

June 7, 2021

The meeting of the Little Creek Town Board was called to order at 7:03 pm by Mayor Glenn Gauvry. Three Commissioners were present, Judy Hegman, Theresa May and Penny Gentry and 8 townspeople, Carol Williams, Bill Clark, Clay Crommet, Doug Hegman, Joanne Sullivan, Susan Freeze, Joe Petrolius and Susan Wehner

The minutes of previous meeting were accepted in written form and a motion was made by Judy and seconded by Theresa to accept the minutes after corrections. Motion carried.

Judy read the Treasurer's Report and a motion was made by Penny and seconded by Theresa to accept the Treasurer's Report. Motion carried

Judy read a list of bills. A motion was made by Penny and seconded by Theresa to pay all bills. Motion carried

COMMUNICATIONS

Letter from Peggy Letterman regarding property on Wilson Lane. Old trailer to be removed. Agree it needs to be removed since someone could get hurt. Do not have money to remove it. Read on website Town can remove and put costs in a lien on deed and that would be OK. Would appreciate if Town removes. Can go to County. Not sure how to handle since they do not live in Town. House is next door to Bucky Hurley's house. Not sure how to handle since they do not live in Town. Something County could handle. County would serve them notice. Could be a long time if waiting for county. Give Town property, Town would take care of and sell. But pay to have Town fix up property not guarantee when they would sell it so not working on Town's behalf. Write letter. They got one letter stating there is a problem that they agree there is a problem. Town no in position to remedy situation financially and if they are want to sell property that is another conversation, but hold them responsible for the problem. Letter that told how said that something needs to be done with building or Town would need to take further action No mention made of lien and that something needs to be done if nothing was by a certain date Town would take action. Find out what they intend to do with property. Not sure what their plan is. Theresa said maybe she needs to reach out to them and find out what they intend to do. Check with County and see what they recommend Town do. Spelled out in County code what they do in this type of situation. They would serve them the same and as what we are doing now. If no remedy then fine them, place lien then sheriffs sale, inform Letterman of that, spell it out for them. Sorry to hear about their problem, but our course of action would be fines, if problems not remedied, if fines not paid then lien can be placed on property and if lien not paid then goes to Sheriffs sale. They need to know that if lien put on property and Town incurs costs cannot get reimbursed can sell at Sheriffs sale. Been vacant for a very long time at least 10 years. In letter mention that they could turn property over to Town and get the off the hook. Send certified letter take care of or not and give to Town, if not could drag on. If vacant for long time will send letter, but will reach out to let them know.

Letter from State Planning Office. Municipal Comprehensive Plan Annual Report – due July 1. Give updates on Cavaliers, Grill, Hydrology study approved and moving forward. Working with U of D on developing master plan for other things in CMP, portable buildings.

OLD BUSINESS

Grow house – 326 Main Street. Taxes still are not paid. Contacted Lawyer, Bonnie Benson, and they did not call to get back taxes before settlement on house. Taxes are over \$600 not paid. Judy will send certified letter requesting back taxes and inform them if they are not paid will be sent to lawyer. Not the new owners fault, the lawyer did not call before settlement to see if there were any back taxes. Don't want to put lien on house since it is not homeowners fault about taxes. Give Glenn the information and he can take up with Solicitor if taxes not paid.

Susan Wehner interested in Letterman house. Would tear down and rebuild. Still planning for the Watermen's Village looking into getting first building up by the end of the year to be opened by 2022. Ice Cream building has a sewer lines need to be used by end of the year. Need to have sewer line hooked up by December. Doing other things to the inside, plumbing, etc. will open next April-May.

Renters – not sure where we are. Gravatt's property paid \$500 and sent copy of everything to Stacy. Once we have identified all renters need to get wrapped up people have all different due dates. Send letter that beginning 2022 due date is XXX and if fee not paid by that date there will be a fine. Send reminder out with tax billing to renters 10 or 11 people.

Tow Yard – trial was supposed to be 5/26-27 but was postponed. Judge had an emergency. Reschedule for later in June Glenn is encouraged and have a better idea where we stand. .

