

May 3, 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, Stacy Hoffer and Theresa May and 5 townspeople, Carol Williams, Bill Clark, Clay Crommet, Doug Hegman, Susan Freeze.

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

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

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

### COMMUNICATIONS

None

### OLD BUSINESS

Stacy – Renters - received email from property manager for one of the properties in Town and wanted us to change our website. She was referred to appropriate section on website. Wants application on website for renters. Glenn would be happy to put anything on the website that someone gives him to put on there. Almost done with land development ordinances being written for us by U of D team and once get those adopted is to pull out the rental information, which Jennifer already did, should be by itself. Once we get those and Town votes to adopt, Glenn will repost that part and will have the Land Development Ordinances and Rental Agreement easy to find. As for form do not have such a form, but if it can be generated Glenn will post it, even if Rental Ordinance is still in other ordinance, with a note that this coincides with Rental Agreement that can be found on page ## of the Land Development Ordinances. Give Glenn form we would like and he can post form with notation where to find ordinance. Stacy pointed out that the person questioning this has both letters and there is no excuse not to pay at this point, but if we sending to collections is that something they can contest? No because everything is in the ordinance and everyone got a letter at the beginning of the year. Her problem that she did not respond in time. Inform her that ordinance is being moved for convenience sake, not because Town did anything wrong. Will let her know that we will take her suggestions into consideration. Pay whenever she feels inclined, all others are being forwarded to collections. Also received letter and check from Teznar, paid \$500, is that \$250 for each side? This is his first payment, does he owe the \$500 now? Stacy will write a letter back to him. If Town needs to have attention drawn to it can put a not on website to draw attention to it. Can wait until Land Ordinances are straightened out.

Town having discussion about asking County to help with property maintenance code enforcement, information circulated and have talked about going ahead with that. The Solicitor

advised us, which came about as a result of the Bailey property problem. Advised us to separate taxes from other issues, which was done and taxes paid. Suggested that we separate out what the county could help us with. Glenn approached County about this and they are in a good frame of mind and willing to have allow us to have them enforce their property maintenance ordinances. The Town would still do what we do with Dennis, go through Town and cite people for code violations to our Town Ordinances. He is still the liaison with Theresa on those and he's to make sure the people are informed and when these get to a point where people say they are not going to pay or do it, after they've been notified a number of times, they go to Glenn and at that point he will work with the County to go after them on those issues. Do not want to get County involved in every little thing, if they do they will never get around to doing it. Save them for the big things like the Bailey property. That's the way we are going to set it up. The County said all we needed to do was to pass a motion, that our Solicitor wrote, so it was properly worded and if Town passes the motion Glenn will let Sarah Keifer, at the County, know we passed it and she will puts it in front of the Levy Court Commissioners, they have to agree and once they agree at that point it's a done deal and Kent County will assist us with property maintenance ordinances, as they are written in the County books, this will require the Town to get the County property maintenance ordinances and post them on our website alongside of the Town's Ordinances. Will be enforcing the County and Town ordinances which we will be enforcing either through them and/or through Dennis. If in agreement to have County do this make a motion, Theresa made a motion I move that the Town of Little Creek requests that the Kent County Levy Court enforce the County's most recently adopted Property Maintenance Code within the town boundaries of Little Creek. All requests for enforcement shall be made by the code enforcement representative designated by the Little Creek Town Council, whose name and contact information shall be provided to Kent County, seconded by Stacy. Motion carried. Glenn will inform Sarah Keifer that Town adopted it and working with her to asking for her help with the vehicles and unlicensed and unregistered vehicles and trailers on the Bailey property. That's where we will start.

Resolution to adopt the Kent County all hazards mitigation plan for the Town of Little Creek. Something that has been done in the past and needs to be signed and returned to County. Judy made a motion for the Town to adopt the Kent County All Hazards Mitigation Plan for the Town of Little Creek, seconded by Stacy. Motion carried.

