

## **Memorandum of Meeting**

**Date:** December 16, 2005

**Date of Meeting:** November 15, 2005

**Time of Meeting:** 7:00 pm

**Location:** Ellendale Volunteer Fire Company Meeting Room

**Topic:** Ellendale Area Working Group Meeting #6

### **Working Group Attendees:**

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<b>Name</b>	<b>Representing</b>
Kimberly Brockenbrough	Delaware State Housing Authority
F. Brooke Clendaniel	Clendaniel Farms, Inc.
Pauline Emory	New Hope Recreation and Dev. Center
Doris Price/Kimberly Hughes	Town Board Secretary
Richard Kautz	Sussex Co. Planning & Zoning Comm.
Roland Moore	Chief, Ellendale Vol. Fire Company
David Nutter	Nutter Associates
Rev. Richard Ransom	Mt. Zion A.M.E. Church
Robert Short	Ellendale Area Resident
Bruce Wright/Ava Stallings-Davis	First State Comm. Action Agency
Floyd Toomey	Police Chief
Ann Marie Townshend	Office of State Planning Coordination
Rev. Charles Dennis/Harold Truxon	Pres., Ellendale Civic Association

Mr. Robert Kramer opened the meeting by welcoming everyone back from the summer hiatus.

Mr. Kramer then introduced Monroe Hite, III, DelDOT's Project Manager on the US 113 North/South Study. Monroe also welcomed the Working Group members back from summer hiatus and reviewed with the Working Group the contents of their handout package. Monroe then indicated that this would be the final meeting with the Working Group and ended his comments by indicating that a Public Workshop on the Ellendale portion of the US 113 North/South Study Area has been tentatively scheduled for January 9, 2006 in the Fire Hall from 4 p.m. to 7 p.m. [Workshop date was changed to January 23, with a snow date of February 6.] He then introduced Mr. Joseph Wutka to review DelDOT's alternative selected for detailed study for Ellendale.

Mr. Wutka reviewed the selected alternative, which was included in the handout package. He then turned the meeting back to Mr. Hite to go over the next steps in the process.

Mr. Hite began this discussion by addressing DelDOT's current financial situation. He indicated that monies had been encumbered to complete the Planning Study and select a corridor for preservation. No money has been allocated for design, right-of-way acquisition or construction. The Governor has approved a Task Force to address the funding issue with DelDOT and make recommendations to the Governor.

Mr. Kramer reminded the Working Group that the intent of this study was to plan now, establish and preserve a corridor for creating capacity in the future and go to construction in that corridor when the need arises.

David Nutter asked if the lack of funding will push projects further out in time. Monroe reiterated Bob's previous comments and indicated that the state's overall funding needs were being looked at by the committee and creative financing options for future road improvements were on the table.

Chief Toomey raised the issue, using a French example, of private policing of roadways. He indicated that, when accidents occur, they shut down the roadway and charge insurance companies for the clean up effort.

David Nutter asked if all new roads in the future would be toll roads. It was indicated that the US 113 Project was not being evaluated as a toll project.

Bruce Wright asked how access would be addressed in the future under the selected alternative. Monroe indicated examples in the Millsboro-South portion of the Study area and indicated that DelDOT would work with each individual property owner as issues regarding access to/from their property arose.

Chief Toomey asked when construction would begin. Monroe indicated that it would be several years and would be triggered by need for improvements. Bob added that a lot depends upon growth and indicated that the Working Group could see developers build parts of the overall plan depending upon need and capacity at the time of their building.

Chief Toomey suggested that growth should be stopped and none of this would be needed.

David Nutter stated that this project can't be accomplished without property condemnation. Monroe responded that condemnation is the last resort and that DelDOT has a very low condemnation rate. Bob added that DelDOT will work with property owners. By law, DelDOT must pay Fair Market Value/Highest and Best Use. He indicated that, on other projects, property values are going up considerably and used as an example the Route 26 project where property values have tripled over the last year, thus future conditions may not reflect current conditions.

Reverend Ransom asked if the relocation of people happens often? Monroe indicated that it varied by project.

Monroe then discussed the Ellendale Comprehensive Development Plan conditions for the property west of US 113, emphasizing conditions 4, 6 and 7.

David Nutter indicated that there were some things that the potential developer of that property and the Town of Ellendale had to work on regarding addressing the conditions of the Special Study area west of US 113.

Chief Toomey asked if the Working Group was dissolved. Monroe indicated that DelDOT may want to bring the Working Group back periodically for updates.

David Nutter asked if DelDOT cared about annexation of the area west of US 113 that is included as a Special Study area in the Town's Comp. Plan.

Ann Marie Townshend indicated that the land in question, which lies in Sussex County is NOT in the County's Development District. Secondly, the scale of the development project would require that the plan come through the state's PLUS process.

Mr. Kramer indicated that there are still design issues to be addressed. The selected alternative still has to go through detailed design. The Public Workshop will be the opportunity to get on record regarding the future design. Not commenting on the selected alternative could be perceived as not caring.

Delores Price read a letter from Town Council opposed to the lack of a far western bypass alternative in DelDOT's selected alternative. Note: The letter was not turned in at the meeting and it was agreed that the letter would be returned to Town Council for further discussion considering the information provided at the Working Group meeting.

David Nutter indicated that the property owners along Old State Highway want their properties to remain as is. He asked if now was the time to discuss mitigation options. Monroe indicated that as the design developed, DelDOT would work with the church and property owners to address concerns. A question was raised as to the proposed cul-de-sac at Sharon Road and SR 16. It was indicated that this was a mistake on the plan and that Sharon Road would continue to access SR 16 as it does today. Additional questions regarding access for the residential properties along SR 16 south of Sharon Road were answered.

Mr. Kramer then asked the Working Group if they were willing to take a position on DelDOT's selected alternative. He indicated that they could take no position by remaining silent, they could support DelDOT's decision or they could support the decision with suggested changes.

Mr. Short indicated that this was not the time to make a decision, that things will be different in the future and a decision today would be different in the future. He also

indicated that DelDOT had recently bought land from him and paid agricultural land values not highest and best use.

Mr. Kramer took the Working Group's silence as a non-decision by the Working Group on DelDOT's selected alternative.

Pauline Emory asked who comments/questions, etc. should be forwarded to in the future. Monroe indicated that, at least for now, he would be the contact.

Monroe thanked the group for their participation and Mr. Kramer concluded the meeting by encouraging the Working Group members to attend the upcoming Public Workshop and to encourage their friends to do the same.

Minutes prepared by Joe Wutka