

**Town of Felton
Town Council Meeting
May 13, 2013
6:30 pm**

Mayor Kelley called the Town Council of Felton Meeting to order at 6:30 pm on Monday, May 13, 2013. Present at the meeting were:

Council Members: Mayor Dave Kelley, Vice-Mayor Joe Yapsuga, Kevin Fletcher, Joanne Clendaniel and Anthony Carroll.

Staff: Town Manager, Rebecca Greene and Town Clerk, Amy Lupinetti.

Public: Residents –Imran Majeed, Ed Gourley and Patty Smith.

Citizens Concerns:

Mr. Gourley made a complaint about properties in town with indoor furniture on their porch. He stated that 107 W High Street had a sofa on their porch and also wanted to know what the Town is going to do about the trailers and junk cars on Paskey's property.

Mayor Kelley stated that the Town is going to send a certified letter to Paskey and have him move the junk cars and trailers. In the past when I have approached him regarding the trailers he would tell me that he would move them and hasn't done it yet so the best thing to do is send a certified letter.

Mr. Gourley also stated that there is a sign with loose wires hanging off the side of the building at the Owls' Nest. Mayor Kelley stated that he has also noticed people drinking in the parking lot. Mr. Gourley responded that nobody seems to care what goes on at that place. Mayor Kelley responded that he thinks that is the reason why the trailers are in the parking lot. The customers go outside and drink and the trailers are blocking the parking lot from the officers. At one point Paskey used to complain that the cops were riding past the bar and it was affecting his business.

Mrs. Smith wanted to talk about the lights on the side of the building at Town Hall. She stated that one of the lights in the parking lot is out and the other is flickering off and on. Rebecca stated that she would talk to Ralph and Josh about fixing the lights.

Mr. Carroll stated that there is a utility trailer parked on Mayor Lane in front of Joe Yapsuga's house. The trailer is parked right in the bend of the road and it obstructs the view of traffic. Mayor Kelley stated that we will have an officer go to the house and ask him if they can park the trailer in their yard.

Police Report:

Rebecca presented the April 2013 Police Report.

Officer	Reg	SEU	Total
9451	71	38	109
9452	82	122	204
9453	103	71	174
9454	58	62	120
9455	37	78	110

Vice-Mayor Yapsuga stated that it seems like some officers are doing more than others. Rebecca explained that sometimes the amount of tickets depends what shift they work and it is also good to look at the regular tickets because the SEU tickets are a paid job.

Motion: Vice- Mayor Yapsuga made a motion to accept the April 2013 Police Report. Councilwoman Clendaniel seconded the motion. The motion was passed unanimously.

Budget Report:

Rebecca stated that we received most of the money from the State for the Jefferson St project. Councilman Fletcher asked if it was in the budget report and Rebecca explained that we received it today so it will be in next months under the Grants line. The paperwork has also been submitted for the remaining \$18,000 for that project.

Motion: Councilman Fletcher made a motion to accept the April 2013 Budget Report. Vice-Mayor Yapsuga seconded the motion. The motion was passed unanimously.

Minutes:

Town Council Meeting Minutes:

Mayor Kelley presented the April 8, 2013 Town Council Meeting Minutes asking if there were any questions. There were no questions.

Motion: Vice-Mayor Yapsuga made a motion to accept the April 8, 2013 Town Council Meeting Minutes. Councilwoman Clendaniel seconded the motion. The motion was passed unanimously.

Approve FY14 Budget:

Rebecca presented the FY14 budget for approval.

Motion: Vice-Mayor Yapsuga made a motion to accept the FY14 Budget. Councilwoman Clendaniel seconded the motion. The motion was passed unanimously. Roll call was taken: Mayor Kelley – yes; Vice-Mayor Yapsuga -yes; Council Member Clendaniel – yes; Councilman Carroll – yes and Councilman Fletcher –yes.

