

*"A Historic Past"*



*"A Bright Future"*

**Mayor**

John P. Buchheit, III

**Vice Mayor**

Paul H. Johnson, Sr.

**Councilmembers**

Betty Barrett

Michael J. Doebly

Ronald R. Graham, II

Jennifer M. Sullivan

**THE CITY OF DELAWARE CITY**

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**City Manager**

Richard C. Cathcart

**Chief of Police**

Daniel A. Tjaden

**Interim City Solicitor**

Max B. Walton

**City Treasurer**

Dawn K. Gwynn

**City Secretary**

Michelle A. Hartman

**CITY OF DELAWARE CITY  
REGULAR MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
July 5, 2011**

**Call to Order**

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Vice Chair Debra Martin. In attendance Lynn Dilliplane, Jean Bonner, and Mark Gland.

**Action Upon the Minutes of the Previous Meeting**

A motion was made by Jean Bonner and seconded by Lynn Dilliplane to accept the minutes as written. A vote was taken, all ayes, motion carried.

**Solar Array at Community Center**

City Manager, R. Cathcart discussed solar panel status, stated only 1 HVAC Bid submitted, has since obtained permission from the state to go out for bid. There is a deadline of August 6, 2011 for the grant. After this deadline the requirement is to only accept American Made products. The original budget was \$200,000, budget for ground mount \$139,000 and \$159,000 for roof mount. City Manager has contracted AERCA as a consultant that focuses on Solar Energy.

Consultant fees of \$9,000 can come out of the grant. Site evaluation and recommendations to be completed in one week to determine whether roof is structurally sound and can bear the weight of the panels. The commission discussed with City Manager Cathcart the desire to protect the integrity of the historic building and materials, and the view of the building. There was consensus that ground mounted panels should be placed in the alternative location furthest from the community center. Given that the decision on the method of installation of the solar panels would need to be made before the next regular meeting of the HPC, Debra Martin asked City Manager Cathcart if he had

a sense of what the commission was looking for, and he answered in the affirmative. Also Mark Gland expressed concerns about the condition of the flat roof whether it will withstand roof penetrations, maintenance or re-roofing. City Manager Cathcart said he will discuss this with the engineers upon their site visit also he mentioned the possibility of not having to penetrate the roof by using ballasts, if necessary City Manager Cathcart will look into contracting a Structural Engineer. Mark Gland made note his concern about maintaining the integrity of the building and suggested another alternative in Solar Slate Tiles for the roof. Discussion about maybe needing to set up guidelines to the use of solar panels within the Historical District much like those used for the fencing outside of the HPC jurisdiction. Mark suggested City Manager Cathcart refer to the Secretary of the Interior Standard for guidance. City Manager Cathcart is looking at general reduction in energy use for City. City Manager to investigate other solar panel locations, and other energy contracting, and wind turbines, he will communicate with HPC via email. City Manager Cathcart expects to have recommendations from consultant within the next 7-10 days. Then system designs and drawings will ensue. Also he would like to look into cutting back overall town use currently 500kilowatts would like to reduce at least by 30kilowatts. Discuss the possibility of utilizing land near ball field outside of town and obtaining investors.

### **Comments**

Introduced Terry Graham from Preservation Delaware – Executive Director who has been planning training for HPC and other organizations throughout the state. Discussion followed. Training scheduled for September 16<sup>th</sup> at the Community Center, September 17<sup>th</sup> & 18<sup>th</sup> workshops at Sash Shop.

Mr. Dave Mullen – 103 Clinton Street, questioned the status of construction on 101 Clinton Street, Debra Martin stated their program was approved last month and permission was granted to remove and rebuild the wooden structure on rear of building. Construction schedule is decided by the County. Also raised concern about access to the building as it is currently open as agreed by Donia Gonzalez-Copeland of 105 Clinton Street, stated anyone can easily enter the building by climbing the fence. Commission recommended residents contact the county directly to file complaint to ensure the building is locked up and secure to prevent any further damages.

### **Adjournment**

A motion was made and seconded to adjourn the meeting. A vote was taken, all ayes, motion carried. Meeting adjourned 7:50pm.

Respectfully submitted,  
*Michelle A. Hartman*  
City Secretary