

**MAYOR AND COMMISSIONERS MEETING  
CITY OF REHOBOTH BEACH**

**September 12, 2014**

The Joint Meeting of the Board of Commissioners and Planning Commission of the City of Rehoboth Beach was called to order at 3:07 p.m. by Mayor Samuel R. Cooper on Friday, September 12, 2014 in the Commissioners Room in City Hall, 229 Rehoboth Avenue, Rehoboth Beach, DE.

City Solicitor Glenn Mandalas gave the Invocation followed by the Pledge of Allegiance.

**ROLL CALL**

Board of Commissioners:

Present: Commissioner Toni Sharp  
Commissioner Patrick Gossett  
Commissioner Bill Sargent  
Mayor Samuel R. Cooper  
Commissioner Stan Mills  
Commissioner Lorraine Zellers

Absent: Commissioner Mark Hunker

Planning Commission:

Present: Mr. Harvey Shulman  
Mr. Paul Hubbard  
Chairman Preston Littleton  
Mr. Francis Markert, Jr.  
Ms. Lynn Wilson  
Mr. Michael Strange

Absent: Mr. Brian Patterson  
Mr. David Mellen  
Mrs. Jan Konesey

Also in attendance was: City Manager Sharon Lynn  
City Solicitor Glenn Mandalas

The purpose of this Joint Meeting was for the Board of Commissioners and Planning Commission to discuss issues surrounding the installation of swimming pools and more broadly the impact of recent development and usage occurring in the City's residential neighborhoods.

Mayor Cooper noted that the genesis for this meeting was a memorandum from the Planning Commission to the Board of Commissioners asking to have a joint meeting to discuss items and issues that had come to the Planning Commission's with regard to swimming pools and how they impacted trees. This has become a larger issue than the Planning Commission had envisioned. This meeting was not for the Commissioners to debate the issues but for the Commissioners to receive them. The Commissioners will be addressing the concerns in the future, and they will find a way forward to do that.

Chairman Preston Littleton noted that the City Commissioners had given the Planning Commission an assignment relative to trees and an objective of the City's goal for increasing the tree canopy. In the process of talking about trees, the issues of swimming pools and the impact on trees came up. In May 2014, the Planning Commission had a discussion that got into the swimming pool issues. At the June meeting, a couple from the community had attended to discuss issues that they have had. The Planning Commission saw much bigger issues, things far beyond swimming pools. At that point, the Planning Commission requested a meeting with the City Commissioners to acquaint and inform the City Commissioners of the broader issues it had seen. The Planning Commission has made no recommendations. This meeting is for informational purposes.

Mr. Michael Strange of the Planning Commission gave a presentation on the challenges of change which looks undergoing change in residential land use and development in the City. The objectives were to summarize the overall symptoms of concerns that prompted this joint meeting, to summarize the major issues

that have been recently raised by citizens and to summarize the issues and questions being raised by the Planning Commission. What is needed to be done today is develop and prioritize problem statements, discuss options to resolve or solve the problems and define a collaborative course of action and next steps to select best options. Symptoms that people were bringing forward to the Planning Commission were: 1. Increased levels of ambient, continuous and intermittent nuisance noise which is depriving neighbors of the quiet enjoyment of their home. 2. Light pollution from major amenities depriving neighbors of natural darkness where intense illumination far exceeds the perimeter of the host property. 3. Off-street parking is insufficient to support the ratio of bedrooms to cars which reduces transient parking and street navigability at peak times. 4. Increased stormwater run-off due to permeable surface loss. 5. Loss of trees and adjacent property tree root systems due to foundations not accounted for in FAR calculations. 6. Loss of property separation with non-roofed buildings in setbacks. Citizen concerns primarily related to rental property swimming pools are: 1. People and equipment generated noise. 2. Light pollution. 3. Stormwater run-off. 4. Damage to trees on abutting properties. 5. Issues related to large number of occupants. 6. Change in character of neighborhood. 7. Commercialization of amenity. Planning Commission issues in addition to citizen concerns are: 1. Ordinance enforcement in Code and civil law. 2. Size of houses and amenities currently allowed such as (a) number of bedrooms and bathrooms, (b) pools, hot-tubs, outside showers, decks, etc. built to setback lines, (c) minimal natural area, lack of space for trees, (d) adequacy of on-site parking and (e) minimal permeable surface. Questions to consider are: 1. Are current zoning, building, noise and other regulations resulting in desired outcomes? 2. Does the City know of all the rental properties, and are there adequate and ongoing inspections for safety, health and welfare issues? 3. Is the increasing number of large "maxed-out" houses used primarily as rentals resulting in the commercialization of residential neighborhoods? Possible options to solve identified problems are: 1. Enforcement of existing regulations and rules and where it would apply. 2. Minor tweaks to the existing Code, what they are and where they would apply. 3. Building Code changes and what should be included in FAR and options/ratios. 4. Need for restatement of policies or new policies. 5. What the turning points are, and what the breaking points are. The collaborative action and next steps would be to figure out what the best options are, and how to resolve problems today without creating unintended consequences for the future.

