


**TOWN OF OCEAN VIEW  
DELAWARE**

May 6, 2026

TO: Honorable Mayor and Council

FROM: Carol S. Houck, Town Manager 

SUBJECT: Town Manager Report for the Council Meeting of May 12, 2026

**Tax Rate Stabilization Trust Fund**

The 2<sup>nd</sup> reading and public hearing of the proposed Tax Rate Stabilization Trust Fund will take place at this meeting.

**Fenced Dog Park Discussion**

The topic of a fenced dog park in the Town of Ocean View is on this agenda – for discussion and direction.

**Borrowing Ordinance Introduction**

The introduction of an ordinance related to the issuance of General Obligation Bonds is on this agenda.

**2026 Event Schedule Summer to Late Fall** – attached for your reference.

**Charter Change Update**

Our request for a Charter Change to the State Legislature has been delivered. Depending on the volume of items on this legislative session's docket, it may well be addressed. If it is not addressed this session, it will be addressed next session and given the fact that it impacts timing of council member candidates filing for office the same date at that of the Mayor, a delay until next year will be fine. The issue we're attempting to solve can only arise every three years when there is a Mayoral race. I am hopeful that since it's a minor and non-controversial topic they will see fit to get it done.

**Church Road Update**

At time of writing we didn't have the final title review details. The topic that has been raised involved legislative outreach related to ownership of Church Road in consideration of the speed bumps that were installed last year. Our position has been that the Town did not have ownership of the Road, and initial review by the Town Solicitor suggested that to be the case, however, a title search was deemed the appropriate and final way to make the determination and share it with our local representatives and anyone else interested in the topic.

### **Delaware Valley Health Trust**

We have been busy attending to the many documents and authorizations associated with the Town moving from the State of Delaware Health plans to that of the Delaware Valley Health Trust effective July 1, 2026.

### **Insurance Renewals**

This is also the time of year when we also spend a good deal of time reviewing and preparing for our annual insurance renewals.

### **FY2027 Budget**

The FY27 Budget was adopted on April 14<sup>th</sup> following a public hearing and first reading and went into effect May 1, 2026. Details are available on our website at [oceanviewde.gov](http://oceanviewde.gov).

### **Spring Newsletter**

The newsletter is complete and will be mailed to all property owners by the end of the month along with copies of their property Tax bill.

### **Reorganizational Meeting**

The annual reorganizational meeting took place on April 28<sup>th</sup> with Mayor Maly, and Councilmen Planchart and Tyminski sworn into office. Councilman Tyminski was also nominated and voted in as Mayor Pro-Tem.

### **CPR Classes**

We offered CRP classes to our staff, and a majority of our employees took advantage of the program on April 29<sup>th</sup> and are now certified!

### **Berzins Nature Park and Trail Project**

The contract for the development of the Berzins Nature Park and Trail was advertised in April, and bids are due later this month. We expect that notice to proceed will occur by this fall.

### **Legislative Session**

This legislative session has been a busy one and from many accounts includes numerous bills and discussions that have the potential to impact local rule for Towns and Cities. The Delaware League of Local Governments is tracking and when vetted by its Legislative Advisory Committee of which I'm a member, presenting the League's support or opposition to the Bills. Of concern at time of writing are the following:

**SB 87** – which would force local governments to allow accessory dwelling units as by right applications essentially overriding our codes

**SB23** – **Crafted to address housing affordability** but attempting to mandate county and Municipal regulations that would alter how zoning and land use decisions are made. Of note – is that it would require us to adopt affordable housing plans with set targets and mandates including that at least 20% of our housing inventory (if over 2,000 population) meet random affordability

criteria, with no regard to local conditions (such as our Town being nearly built out and located within 2 miles of the Atlantic Ocean). It also would impact our traditional public processes, requiring administrative rezoning that aligns with state influenced vs local decisions. Its being touted as a complete attempt to sideline local control.

**HB 135 – Homelessness Bill** – Among many requirements and consequences this Bill Prohibits a State or local jurisdiction from requiring an individual experiencing homelessness to move a motor vehicle or a recreational vehicle provided that the vehicle is parked on public property and the vehicle is not parked in a position to obstruct the normal movement of traffic or create a hazard to other traffic upon the highway. It also provides for an individual experiencing homelessness to conduct life sustaining activities in public, so long as such activities do not obstruct the normal movement of pedestrian or vehicular traffic in such a manner that creates a hazard to others, unless adequate alternative indoor space is available to the individual in a given jurisdiction and has been offered to the individual, including transportation for the individual and their belongings.

**An Act To Amend Title 10 of the De Code Relating to the Establishment of a Private Right of Action for Civil Rights Violations** - This effort if successful will surely have a negative impact on local police departments. The Delaware Association of Chiefs of Police have also advised of its concerns as this legislation creates serious exposure for local law enforcement and municipalities by increasing the likelihood of litigation and placing added pressure on local governments that must fund outside counsel for such matters rather than having access to the Attorney General’s Office. The public already has the ability to act under the federal statute. The creation of a parallel version in Delaware makes no sense and suggests we’ll have to litigate all claims twice in two different courts. While there seems to be an attempt to present the legislation as an “accountability measure”, mechanisms are already in place to address misconduct. Police officers’ qualified immunity status already provides the necessary protections to the public if violations of statutory or constitutional rights are found to have occurred.

**At time of writing**, I believe the League of Local Governments will maintain its opposition to each, unless significant modifications are made. All of the above however, as currently drafted would have the potential to cause problematic operational and likely financial impacts on our Community.

**Outreach and Engagement:**

I participated in various meetings/engagements/events including those with the Historic Village in Ocean View as Board member, Grant in Aid – local legislators and their staff and now Joint finance committee, Mediacom – on behalf of property owners, DVHT – Health plan – regarding transition and paperwork, DFIT – Workers Comp Trustee meeting/renewals and workers comp claim, Town of Millville re SRO and Sidewalk LB school, Delaware League – attended monthly meeting and Legislative Advocacy Committee participation and very busy legislative session, PFM and Bond Council – Borrowing ordinance, Indian River School District re SRO funding, the Town Solicitor, various residents, and organizations.

*Seasons of Family Fun* (mark your calendar)  
at Beautiful John West Park! - 32 West Avenue  
Summer Concerts

6:00 a.m. to 8:00 p.m. - Bring your chairs or blankets!  
Bonkey's Ice Cream Cart at every concert!

Friday, June 19 - **Love Seed Mama Jump**  
(Scout Troop 281 food sales)

Thursday, June 25 - **The Castaway Band**  
(Taco Reho food truck)

Thursday, July 9 - **Pistol Whipped**  
(Scout Troop 281 food sales)

Thursday, July 23 - **Funsters**  
(Scout Troop 281 food sales)

Thursday, August 13 - **West of One**  
(Damm Good Fish & Chips food truck)

Thursday, August 27 - **Charlie & the Cool Tones**  
(Luv Thai food truck)

Thursday, September 3 - **Hot Sauce**  
(Scout Troop 281 food sales)

11th Annual Cops and Goblins

Saturday, Oct. 24th, from 1 to 4 p.m. (rain date Oct. 25)  
The areas best Costume Event! Candy, Music, Food, Amusements!

8th Annual Old Town Holiday Market,  
Tree Lighting & Trail of Lights

Saturday, Nov. 28th, from 1 to 5:00 p.m. (rain date Nov. 29)  
Vendors, food, train rides, kids craft, the **Indian River High School Concert Choir**, the **Belle Tones** and **Muzicopia** perform live!  
Holiday tree lit at dusk with a special visitor from the North Pole!

