

Utility Commission
May 7, 2018

The regular scheduled meeting of the Delmar Utility Commission was called to order by Vice Mayor Pase. In attendance were Commission Members Dickerson and Dewald, Council Member Smith, Deputy Mayor Unsell, Town Manager Bynum-King and Clerk of Council Fisher.
Guests: Bill Diakos

Approval of Minutes

Deputy Mayor Unsell made a motion to approve the April, 2018 minutes as circulated. Commission Member Dickerson seconded the motion which passed with 4 ayes, 0 absent and Commission Member Dewald abstaining due to her absence last month.

Unfinished Business

Update- Pine Street Pump Station

Town Manager Bynum-King reported that the Pine Street Pump Station is up and running and was completed without any issues.

Update- Grove Street Water Main Upgrade

Town Manager Bynum-King stated that the Grove Street Water Main Project should have been out for bid by now but there was an oversight in submitting the Soil Conservation permit application. The application has now been sent and once the permit is released, we can go ahead and advertise for bids. The project should still be on track to be worked on when the students are out of school for summer break.

The Town informed the Utility Commission that they need to make a formal decision regarding a request made at their April 2nd meeting from Mr. Marshall from Marshall Home and Land. Mr. Marshall asked for consideration to reduce the impact fees for both Yorkshire Estates and Heron Ponds Developments. Town Manager Bynum-King mentioned the matter was discussed informally during the last Utility Budget Workshop as the Commission considered the anticipated revenue versus the proposed expenses.

After additional discussion, the Utility Commission concluded a reduction in impact fees was not a favorable option for the Town. Chairperson Pase mentioned it would have been helpful if Mr. Marshall came to the Commission in February as requested; here at the end of the budget workshops, things are basically already in place. Council Member Smith made a motion to deny the request made by Marshall Homes and Land for a reduction in the impact fees for the Heron Ponds and Yorkshire Estates Developments that was made last month. Deputy Mayor Unsell seconded the motion which was passed with 4 ayes, 0 absent and Commission Member Dewald abstaining due to her absence last month.

New Business

Bill Diakos- Permission to connect to utility services for fire protection at the out-of-town rate

Mr. Diakos stated that he was here this evening stating that currently he has water and septic on his property which is on the east side of Old Stage Road in Delmar, DE. He wants to use part of

the property to construct storage units. He stated that he understands that the water line runs right in front of his property.

Town Manager Bynum-King informed the Council that Mr. Diakos owns 2 parcels of land side by side. One is in Town and the other one is out of Town, both on the Delmar, DE side north of Stage Road on Route 54. The parcels are located south of Yorkshire Estates. He is looking to construct storage units and have an office space. He is planning on developing the parcel that is not in Town. Mr. Diakos said that part of the property that is in Town will be used for parking. He is requesting to have water and sewer at the out-of-town rates primarily for the office space and only water services for the sprinkler systems to be installed in each storage unit for fire protection. Mr. Diakos said that he heard that if the structure is over 2500 square feet then Sussex County requires a sprinkler system. If under the 2500 square foot minimum, then he would not need a sprinkler system.

The impact to the Town's system will be minimal since it is for only one sink and one toilet for the one employee. The water for the sprinkler system comes right out of the main. All the connections will be charged the impact fee to connect. The actual use after the connection will only be for fire protection. Commission Member Dickerson stated that he thinks we did something for the VFW when they installed a sprinkler system. He stated that the Town nor the Utility Commission will get any benefit from the connection for fire protection. He asked if there is a minimum per month that could be charged for this service. He suggested a monthly maintenance fee. Town Manager Bynum-King said that she would put out some feelers to municipalities in the area to see what the minimum cost they charge for fire protection services. She stated that she will also check to see what was done when the VFW installed their sprinkler system. The Town has in place set rates for the out-of-town user rates through Wicomico County Urban Services.

Mr. Diakos was asked what the anticipated time frame was for his project. His reply was that he has been working on this project for the past few months. They are moving kind of quickly but could wait another month to see what the Utility Commission decides. The Utility Commission wanted to confirm with the engineers the Town's capabilities to serve water and sewer as well as make sure the mains were properly sized. Town Manager Bynum-King said that she would contact the Town Engineers to get more specific on the infrastructure in place along Stage Road and if it could accommodate the proposed development.

Vice Mayor Pase said that this discussion will be tabled until next month. She told Mr. Diakos that he will be on the agenda for next month. He said that if the outcome is that it would be too costly for him to connect to the Town then he will have to maintain the septic and well he has on the property. The engineers will need to know what direction he is going in so they can work around it or tear it down.

Town Manager Bynum-King said the packet of information that they were given prior to the meeting is something that she received today. It is a request from one of the partners of the Traveler's Motel, next to Hardee's. They are seeking permission to connect to the Town's central utilities because they are experiencing septic failure and they cannot secure another septic permit from the County. There is a possibility that sewer connections can be made by the main that

services Hardee's, but it would have to be determined by the Town engineers. There is a possibility the motel could be annexed into Town because it is contiguous with Town boundaries and that is the policy when annexation can be achieved to receive Town utilities. Annexation may not be an option because the motel is not operated in the traditional fashion of a motel, they have extended stay similar to the unauthorized practices of the Country Hearth Inn and Suites. There has been reports of other issues which have required police presence to the address. Commission Member Dickerson asked how many EDU's they would need. Town Manager Bynum-King said there is approximately 13-14 units including the office.

Vice Mayor Pase suggested that this be tabled until such time that more information is provided since it was just received today.

Town Manager's Report

Town Manager Bynum-King stated that today at the Waste Water Treatment Plant the sand filter was off line due to a pump being clogged. It appears that some algae passed over the clarifier weir into the sand filter. The waste water operator had to call CES, an outside skilled service provider, to come in and unclog the pumps and refresh the sand in the filter.

Adjournment

Upon hearing no public comments, Commission Member Dewald made a motion for adjournment which was seconded by Deputy Mayor Unsell. The motion was passed with 5 ayes and 0 absent.

Submitted by:

Cindy Fisher
Clerk of Council