

TOWN MANAGER'S WEEKLY REPORT



UPCOMING MEETINGS & EVENTS ...

- ✓ **Memorial Day Service:** Sunday, May 26th, 1:30 PM, The Circle
- ✓ **Sussex County Association of Towns:** Wednesday, June 5th, at 6:00 PM, hosted by Ocean View at Bear Trap Dunes
- ✓ **Sussex County Association of Towns Steering Committee:** Friday, May 3rd, at 9:00 AM, Arena's at the Sussex County Airport

UPDATES FROM DEPARTMENTS ...

Finance

- The Town has collected \$463,909 (31.9%) of the total FY 2014 property taxes billed – due date is June 5, 2013
- Actual v Budget (April 2013) has been prepared (copy attached)

Planning

- PLUS Meeting for Comprehensive Plan Amendment went well
- College Park project (Redner's; Medical Arts Pavilion) received a \$2.8 million DEDO Infrastructure Investment Grant for assistance with sewer & roadway improvements

Police

- Open House date set for Saturday, June 15 from 11:00 AM to 5:00 PM
- Significant Incident Reports distributed as received

Public Works

- Water Meter replacement project is installing 50 – 60 meters per day
- Three (3) bids received for North King Street Improvements (agenda item for June 12th meeting)
- Electronic eyes have been installed on each light pole head to automatically control when the street lamps on The Circle turn on/off
- Margaret Street design complete – Next step is advertisement for bid

Wastewater

- A chain link fence will be installed around the Kimmey Street pump station to reduce vandalism and trespassing (see Figure 1 below)

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TOWN MANAGER'S UPDATE ...

- 2nd Annual "Spring into Spring" a success– We had a good crowd and the vendors seemed happy – planning for 2014 is underway
- Presented "A Municipal Perspective on Opportunities & Barriers" at the 2013 Drinking Water State Revolving Fund Borrower's Conference
- Coordinated Memorial Day Service with Georgetown Kiwanis Club and Korean War Veterans Association Chapter 1, Sussex County