The Code Enforcement should work, have the mechanics in place to get something done. At the very least have something in place to do something with the Bailey property. County informed Glenn that they could not help us with the way we were doing it, but if we adopted their code they could. Glenn back and forth with County and Solicitor to get to this point. This one issue should work out quickly. They have the authority, Glenn will post on our website the Public Maintenance Code the County uses and when you read what it has under vehicles, it is very clean and not overly complicated and pretty thorough.

Theresa – Dennis has not reached out to her yet. Told Glenn he was going to send email, be in Town every week and Glenn told him to set up meeting with Theresa. She has not received anything new, but will check. Any problems let Glenn know.

Glenn received call from Efrin Robles. Thanked him for cleaning up his property. Glenn informed he was showing his property to people and reached out to see if he was looking to sell or renters. He was informed that if he was going to rent he needed to have an inspection and pay a renter's fee. Told Glenn not sure who people are and since he cleaned up property has not been here. Asked him if he wanted us to keep an eye on property and he said yes. So if you see anything suspicious around property take a picture on your phone and make a note and Glenn will inform him. Judy has sent another bill has not paid taxes yet, added all the interest on from the end of November, when it was due. He did pay his taxes to the Town of Frederica. Made a copy of the check he sent us, which was made out to the Town of Frederica, and sent him bill today. Hopefully will be hearing something soon. Taxes are now almost \$100 because of his mistake. If not paid by next Board meeting, if we get Solicitor involved it is \$84, so we would lose the \$84. Give a little time to see if he pays before we forward to Solicitor. Glenn thinks he will pay that way do not lose the \$84 to the Solicitor. House next door to Stone Tavern, 282 Main Street.

Nothing more about Whitmore property, vehicles he has are still there. They were working on the pole shed. Moving forward

Cavaliers is almost down. That's a good thing. Should be finished this week.

Glenn asked Arianna to reach out to Mike, who wrote the article, on Little Creek Grill, how he came to that piece of information. Tom Antoniou had comment in article in Delaware State News Article about his project. Did not get the information from Joe. Joe called the owner of the Village Inn. They said the deal that was supposed to be with them did not seem to be moving forward. Didn't hear about it from them. Joe called Mr. Black from the Cavaliers said no agreement or contract with Cavalier property either. When that article was written the signage that talked about that development has been taken down before the article was written. Curious how reporter got that piece of information. Arianne will reach out to see if sloppy work. If information is from Antoniou, Glenn will call does not appreciate it and Town does not appreciate it. Carol talked to worker at Antoniou's house on Main Street and he said that he is buying the Village Inn. So not sure if it came from worker. Article says Cavaliers, but owner says project not moving forward. Line in article said Cavaliers, not Village Inn. Has not come to the Town to have his original proposal renewed and it wouldn't be anyway due to the way the land development ordinances are being written moving forward idea never happening. Should find out by tomorrow whether he talked to the reporter and if he talked to reporter Glenn will talk to him. Creates illusion that property has been sold and being developed and want the truth that is has not been secured to be developed so that we entice developers. If not Joe then someone else. The new land ordinances are being writing in such a way that whoever gets it will build it out in such a way to be totally in line with what we want in that area. Joe was happy with article. Did really nice job.

Susan any news from Brandywine – women still has not gotten back with her yet. She will try and contact her again, this makes the 4<sup>th</sup> time. Leaving at the end of May, do want us to move forward with them on the Dog Park and the benefits of working with them. Reach out one last time before leaving secure contact name and number for Glenn so can talk to person. Person to

person. Person Susan has been talking to handles actions with the communities. Has left messages. Tell her Mayor of Little Creek would like to talk to them.