Cavalier property – Aaron Black contacted Glenn and asked if he was happy with what he had done. Going after property owners on southeast end of Town requiring them to bring sidewalks into compliance, need to clean them up, removing any rubbish and cut down any vegetation in buildable footprint of that property. Some has already been cut. Will be writing to property owners this week and let them know want sidewalks groomed, rubbish removed and vegetation removed from buildable footprint and property second from the end signs and poles need to come down, failure to do that fine them until they do comply and if they wish have them turn property over to Town. Expectation that, with the exception of the Cavaliers, the other property owners would probably deed the properties over to the Town, not worth much to them. Foundations from Cavaliers stay, future owners might be able to use as foot print to build upon. If we take them out everything would revert to FEMA codes and setbacks. Right now not a problem. More attractive now to someone if they want to build upon it. Anyone who buys would have to deal with Aaron with what they want to do foundations are solid, prospective buyer might want to put something in that footprint. Leaving could save potential buyers/builders money. Properties on Southeast side Joe would like to use. See if Joe interested in getting all or

if Town picks them up and leases them out. Let property owners know need to bring up to code or be fined and turn over to Town.

Land Development Ordinances being worked on by U of D contacted Glenn need to step back and get fresh look. Revised drafts in about a week with all information they found and Glenn/Bill found and will be updated. Clean updated draft to review

Talked to Joe and Mickey excited. Happy with changes happening to Town. Told Mickey and Joe to contact DelDOT tell them about crosswalk, concerned someone getting hurt because of the speeding traffic. Goal to get crosswalks at Grill, Church and Dog Park.

Code Enforcement – approved by Levy Court – agreed to include Town for property maintenance ordinances codes. They will help us enforce them. Told them our course of action Town is taking Dennis and Theresa first line of defense. Dennis cites and Theresa contact people and writes letters. If residents do not comply, issue goes to Glenn to work with Solicitor to see if that works and if nothing issue goes to County. Bailey property - County sending someone down this week about property. First concern about vehicles around property, trailers, storage trailers, vehicles either licensed or unlicensed, RV in front yard against FEMA ordinance, second to that debris in yard some of which Town thinks is hazardous. Hopefully going to happen this week.

Any plan to moving banners all clustered at south end of Town. Reached out to Ben Muldrow, happy with the way they look. Nothing past Port Mahon Road pole situation at north end – poles back too far from road to work for banners. Have lost 3 banners, 2 by Glenn and 1 by Joanne. Have to get them back up. Scott has 2 and 1 was lost, picked up by passerby. Can have as many banners that we want, if we purchase. To redistribute walk through Town and reorder poles. Pole placement, get Fire Company to remove and relocate, if necessary. Need someone to take on project.

Judy working with Post Office. Why are they closed? Judy called Carper and Coons office. Carper's office will send letter about problems at Post Office. After call someone was at the Post Office one day, second day person could not use register. Not getting mail it's being returned to sender.

Need to correct Town address on website, no 5 Main Street. Glenn will take care of getting address corrected. Will contact Post to get it corrected.

Clay wanted to know why Aaron, U of D, wanted detailed data for April. Glenn has not heard from them. Put aside traffic calming measures because of issues with farm equipment. Pushing for crosswalks and not a lot of money and can get put up on street between double yellow signs, get hit and bounce back.

Revisit getting Post Office rented with other money makers. Convenient for people needing to send packages. When Town gets a little healthier financially revisit how much Postal Service

pays to use building, they are getting a bargain, and don't want to complain since the rent is a sizable amount of revenue, get to point when we don't need to worry. But before doing that find out if anyone would be interested in renting for twice that amount and turning it into something that would benefit the community. Need something to help the town. If that option taken who would pay for address changes for those who use Post Office? Not an option right now but if a serious option comes need to look at. Not getting enough money for building. Looking at things in Town to improve. Grant to have building restored to school house that it was. Not much being done to maintain. Commercially viable building, useful to town and still use useful to Post Office. Add to 4 digit code, 4811, to addresses for those in Town use have a mailbox.

NEW BUSINESS

None

Motion made at 7:57 p.m. by Judy and seconded by Theresa to adjourn. Motion carried.

Respectfully submitted,

Penny J. Gentry
Secretary