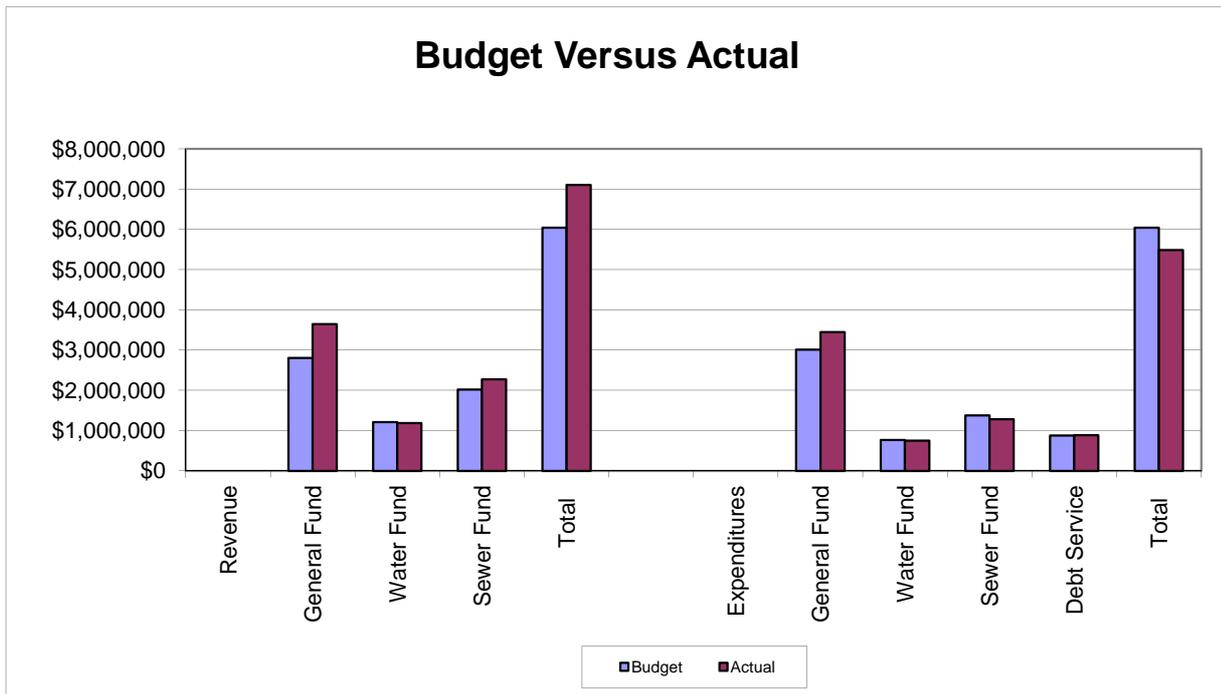
Figure 1

PLEASE NOTE THIS REPORT AND ANY ATTACHMENTS ARE ONLY BEING SENT ELECTRONICALLY UNLESS OTHERWISE REQUESTED

Town of Georgetown
Budget Versus Actual (Operating)
As of April 30, 2013

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>100.00% Percent of Budget</u>
Revenue				
General Fund	\$2,802,664	\$3,641,227	(\$838,563)	130%
Water Fund	\$1,212,000	\$1,188,268	\$23,732	98%
Sewer Fund	\$2,020,000	\$2,273,463	(\$253,463)	113%
Total	<u>\$6,034,664</u>	<u>\$7,102,957</u>	<u>(\$1,068,293)</u>	<u>118%</u>
Expenditures				
General Fund	\$3,007,161	\$3,448,489	(\$441,328)	115%
Water Fund	\$770,260	\$754,447	\$15,813	98%
Sewer Fund	\$1,379,165	\$1,278,115	\$101,050	93%
Debt Service	\$878,078	\$882,532	(\$4,454)	101%
Total	<u>\$6,034,664</u>	<u>\$5,481,051</u>	<u>(\$324,465)</u>	<u>91%</u>

* Line item detail available upon request.





May 22, 2013

DEDO supports \$2.8M in grants for Georgetown center

\$2.8 million in state grants recommended for new center

*By Cori Anne Natoli
| The News Journal*

Come early 2014, a Redner's Warehouse Market is scheduled to open its doors in a new commercial center off Del. 404 in Georgetown, joining an outpatient facility being built by Beebe Medical Center.

The new facilities will anchor a \$27.2 million center known as College Park that has piqued the interest of Dunkin' Donuts, PETCO, Verizon, Burger King and Chick-fil-A, according to Alan B. Levin, director of the Delaware Economic Development Office.

The developers also have plans for a 90-room hotel on the site.

The project is expected to employ 420 permanent workers over time and use 350 construction workers. It has won the support of DEDO's Infrastructure Investment Committee, which recommended state approval of a \$2.8 million package of grants to offset costs tied to road widening and the installation of traffic lights and a pumping station for water and sewer.

The developers, Sussex Entertainment Enterprises, based in Kennett Square, Pa., had requested about \$3.9 million in aid from the state.

Inside Beebe's medical arts building, across from Delaware Technical Community College's Owens Campus, a range of services will be offered, including Beebe Lab Express, imaging in radiology, CT and MRI scans, ultrasound and mammography, physical and occupational rehabilitation and speech pathology. A primary care physician will be on staff, and a walk-in clinic is planned.

College Park is flanked by U.S. 113, College Park Drive and Carmean Way, Levin said. Traffic lights will be installed at the center's entrances, where the road will be widened.

"We're still in active negotiations with a variety of ... clients that are going to be coming in," said Jonathan Silver, project manager for Sussex Entertainment Enterprises. "We're very pleased that the Infrastructure Committee provided the funding. ... It's really going to help build the much-needed infrastructure, including for sewer and roads."

Beebe, the first anchor to open, will occupy the first floor of a 48,000-square-foot, two-story building. The second floor is available for lease, Silver said.

Redner's, which has stores in Camden, Dover and Milford, will open in a 45,000-square-foot building in the plaza. The center also will have two pads for fast food restaurants and 119,000 square feet of retail space.