Yellow/blue house – Judy received transfer tax 326 Main Street. Went to Mike Scriber has paid transfer tax but not Town Tax and that is up to the lawyer, Bonnie Benson, called them and they said this has been going on for 2 or 3 years and Mike took care of all the bills. Mike did not call and office did not call about back taxes. Owes \$604, told Judy she needed to call person who bought house to get taxes. Told Benson office that was their responsibility not the Town's. Called and told them they owed and Judy resent invoice. Not going to get away with not paying taxes. Not sure how transfer went through without taxes being paid. County taxes, Town taxes, liens had to be taken care of. It was not. Should have been done at the time of settlement. Office then informed Judy she might have to contact them. Told them no! If talk to again tell them if they do not take care of this as they should have the next phone call they get will be from our Solicitor that should give her pause because she knows Town has grounds to after money. Knows we are not fooling around. Michael Steininger who was buying from Harold Grow. About 15 people owned house. Taxes not paid.

Does Town have anything in place, numerous police have taken people out in handcuffs. Numerous people who live there. A little disconcerting. Nothing in ordinances to address. Not allowed to kick people out of homes. The owners of the property are responsible for the actions of the tenants. Susan will look through rental ordinance to see if there is a Section for issue, if Dover is doing something about it we should be able to. Are people renters or tenants? People are renters. Grows owned house before now only one person owns. People their now renters. No one there now related. Judy will put in call to a Grow she knows about house. 3 families living there now, as far as they can determine. Susan will look at rental ordinance and see what we can do with enforcing that and other thing is they owe \$500 in addition to back taxes. Give Stacy a head's up. Lean on them to do what they are supposed to do. See how Dover is dealing with issue.

Joe putting picnic tables on the side with umbrellas, Little Creek Grill. U of D has ice cream truck called the Creamery and they will be bringing it down this Friday, Sunday and Monday and next Friday, Sunday and Monday parking it out front at Joe's to see if more people stop and get ice cream and that will help Joe move forward with micro-retail structure he wants to put there as ice cream shop. They do the whole thing, mobile ice cream parlor. See if people stop and enjoy it and if they do gives Joe more information that is he had micro-retail structure there would it pay for its self. U D test going on this weekend and following weekend.

Took out traffic calming thing. Farmers won that one. Good news that with Farmer's complaining all the way to Carson got more DelDOT people involved. Put more of a spotlight on our problem. Picture of kid at Post Office trying to cross road on bicycle and someone with dog trying to cross. Sent to same group crosswalk there, at center of Town, Church, and south end of town. Already got emails back from DelDOT people wanting more info. If keep this pressure on might get real crosswalks. Moving traffic around will take time. Push hard for 3 crosswalks. If you see people trying to cross road with sandwiches at Joe's, take picture to show traffic problem at other end

Storm Water Management Wait until they determine what to do with the storm water management before they put in crosswalks.

Land development ordinance working on.

Bill taking hard – review few things we can't address the way we wanted to. But can address. Property line between Joe and his neighbor, road going right along the property line. Build into ordinance that it was allowed as long as he did something to accommodate neighbor's visual privacy. Jennifer thought about that and said that was not the way to do it. Ask for conditional use of doing that. Look and language to make sure neighbor has a voice and Joe has a voice and Town Council makes the decision. Bill went over with fine toothed comb.

Tow yard hearing on 5/26-27. Brief conversation with Kyle about it. Maybe more as it gets closer. Because of code enforcement work that Bill and Glenn did it occurred to Glenn that there were a number of things we could go after Tow yard for non-compliance. Ran it by Kyle to see if it makes sense. Going after Bailey for unlicensed vehicles, can the same be done to the Tow Yard or is it because it's a Tow Yard we can't. FEMA has strict code enforcement clause for vehicles that can't be moved in the event of a storm. If we can go after Bailey for that why not Tow Yard? Posed it to Kyle to maybe bring up to Judge. Maybe not part of this case because disclosure is already done? Is it because Town Yard contained? That could make a difference. Worth a check.

Motion made at 7:56 p.m. to adjourn by Judy seconded Theresa. Motion carried.

Respectfully submitted,

Penny J. Gentry

Penny J. Gentry  
Secretary