

**MINUTES of the REGULAR  
TOWN COUNCIL MEETING  
ZOOM TELECONFERENCE**

**June 8, 2021 @ 7:00PM**

**1. CALL TO ORDER**

Mayor Reddington called the meeting to order at 7:00 p.m. with the **Pledge of Allegiance**.

*Present:* Council Members Tom Maly, Frank Twardzik, Don Walsh, and Bruce White. Town Manager Carol Houck, Finance Director Dawn Parks, Police Chief Ken McLaughlin, Planning, Zoning & Development Director Ken Cimino, Town Solicitor Dennis Schrader, and Town Clerk Donna Schwartz were also present. Russ Carter was present to run the ZOOM Meeting.

**2. PUBLIC HEARING**

**A. First Reading of an Ordinance Amending Section 140-49 of the Ocean View Land Use and Development Code to Reduce the Minimum Required Area for Commercial Uses to 25% of the Net Tract Area in MXPC Districts**

Mr. Schrader explained the text change to the ordinance, saying this change reduces the commercial area to 25% from 40% in all MXPC districts. The Planning and Zoning Commission reviewed and recommended this ordinance change. Council Member White asked for a sketch plan showing the difference between 40% and 25% at the second reading during the next meeting.

Mr. David Jacques, Beazer Homes in Silverwoods, spoke to Council saying the commercial side of Silverwoods is too large. He said they need to be more in tune with the current market to be successful. Mr. Robert Thornton, of Silverstock, also spoke, he said he wants to scale back the commercial portion and create more residential product which is more in demand. He said he believes this is a win for the Town, by eliminating an 11-acre commercial block by Bear Trap Dunes. It will eliminate a big box store like a Walmart or Home Depot.

**3. ADOPTION of Agenda**

*A motion was made by Council Member Maly, seconded by Council Member Walsh, to adopt the agenda as presented. The motion carried unanimously 5/0.*

**4. APPROVAL of the Town Council Minutes**

*A motion was made by Council Member Twardzik, seconded by Council Member Walsh, to approve the minutes of the Regular Meeting held on May 11, 2021. The motion carried unanimously 5/0.*

**5. COMMUNICATIONS AND PRESENTATIONS - None**

**6. REPORTS**

**A. Financial (Dawn Parks)**

Report received and filed.

**B. Public Safety (Heath Hall)**

- Report received and filed.
- C. Planning, Zoning and Development (Ken Cimino)**  
Report received and filed.
- D. Town Manager (Carol Houck)**  
Report received and filed.
- E. Town Council.**

**7. CITIZEN'S PRIVILEGE ON AGENDA ITEMS - None**

**8. NEW BUSINESS**

**A. Introduction of Ordinance(s)**

Council Member Maly introduced an Ordinance Amending and Restating the Town of Ocean View Annual Operating Budget for Fiscal Year Ending April 30, 2021.

Council Member Maly introduced an Ordinance Amending and Restating the Town of Ocean View Capital Expenditure Budget for Fiscal Year Ending April 30, 2021 – 2025.

**B. Discussion, Consideration, and Possible Voting on Water Collection and Turn Off Policy**

Town Finance Director Dawn Parks discussed with Council the current policy that is in place. She said that the Town's policy and Tidewater's policy are not the same. She would like to see the policies treat customers the same using regular customary procedures. Tidewater shuts water off. Shutting off for non-payment is a regular solution to the problem of lack of payment. Council Member Maly questioned how we currently reach out to our customers. Mrs. Parks responded by saying bills, notices, and letters from both the Town and Tidewater. Mrs. Parks stated she has two properties on a payment plan and five properties with liens. She said that it is not helping, she would like to be able to shut their water off. Council Member White stated he supports the recommendation to treat everyone the same.

*A motion was made by Council Member Maly, seconded by Council Member Twardzik, to approve the recommendation of Mrs. Parks. The motion carried unanimously 5/0.*

**C. Discussion, Consideration, and Possible Voting on a New Bank Account Resolution for ARPA Funds.**

Mrs. Parks explained to Council that this resolution was for a new money market account with Fulton Bank for the ARPA funds that were expected any day now. She said she does not want to intermingle funds.

*A motion was made by Council Member Twardzik, seconded by Council Member White, to approve the resolution to open the new account. The motion carried unanimously 5/0.*

**D. Discussion, Consideration, and Possible Voting on a Recommendation of Acceptance of Roof Replacement Donation.**

Town Manager Carol Houck explained the donation gift from Morse Roofing for the replacement of the roof on the Pavilion and on the Porch. She said the value of the

donation was \$8,500. Council Members were very pleased and grateful for the donation and agreed a MOU should be drawn up between the Town and Morse Roofing.

*A motion was made by Council Member White, seconded by Council Member Twardzik, to approve the donation and MOU of Morse Roofing. The motion carried unanimously 5/0.*

**E. Discussion, Consideration, and Possible Voting on Recommendation of Delaware Solid Waste Authority (DSWA) Discount Disposal Agreement.**

Town Manager Carol Houck described the agreement saying it simply meant we would get a discount for hauling should we use their services in the future. Mrs. Houck noted that we previously had an agreement which expired.

*A motion was made by Council Member Maly, seconded by Council Member Walsh, to renew the agreement with DSWA. The motion carried unanimously 5/0.*

**9. CITIZEN'S PRIVILEGE – none**

**10. ADJOURNMENT**

*A motion was made by Council Member Twardzik, seconded by Council Member Maly, to adjourn the meeting at 7:52pm. The motion carried unanimously 5/0.*

Respectfully submitted,  
Donna M. Schwartz, CMC  
Town Clerk