The committee approved \$1 million of the \$1.8 million request for improvements and traffic signals at the intersections, Levin said. An additional \$1.8 million was awarded for sewer and water improvements.

“We’re providing part of the cost because it improves the infrastructure in that region,” Levin said, explaining that the access to the shopping center behind the development where Wal-Mart is located is poor.

“It’s a big shot in the arm construction-wise for the town,” Levin said. “The town has been growing in population and this will aid in having another choice of a supermarket as well.”

Drinking Water State Revolving Fund

A Municipal Perspective on Opportunities & Barriers

*Gene Dvornick & Laura Givens
Town of Georgetown*

Topics

- Drinking Water State Revolving Fund
- Drinking Water Infrastructure Need
- Project Funding Options
- Georgetown Projects
- Challenges Ahead

Drinking Water State Revolving Fund

- Established under 1996 Safe Drinking Water Act
- Provide States a financing mechanism to ensure safe drinking water to the Public
- Interest Rates between 0 percent and market rate
- Term up to 20 years

Drinking Water State Revolving Fund

- Emphasis on Small and Disadvantaged Communities
- Funding Priority
 - Address most serious risk to human health
 - Ensure compliance with requirements of Safe Drinking Water Act
 - Assist systems most in need according to State-determined affordability criteria

Drinking Water Infrastructure

- Challenges
 - Nationally:
 - 54,000 Community Water Systems
 - 254 Million Customers
 - Compliance with Drinking Water Standards
 - Delaware:
 - ~ 215 Community Water Systems
 - ~ 800,000 Customers

Project Funding Options

- Sources Available
 - Self Funded
 - Commercial Debt (Loan/Bond)
 - DWSRF
 - USDA
- Key Considerations
 - Rate
 - Term
 - Amount
 - Project Eligibility

Project Funding Options

Source	Rate	Term	Limitations
Self Funded	Loss of Savings Interest Income	n/a	None
Commercial	3.99%	20 Year	5 Year Fixed Rate
DWSRF	1.5% - 1.9%	Typically 20 Years ~ ~ ~ If Disadvantaged 30 Years	Will NOT fund projects related to growth
USDA	Poverty 2.125% Intermediate 2.750% Market 3.5%	Typically 40 Years	Can fund projects for growth

Georgetown Projects

- New Well & Generator
 - SCI Water Plant
 - Amount: \$556,500
 - Rate: 2.39%
 - Term: 20 Years
 - Annual Pmt: \$6,122.72
- Issues
 - High Iron Concentration



Georgetown Projects



- Service Line Replacement
 - Total Replacements: 400
 - Amt: \$2,199,410
 - Rate: 0.0%
 - Term: 100% Forgiveness
- Meter Replacement
 - Anticipated: 1,200
- Issues
 - Inaccurate Utility Plans
 - “Creative” Service Line Placement

Georgetown Projects

- New Wells & Treatment
 - Eliminates Iron Issue
 - Replaces SCI Wells
 - Amount: \$1,595,590
 - Rate: 0.0%
 - Term: 100% Forgiveness
- Issues
 - Delaware Land & Water Conservation Trust Fund
 - Delaware Premier Soccer League



Georgetown Projects



- King Street Water Plant Upgrades
 - Compliance with PCE/TCE Standards
 - Amt: \$3,330,000
 - Rate: 0.0%
 - Term: 100% Forgiveness

DRAFT - NOT FOR DISTRIBUTION

Challenges Ahead

- Referendum
 - Public Sentiment
 - Local/Regional/State Economy
 - Timing
- Federal Budget Allocation
 - Sequester
- Project Readiness
 - Ready to Bid, Begin Construction

Challenges Ahead

- Ability to Service Debt
 - May Result in Rate Increases
- Impact of Prevailing Wage Rates
 - May Add an additional 13% to 21% of Cost to a project
- Senate Bill 65
 - Creation of “Water Infrastructure Advisory Council”
 - Focus will be on Wastewater, Storm Water and Drinking Water
 - Impact on DWSRF

Drinking Water State Revolving Fund

A Municipal Perspective on Opportunities & Barriers

*Gene Dvornick & Laura Givens
Town of Georgetown*