



**MAYOR & CITY COUNCIL**  
**Monday, May 13, 2019 @ 7:00pm**  
**Council Chambers, City Hall**

**Regular Meeting Agenda**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ANNOUNCEMENTS**
- D. ADDITIONS AND/OR DELETIONS TO THE AGENDA**
- E. REORGANIZATION OF COUNCIL: Swearing in of Official(s): Mayor Theodore W. Becker.**
- F. APPOINTMENTS: The Mayor, with the majority consent of Council, the following appointments will be considered. Listed are current appointees.**
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|---|---|
| 1. <b>Deputy Mayor</b>  | <i>Fred Beaufait</i>  |
| 2. <b>Secretary</b>   | <i>Dennis Reardon</i>   |
| 3. <b>Assistant Secretary</b>   | <i>Alice Erickson</i>   |
| 4. <b>Treasurer</b>   | <i>Bonnie Osler</i>   |
| 5. <b>City Solicitor</b>  | <i>Baird Mandalas Brockstedt, LLC</i>                                 |
| 6. <b>City Assessor</b>   | <i>William Lucks</i>  |
| 7. <b>City Auditor</b>  | <i>Tom Sombar, CPA</i>  |
| 8. <b>Code Enforcement Officer</b>  | <i>Henry Baynum, Robin Davis &amp; Steve Barrows</i>                  |
| 9. <b>Freedom of Information Coordinator</b>  | <i>Alice Erickson</i>   |
| 10. <b>Board of Health</b>  | <i>Dr. James Marvel, Cheryl Hopple, Jayne Thompson, Susan Maedler</i> |
| 11. Ex-Officio Member to the <b>Lewes Planning Commission</b>                             | <i>Dennis Reardon</i>   |
| 12. Ex-Officio Member to the <b>Lewes Planning Commission from the BPW</b>                | <i>Tom Owen</i>   |
| 13. Ex-Officio Member to the <b>Historic Preservation Architectural Review Commission</b> | <i>Bonnie Osler &amp; Fred Beaufait</i>                               |
| 14. Ex-Officio Member to the <b>Parks &amp; Recreation Commission</b>                     | <i>Rob Morgan</i>   |
| 15. Ex-Officio Member to the <b>Mitigation Planning Team</b>                              | <i>Dennis Reardon</i>   |
| 16. Ex-Officio Member to the <b>Scenic &amp; Historic Byways Committee</b>                | <i>Dennis Reardon</i>   |
| 17. Ex-Officio Member to the <b>Bicycle &amp; Pedestrian Advisory Committee</b>           | <i>Rob Morgan</i>   |
| 18. Member(s) of Council to the <b>Finance Committee</b>                                  | <i>Bonnie Osler &amp; Fred Beaufait</i>                               |
| 19. Member(s) of Council <b>Traffic Safety Management Advisory Committee</b>              | <i>Fred Beaufait &amp; Dennis Reardon</i>                             |
| 20. Member(s) of Council as <b>liaison to the Sussex County Council</b>                   | <i>Dennis Reardon &amp; Rob Morgan</i>                                |
- G. PROCLAMATION, RECOGNITIONS & APPOINTMENTS**
1. Proclamation of **Hurricane Preparedness Week, May 5-11, 2019**
  2. Proclamation of **Drinking Water Week, May 5-11, 2019**
  3. Proclamation of the **100<sup>th</sup> Anniversary of the American Legion**
  4. Presentation & possible action on the **appointment of two (2) members to the Planning Commission** to fill the expired terms of Drew McKay and Joe Hoechner for three (3) year terms each.
- H. MINUTES:**
1. Presentation & consideration of the **Mayor & City Council** regular meeting minutes from **April 8, 2019** and public hearing minutes from **April 22, 2019**.
  2. Presentation & acceptance of the **Board of Public Works** meeting minutes from **March 27, 2019**.
- I. STAFF REPORT:**
1. Presentation & acceptance of the **Financial Activity Reports**
  2. Presentation of the **City Manager Report**
  3. Presentation of the **Police Department Activity Report**
  4. Presentation of the **Fire Department Activity Report**
- J. UNFINISHED BUSINESS:**
1. Presentation & possible action on a **proposal from MERJE Design for a Wayfinding Signage Plan**.
  2. Presentation & possible action on **Amendments to the Lewes City Code, Chapter 59, Animals, Article II, Felines**.

3. Presentation & possible action on the **development of a policy to address commercial concessionaires on city lands.**

**K. NEW BUSINESS:**

1. Presentation of the Certification by the City Assessor that all owners of property placed on the **2019 First Supplemental Assessment List** have been notified and, if necessary, schedule a date & time for a hearing.
2. **Update by the Public Art Committee**
3. Presentation & possible action on LPC Recommendation 620 to **approve the proposed site development plan entitled Assisted Living Facility Lewes Medical Development**, submitted by David, Bowen & Friedel, Inc. to create a 220,245 s/f senior living facility on an 8.55-acre parcel of land (SCTM 3-35-8.00-36.08, along Kings Highway. Public Hearing held on April 22, 2019.
4. Presentation and **discussion of strategies for development of workforce housing** on a parcel owned by Beebe Hospital, SCTM 335-8.00-36.07. Preston Schell, developer, contract purchaser of land and Helen McAdory, Associate Director, Diamond State Community Land Trust. Staff will share strategies that address questions reviewed by Council at a *Public Workshop held on December 18, 2018.*
5. Presentation & possible action on an **Ordinance amending 197 Attachment 3, Table of Dimensional Regulations, by adding dimensional requirements for Attached Dwelling.** *The public hearing was held on October 9, 2018.*
6. Presentation & possible action on a **Recommendation regarding amendments to the AX-RES and AX-MIX zones, and schedule public hearing.**
7. Presentation & possible action on **amendments to Chapter 63, Section 63-20, relating to fishing.**
8. **Presentation & possible action on proposed Charter Changes**
  - **Section 5(e) Qualifications for Mayor & City Councilpersons:** to apply the same standards to all councilmembers as is current for mayor, "a qualified voter of the city of Lewes for at least one year prior to the date of the election"
  - **Section 6(c) Nominations:** designation of the Assistant City Manager to act if the City Manager is unable to do so;
  - **Increase the Fee limit:** from \$500 to \$3,500.
9. Presentation and possible action on a request from Cellco Partnership to **extend the approval of a conditional use for the placement of a cellular antenna array on an existing tower off Cape Henlopen Drive from one year to five years.**
10. Presentation & possible action on **creating a dune on Beach 1.**
11. Presentation & possible action on the **further definition of "Windfall" funds.**
12. Presentation & possible action on the **selection of an audit firm.**
13. Presentation & possible action on the **sale of city lots on Tennessee Avenue.**
14. Presentation & possible action on the **posting of draft minutes.**
15. Scheduling of the June 2019 Mayor & City Council meeting.

**L. EXECUTIVE SESSION: Pursuant to 29 DEL. C §10004(b) an executive session shall be held to discuss the following:** Potential and Pending Litigation, Personnel and Collective Bargaining.

**M. CONSIDERATION AND/OR ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION**

**N. ADJOURNMENT**

Agenda items may not be considered in sequence and therefore, should not be relied upon by any member of the public. This Agenda is subject to change to include additional items, including Executive Sessions or the deletion of items as in accordance with provisions in the Freedom of Information Act. Persons with disabilities requiring special accommodations please contact City Hall 72 hours in advance. City Hall is located at 114 E. Third Street Lewes DE

Agenda posted: Monday May 6, 2019 @ 2:30pm