Mr. Harvey Shulman of the Planning Commission noted that the presentation had been prepared before a lot of the letters were received. He provided additional issues to consider from comments in the letters.

1. Added demand on water capacity from City wells and issues regarding draining of pools.
2. Smells from chlorine, untreated water and algae and how to make sure all the pools are being properly taken care of.
3. Attraction of pools and pools covers to mosquitoes, other insects and animals.
4. Pools not only have an impact on trees on the property in which they are being built, but also on the neighbors' properties.
5. Any rules or what is done about collateral accessories such as water slides, waterfalls, diving boards, etc.
6. Because pools have to be surrounded by fences, there are more fenced properties in the City which changes the look and feel of the City.
7. Heating pools requires great use of electricity which also means more running equipment.
8. Minimizing accidents and water illnesses.
9. Require inspections of pools.
10. Regulation of pools. Some state and county laws defines a public pool and a semi-public pool which is a pool that actually is on rental property.

Mayor Cooper said that this a very serious issue and will be intense. Mr. Kyle Gulbranson, land-use planner from URS Corporation was requested to be in attendance at this meeting. He is a huge resource to help move this process forward and to help the Commissioners put together their thoughts and solutions.

Mr. Kyle Gulbranson noted that he has worked with the City over the years on numerous issues from rezoning to FAR, and he is familiar with the tree ordinance.

#### Correspondence Packet:

1. Email received June 11, 2014 from John & Leah Rodgers, 45 Oak Avenue.
2. Email received July 3, 2014 from Paul & JoAnn Hersh, 47 Oak Avenue.
3. Email received July 8, 2014 from John & Leah Rodgers, 45 Oak Avenue.
4. Letter received July 10, 2014 from Donald & Lynne Myers, 43 Oak Avenue.
5. Email received July 10, 2014 from Boghosian Family, 100 Stockley Street.

