

Mayor Moyer asked if it would be a non-service lease; the City would not want to maintain heat, air conditioning, or grass cutting. Vice Mayor Lahman stated that that property has cost a lot of money to maintain over the years. The City Solicitor stated that the grounds that are not leased would still have to be maintained. Mayor Moyer stated that the lease should require the County to put a fence around the property they are leasing.

Council Member Minner asked if a site plan will be submitted before the agreement is in place. The City Manager stated that it would be submitted for approval.

The City Manager stated that the land is zoned R-1. Vice Mayor Lahman asked if the land would have to be zoned commercial.

Mayor Moyer asked about the length of the lease. The City Manager stated that it would be long term such as 20 years. Mayor Moyer stated that raises should be included then. The City Solicitor stated that it is usually a consumer price adjustment.

Extended hours for Parks & Recreation building

Council Member Bivans stated that he would like to discuss the possibility of opening up the facility for children to use and the level of interest in doing that. If the condition of the gym floor is an issue, then other areas like the weight room can be used. If the facility is already open for classes, then how can it be available for teens to use as well. Council Member Bivans stated that there is interest in a curfew, so the Council needs to open up ways for the youth to get off the streets. Council Member Bivans asked what the cost would be to install basketball courts in the back. The children could complete community service to pay for their use of the facility or good grades could be required. Children will have pride in something they take part in and will not destroy it.

The Parks and Recreation Director stated that other Parks and Recreation programs offer those types of activities outside of the gymnasium. Currently,

programs are offered during the day. The Parks and Recreation Director stated that he used to run an open gym when he was a teacher and students had to have school identification, pay one dollar for admission, and were kicked out if there was one problem. The middle school is a resource that could be used.

Council Member Bivans stated that sponsorships could be sought to get at risk youths off the street.

The Parks and Recreation Director asked who would be responsible for the children while they are performing community service. Council Member Bivans stated that is a logistical matter.

Council Member Bivans stated that the Council needs to explore the idea and see if it is something can be done, who would pay for it, the level of interest among the children, and if the school will help. Imposing a curfew without entertaining anything else is a disservice to the community. A list of reason why this idea would not work was received but not if there are any grants that would support the program.

Council Member Porter stated that about ten years ago the City had a skateboard park, and it worked for a short while then no one wanted ownership of it and liability became an issue. The majority of kids that went there were from out of town. Mayor Moyer stated that the parents offered to volunteer their time; they did to build it then would drop the kids off and not stay.

The Parks and Recreation Director stated that the City offered dances that children did not attend. If the City does this program then it should be for the long term and allowed time to grow.

Council Member Porter asked where the money would come from. The Parks and Recreation Director stated that he did not know. The gym at Chipman could be contracted on Tuesday and Thursday nights. Basketball would be popular.

Mayor Moyer asked if basketball hoops could be put up in the parking lot at the Parks and Recreation building. The Parks and Recreation Director stated that might cause issues with the Armory, so the area directly behind the building would have to be used.

Council Member Bivans stated that the Parks and Recreation Department does not have to handle the project alone; it could partner with the school. As taxpayers, the school grounds can be used when school is not in session. When the City has enough information about the viability of a program, then sponsors and other resources can be sought to pay for it. The Chief of Police stated that there will be a School Resource Officer starting this year and that could be a good thing for him to talk to the school about. Mayor Moyer stated that the School Resource Officer would already know the kids.

The Parks and Recreation Director stated that it will take a lot of people to get the program off the ground; getting new people involved would help.

Council Member Coleman stated that there are grants available. The children in town are not interested in performing community service. The Parks and Recreation Director stated that this program would not qualify for many grants, because it is for recreational basketball and not organized teams.

Council Member Bivans stated that other activities such as table tennis or billiards can be offered, not just basketball. The churches can be involved, possibly asked to host a tournament of some kind. The Parks and Recreation building does not necessarily have to extend its hours but extend what is offered and get people involved.

The Parks and Recreation Director stated that for the program to work, it will take a lot of people to be involved, but it could help kids. The City Manager stated that the Parks and Recreation Director and the School Resource Officer can work together to come up with a program for next summer.

Water and sewer impact fee study proposal

The City Manager stated that a proposal was received from Remington, Vernick, and Beach to do a water and sewer impact fee study. There have been questions about the cost of the City's impact fees since the City started using the County to treat wastewater. Occasionally impact fees need to be studied, and it has been at least five years since a study has been done in Harrington. The study will look at the water and sewer budgets, capital expenditures for the next ten years, and calculate impact fees. The cost is eleven thousand six hundred dollars (\$11,600).

Mayor Moyer asked why this study could not be done in house. The City Manager stated that there are engineering calculations involved. There is limited staff in house, which will be working on a water and sewer rate study.

Council Member Porter asked how it would be paid for. The City Manager stated out of the transfer tax budget.

Council Member Porter stated that it sounds like a good idea so that there is not guessing involved.

Vice Mayor Lahman asked how much the County charges for impact fees. Mayor Moyer replied this year is one thousand nine hundred seventy one dollars (\$1,971), and next year will be two thousand eighty dollars (\$2,080). The City Manager stated that the County only has sewer.

Mayor Moyer asked how long the study will take. The City Manager replied two months.

Tom Wilkes stated that the study will support the justification for the impact fees. Mayor Moyer stated that protects the City legally as well.

Council Member Minner asked where the money will be spent since most of the information is available already. The City Manager stated that a lot of the projects are complicated and will require engineers to know what part is growth related.

Council Member Bivans asked how this would differ than the studies that were just completed. Mr. Wilkes stated that the sewer study that was just completed identified areas that had problems; this study would develop fees for expanding the City's current system.

Mayor Moyer asked if the fee schedule would be progressive. Mr. Wilkes stated that he would have to check but assumes there would be some projections for increases every year or couple years.

Mayor Moyer asked if there is a recommendation from the State or County as to how often impact fees should be calculated. The City Manager stated every two years but most places do not do it that often. The City Solicitor stated that it should be done at least every five years. Mayor Moyer asked that the study provide projected increases for the next five years.

Council Member Minner asked if the current fee was justified. Vice Mayor Lahman stated that the City Planner implemented a fee schedule several years ago. The City Solicitor stated that it did not involve analysis specific to Harrington but was a survey of other communities.

There being no further business, the Council Workshop adjourned.

Respectfully Submitted,

Kelly Blanchies
Clerk of Council