Request Increase to Site Inspection Fee from \$35 to \$50:

Rebecca stated that we have not raised the fee in a long time. We have a couple people that Ralph has to approach a second time for another inspection. We feel like if we raise the rate then maybe they will make sure it is right the first time. Mayor Kelley stated that he does not like to nickel and dime the residents and he does not feel like the extra \$15 will have an affect on people.

Rebecca stated that when a developer is working on a house and they see Ralph they will ask him about things that are supposed to be checked during the inspection process. This sometimes happens two to three times a day. Councilman Carroll stated that it sounds justifiable because he is on Town's time looking at that stuff when it should be handled during the inspection.

Motion: Councilman Fletcher made a motion to accept the \$15 Site Inspection increase. Vice-Mayor Yapsuga seconded the motion. The motion was passed unanimously. Roll call was taken: Mayor Kelley – no; Vice-Mayor Yapsuga -yes; Council Member Clendaniel – yes; Councilman Carroll – yes and Councilman Fletcher –yes.

Request for Abatement of Past Due Utilities on Property Bought at Sheriff Sale-311 Railroad Ave:

Rebecca stated that the property was purchased at a Sherriff Sale in July. A majority of the debt was paid by the County except a balance of \$252.49. We didn't receive any information from the County until January. When a property is purchased through a Sherriff Sale the buyer is responsible for the debt. Mr. Majeed responded stating that he will pay the amount that he feels he owes but he doesn't think that he should have to pay the late fees. He never received a bill.

Mayor Kelley asked why he never received a bill and Rebecca replied that we didn't have the deed until January so therefore we didn't know who the property owner was. Rebecca stated that she is not sure why it took so long to receive the deed. We called Kent County several times to see when we were going to receive the check. Rebecca asked Amy what the County told her when she would call. Amy stated they didn't really have an answer and would direct calls to another person.

Mayor Kelley stated that he does not think that Mr. Majeed should be responsible for the amount that was due before he took ownership. Rebecca stated that if we decide to abate the fees that were on the account before he took ownership then he would owe \$156.04.

Mayor Kelley asked Council if we all agree that he should only be responsible to pay the \$156.04. Councilwoman Clendaniel stated that when you sign the papers you take ownership of the property so therefore you are responsible for any debts. I feel that it should be tabled to get more answers from Kent County.

Councilman Fletcher stated that it is the Town's responsibility for not giving the County a more up to date amount due on the property. The Town should just abate the \$252.49 since that was our responsibility but I do think that he should be responsible for the \$362.32.

Rebecca asked Mr. Majeed when he had access to the property. Mr. Majeed stated that when he received the deed from the County he was then allowed access to the property. Mayor Kelley asked Mr. Majeed if he would agree to pay the \$156.04 and Mr. Majeed agreed to that amount.

Motion: Councilman Fletcher made a motion to abate all fess except the \$156.04 that is fees acquired from the date of the deed. Councilwoman Clendaneil seconded the motion. The motion was passed unanimously. Roll call was taken: Mayor Kelley – yes; Vice-Mayor Yapsuga - yes; Council Member Clendaniel – yes; Councilman Carroll – yes and Councilman Fletcher –yes.

First Reading of the Planning and Zoning Ordinance:

Rebecca stated that she sent everyone a copy of the Planning and Zoning Ordinance electronically. Vice-Mayor Yapsuga stated that at the March meeting they reviewed the Ordinance and all corrections have been made.

Motion: Vice-Mayor Yapsuga made a motion to accept the First Reading of the Planning and Zoning Ordinance. Councilwoman Clendaniel seconded the motion. The motion was passed unanimously.

The meeting adjourned at 7:37 pm

Motion: Vice-Mayor Yapsuga made a motion to adjourn the Town Council Meeting. Councilwoman Clendaniel seconded the motion. The motion was passed unanimously.

These minutes were prepared by Amy Lupinetti, Town Clerk.

Amy Lupinetti

Date