6. Letter with attachments received July 18, 2014 from Ronald D. Schiff & Margaret Scott Schiff, 103 Stockley Street.
  - a. Letter dated September 11, 2012 to Walter Cassell & David McCarthy, 51 Baltimore Avenue from Gregory J. Ferrese, City Manager.
  - b. Letter dated September 2, 2012 to Greg Ferrese, City Manager from Dr. & Mrs. Vorton Boghosian - 100 Stockley Street, Hon. & Mrs. Ronald Schiff - 103 Stockley Street, Mr. & Mrs. Avrim Topel - 102 Stockley Street, Mr. & Mrs. James R. Thomas, Jr. - 101 Stockley Street, Mr. & Mrs. Greg Cornett - 105A Stockley Street, Mr. Jeff Ehrlich - 700 King Charles Avenue, Mr. John Plummer - 104 Norfolk Street, Mr. & Mrs. Paul Twining - 103 Norfolk Street and Ms. Linda Darr - 100 Norfolk Street.
7. Letter received July 22, 2014 from Linda & John Darr, 100 Norfolk Street.
8. Letter received July 24, 2014 from Avrim & Vicki Topel, 102 Stockley Street.
9. Letter received July 31, 2014 from Rupert & Maureen Brady, 707 King Charles Avenue.
10. Letter received August 12, 2014 from Meg Shivone, 113 Norfolk Street.
11. Letter received August 12, 2014 from Bruce & Adriana Wilson, 109 Norfolk Street.
12. Letter with attached petition received August 20, 2014 from Donna M. Mabry & Alan B. O'Leary, 221 Hickman Street.
  - a. Petition signatures:
    1. Richard H. Knotts, 225 Hickman Street
    2. Martha L. Marino, 220 Hickman Street
    3. Joy Basinski, 218 Hickman Street
    4. Duane Hansen, 500 Scarborough Avenue
    5. Mary Carol Marceno, 200 Laurel Street (Apt. Rear)
    6. Jim B. Wileler, 220 Laurel Street
    7. Hayden Morris, 216 Laurel Street
    8. Louise Morris, 216 Laurel Street
    9. Rosemarie Bahan, 215 Laurel Street
    10. Bill Bahan, 215 Laurel Street
    11. Marilyn Bryant, 213 Laurel Street
    12. Bryant Family, 213 Laurel Street
    13. John W. Osterholm, 109 Hickman Street
    14. Kathy Osterholm, 109 Hickman Street
    15. Dolores J. Willis, 119 Hickman Street
    16. Frank R. Young, 405 Scarborough Avenue
    17. Norma Young, 405 Scarborough Avenue
    18. Arvil V. Adams, 207 Hickman Street
    19. Patricia Bockius, 9 Laurel Street
    20. Nancy Hansen, 500 Scarborough Avenue
    21. Kathryn Ling Nothacker, 219 Hickman Street
    22. Harry E. Nothacker, 219 Hickman Street
    23. Patricia (Patti) Meyer Esposito, 217 Hickman Street
    24. John Connolly, 220 Laurel Street
    25. Cathy Cooper, 220 Laurel Street
    26. Collene McClusker, 220 Laurel Street
13. Email received August 25, 2014 from Dee Speck, 206 Laurel Street.
14. Email received August 29, 2014 from Harry Nothacker, 219 Hickman Street.
15. Email received August 29, 2014 from Kathryn Lingo Nothacker, 219 Hickman Street.
16. Letter with attachment received August 29, 2014 from Paul V. Twining, Jr. & Anne P. Twining, 103 Norfolk Street.
  - a. Letter dated September 2, 2012 to Greg Ferrese, City Manager from Dr. & Mrs. Vorton Boghosian - 100 Stockley Street, Hon. & Mrs. Ronald Schiff - 103 Stockley Street, Mr. & Mrs. Avrim Topel - 102 Stockley Street, Mr. & Mrs. James R. Thomas, Jr. - 101 Stockley Street, Mr. & Mrs. Greg Cornett - 105A Stockley Street, Mr. Jeff Ehrlich - 700 King Charles Avenue, Mr. John Plummer - 104 Norfolk Street, Mr. & Mrs. Paul Twining - 103 Norfolk Street and Ms. Linda Darr - 100 Norfolk Street.
17. Email received September 2, 2014 from Jim Reed, 115 Rodney Street.
18. Letter received September 4, 2014 from Joy & Orville Basinski, 218 Hickman Street.
19. Email with attachment received September 8, 2014 from Linda Kauffman, 206 Laurel Street.
  - a. Suggestions for curbing current and future issues around "mega house" construction.

20. Email received September 8, 2014 from Timothy C. Spies, 53 Columbia Avenue.
21. Letter received September 8, 2014 from Eugene M. Lawson, Jr., Esq., 402 Rehoboth Avenue.
22. Email received September 8, 2014 from Michael Bednarek, 208 State Road.
23. Email received September 8, 2014 from Dorothy Tanner, 44 Oak Avenue.
24. Email with attachments received September 9, 2014 from John Connolly, 220 Laurel Street.
  - a. Email received June 23, 2014 from The Connolly Family, 220 Laurel Street.
  - b. Email received June 14, 2014 to Terri Sullivan, Building Inspector, from John Connolly, 220 Laurel Street.
  - c. Email received November 1, 2013 to Mr. Connolly from Terri Sullivan, Building Inspector.
  - d. Email received November 1, 2013 to Barbara Bunting from John Connolly.
  - e. Email received October 28, 2013 to Greg Ferrese, City Manager from John W. Connolly, 220 Laurel Street.
25. Email with attachment received September 9, 2014 from Alan O'Leary, Donna Mabry, Donald J. Myers, Charles Donohoe, Leah Rodgers & Jack Rodgers.
  - a. Letter dated August 29, 2014 to Mayor Samuel Cooper from Joy Basinski - 218 Hickman Street, Sue & Lou Boghosian - 100 Stockley Street, Marilyn Bryant - 213 Laurel Street, Richard Cooperman - 214 Country Club Drive, Linda Darr - 100 Norfolk Street, Hoyte & Sonie Decker - 214 Laurel Street, Charles & Nancy Donohoe - 46 Columbia Avenue, Duane & Nancy Hansen - 500 Scarborough Avenue, Linda Kauffman - 206 Laurel Street, Donna Mabry - 221 Hickman Street, Louise & Hayden Morris - 216 Laurel Street, Donald & Lynne Morris - 43 Oak Street, Kay & Harry Nothacker - 219 Hickman Street, Alan O'Leary - 221 Hickman Street, John & Leah Rodgers - 45 Oak Avenue, Dee Speck - 206 Laurel Street, Dorothy Tanner - Oak Street, Avril & Vicki Topel - 102 Stockley Street, Delores Willis - 119B Hickman Street and Frank & Norma Young - 408 Scarborough Avenue.
26. Email received September 9, 2014 from Michael Bryan, 220 New Castle Street.
27. Email with attachment received September 10, 2014 from Bill Cook, 807 Bayard Avenue.
28. Email with attachment received September 10, 2014 from Mark O'Donnell, 302 Laurel Street.
  - a. Photograph
29. Email received September 10, 2014 from Joan & Robert Tremain, 9 Third Street.
30. Letter received September 12, 2014 from Bitsy Cochran, 27 Baltimore Avenue.

Public Comment:

1. Linda Kauffman, 206 Laurel Street, said that quite a bit of research has been done with the overall loss of housing charm in the City. The residential areas are becoming commercialized. The multi-family dwellings are no longer residential properties. There is a loss of tree canopy. There is a strain on the infrastructure. More trash is being generated, and more water is being used for filling pools and then draining them into the storm sewers. Beyond pools, there are noise issues. Possible solution are: 1. There is a need to tighten the noise ordinance to strengthen what can be done for rental properties. 2. Define rentals and rental noises. 3. Increase parking will somehow reduce the footprint of houses. 4. Create bigger setbacks. 5. Have mandatory rental inspections. 6. Licensing and inspecting rentals on an annual basis.
2. John Hughes, 74 Columbia Avenue, said that this is not a realtor's problem nor a speculator's responsibility. It is the Commissioners' responsibility to get on this problem.
3. Donald Myers, 43 Oak Avenue, 221 Hickman Street noted that he is a victim of large pools, big houses and lots of noise. Mr. Myer noted that the City has to establish and adopt a temporary moratorium effective today in order for the Commissioners to decide what to do. This would take encouragement away from developers to rush in and get permits for more pool. There needs to be a noise ordinance change, and it has to be revised to deal with noise from humans. The proper decibel level needs to be figured out.
4. Donna Mabry, 221 Hickman Street, said in endorsing a moratorium, she is also a victim of noise. This rises to the level of pain and suffering. If one pool goes in, at least five neighbors will have their properties and quality of life degraded. Property values go down when there is a pool next to it. Houses surrounding pools create an amphitheater. According to EPA, if there is a recreational facility and noise, noise is maintained and confined to the property that has the pool located on it. The best solution is to require that pools be enclosed.
5. Mable Granke, 1013 Scarborough Avenue Extended, voiced concern about the inspection of pools and the safety of them from the standpoint of whether the pools are properly maintained for the renters. Both the Board of Commissioners and Planning Commission should establish a timeline. This can be dealt with in a way that provides justice. With regard to noise, what has to be recognized is that how noise is reacted to at night is different from noise during the daytime. It could be helpful if this could be brought into the decibel

- level. She questioned the size of these homes and if the open space requirement are being followed. She Ms. Granke asked if the definition of a swimming pool is a structure, and if it is, if this would take away from the required open space. She also asked if it would be a commercial property when there are more than five or six bedrooms. The parking problem will have to be addressed.
6. Stan Heuisler, 81 Henlopen Avenue, said that he wants the Commissioners to represent the residents in preserving what is good and important about the community. The residents do not want to have seven bedroom, nine bathroom houses with a pool next to them where people are making noise in the middle of the night. The Commissioners need to take their time and do it right to write code that is enforceable.
  7. Libby Stiff, 1007 Scarborough Avenue Extended, said that livability has to be high on everybody's list. More enforcement and more manpower is needed.
  8. Chuck Donohoe, 46 Columbia Avenue, said that in his neighborhood there is a commercialization problem. Parking on streets should be limited to owners in R-1 residential areas so that parking available to renter is only on the property. Parking should be two spaces for 2.5 bedrooms on the property. There should be annual inspection of rental properties. The rental licenses should be increased to several hundred dollars. The rental should be increased 1% per year for the next six years to a total of 9%.
  9. Dana Greenwalt, 111 St. Lawrence Street, voiced concern denying pools to future families because of the current problem with pools. There are noise and parking issues. She asked that the Commissioners think about the solutions and how they will affect everyone.
  10. Joe Filipek, 804 Scarborough Avenue, said that the biggest issue is commercialization of residential property. He did not necessarily think it is a swimming pool issue. They are people issues. There solutions to all of this other than eliminating swimming pools. He agreed that they may need to be regulated more as everything does in the City.
  11. Alan O'Leary, Hickman Street said that if pools are not with houses which are rented, they are very often not a problem. He suggested that if houses are going to be rented, the pools need to be enclosed.
  12. Sharon Palmer, rental manager at Coldwell Banker, said that from a rental standpoint someone's bad behavior cannot be controlled. Action can be taken against someone's bad behavior. There was one tenant with bad behavior, so she met with the homeowner and the neighbors to talk about solutions that can be put in place next year. The rental homes are individual private homes with property rights. These properties are inspected when the rental license is granted. It may be something to look for with inspections on pools.
  13. John Meng, 107 St. Lawrence Street, said that now there are eight bedroom homes that are so nice that everyone wants to spend all day sitting by the pool. It becomes a compound, not just a place to put your head at night. An eight bedroom house that is built as a rental is not a home, it is a hotel.
  14. Jennifer Duncan, 68 Kent Street, said that this is not a realtor problem. It is not a developer problem. The question is whether the City wants to be the Outer Banks with mega homes. The issue for the Mayor and Commissioners is whether they are going to keep the City's charm that it currently has, but is starting to lose if eight bedroom houses are put in with four or five kitchens. If that is controlled, then the noise, park and pools are controlled.
  15. December Hughes, 74 Columbia Avenue, said that back in the day when people wanted to put up a mega house, they did it on two to three lots. Last year, she had noticed a pool being drained into the storm drain. Ms. Hughes was dismissed by the Building Inspector who told her that as long as the water was running over the ground, they were in compliance.
  16. Kaye Nothacker, 219 Hickman Street, said that mega houses on small lots are a real problem. She suggested that this issue is worked on promptly to limit the number of bedrooms. Renters think they can do whatever they want to, until the City changes the codes. Without changing the occupancy number and the number of bedrooms, this problem will not go away.
  17. Frank Cooper, 96 East Lake Drive, said that the Commissioners need to look at the issue of commercialization directly. Renting pools and the behavior of the people in them should be tied to the rental licenses. Money is what is causing this problem. More money is gotten for houses with swimming pools, and that is what is driving this. Money is taken out of it by a noise ordinance that with three strikes a rental license is revoked, and the rest of the year is spent with no income. Dealing with the noise issue directly is a better solution than to stop building swimming pools. Parking is clearly should be tied to bedroom count. For rental houses, the number of cars should be contained in the driveway. There is nothing designed in the Code to house trash cans. The trash cans at the rental houses are literally sitting in the front yards. All is tied to rental licenses.
  18. Guy Martin, 87 Henlopen Avenue, hoped that the Commissioners do not succumb to making this solely a swimming pool argument. The character of the City is at stake here. The real question is whether the people want this City to be a resort community which commercializes itself in order to maximize value of every piece of property now rather than preserving the charm of the City. The issue is whether or not to allow residential neighborhoods to be commercialized and to change the character of the City.

19. John Connolly, 220 Laurel Street, said that he is not against growth. Smart growth makes a lot of sense. Responsible owner development is a different issue. Neighbors have bought a lot because it was 150 feet long, and a bigger house could be put on it. The lot is separated so two units can be built there. The noise is one thing, but the overall impact is terrible.
20. Joan Tremain, 9 Third Street, said that the average lot is being exploited by the overdevelopment of a pool. The building code is not being equally applied to homes with pools and without pools. She wants to maintain the vision that the City has for the community. The reason why the pools are an issue now is because there is a tipping point.
21. Ron Schiff, 103 Stockley Street, said that homeowners expect the Commissioners to represent them. The Commissioners do not represent the thousands of people who come in from out of state that pay \$10,000.00 a week to live in these mega homes. The homeowners are left with the noise and problems they create. He asked that the Commissioners think about the residents' rights.
22. Julie Davis previously owned 9 Norfolk Street. She no longer owns that property because at 7 Norfolk Street there is a nine bedroom, nine bath home that sleeps 26. It rents for up to \$16,000.00 per week. The other neighboring home has been sold, and there are other neighbors on Norfolk Street who are seriously considering selling their homes because of the noise, parking and all of the environment issues. There are many people who rent their homes for part of the summer, but there is a big difference between those people who have carefully rented in the past with good supervision for several weeks and some parts of the summer and those folks who are moving in and building what are basically hotels, bed and breakfasts, etc. That is not what she wants in Rehoboth, and people will be driven out.
23. Bruce Wilson, 109 Norfolk Street, said that parking is a big issue in particular with the house that was previously mentioned. He cannot sit on his front porch because of the pool that was built one block away. The noise level has deteriorated his ability to enjoy his property.
24. Donna Mabry was concerned that it will come down to relying on fines and enforcement because it will put the burden on the victims to call the police or call to get help. It is known that there can be inconsistent enforcement, and the onus will be kept on the victims. She would like to have a system where the solution is good for everybody, and it restores the peaceful use of her property.
25. Paul (unknown), 303 Hickman Street, said that pools in and of themselves are not necessarily the problem. Things can be done to intelligently balance the needs and the rights of property owners. Neighbors and renters should be respectful. There are administrative, operational, legal and enforcement issues that need to be thought about. He asked how an inspection program would be fairly implemented in a relatively short period of time. Parking on site would be an issue. Having a timeline would be helpful. The Commissioners need to come to some resolution quickly. Greening the community would help with environmental issues and runoff.
26. Dorothy Tanner, 44 Oak Avenue, said that with the number of pools going in, it will be intolerable.
27. Sherry Schappell, 800 Bayard Avenue, said that the rental homes are not someone's home, and they are not really part of the community. The people who live in the community do not feel that the people who are buying properties and building rental houses have any sense of the community, nor are they feeling any sense of responsibility to the community. What is being heard is anger, being upset and concern because there is a sense that the people who are building rental houses are taking the community and turning it into something that is not wanted.
28. Mildred Reed, Rodney Street, urged the Commissioners to consider a moratorium and give themselves some time to come up with something concrete.
29. Linda Kauffman said that commercialization had been spoken 14 times. There are currently 37 homes that are listed by owners that rent with pools, nine of which sleep 14 or more. The Commissioners need to react as quickly as possible.

Mayor Cooper said that the Commissioners need to take the time now to put together a plan. He has been working on these issues more than 30 years. In 1986, the City hired Mr. Bauer. In 1991, changes were passed that were noted in the Bauer Report, such as limiting the height of buildings in the commercial district, cutting back on density in the R-2 district and establishing the Floor Area Ratio (FAR). In the late 1990's, the City hired the University of Delaware to catalog what was on every property in the City. In the unadopted Neighborhood Preservation Ordinance, there are five fairly distinct neighborhoods within the City. Each neighborhood was looked at individually. The Zoning Code will not create what the City has had. Mayor Cooper is committed to see this through to the end, and he hoped that the citizens are too. He requested that City Solicitor Mandalas draft a moratorium ordinance with the Commissioners to take up at the Regular Meeting on September 19, 2014. A public hearing will need to be held. If the moratorium is passed, then Commissioners will freeze permits going out from then on. This is a good first step. Mayor Cooper suggested that the Commissioners take this issue up themselves and with Mr. Gulbranson's help. He clarified that the moratorium would limit the permitting on construction of swimming pools

Commissioner Toni Sharp commented that it is owed to the community to do this right and to do it as rapidly as possible. She was in complete support of the process.

Commissioner Stan Mills agreed that this is a good plan and a good path forward. The Commissioners need to be cognizant of the timeline. He highlighted a few extra notes about pools, specifically concerns such as pool inspection, pool drainage problems, waterfalls, hot tubs and Jacuzzis. Also highlighted was concern about trash, trash volume, trash fees specific to rental properties and trash being put out on Saturdays. Commissioner Mills will be sponsoring an agenda topic specific to the whole trash issue separately. Commissioner McGuinness will be helping him.

Commissioner Patrick Gossett said that this tipping point is affecting the sense of place in Rehoboth. It has been addressed in the Comprehensive Development Plan (CDP) several times. The sense of place is in jeopardy at this moment. Swimming pools is just a symptom, but the issue is commercialization, parking, inspections and enforcement, etc. The Commissioners need to be cognizant of the expectation of renters. The City has not done a good job of telling the renters what is expected of them and sharing with them what the sense of place is that the residents enjoy, and how they need to become a part of this.

Commissioner Lorraine Zellers reiterated for the community to stay involved. Perhaps, there may be restrictive ordinances or limitations on what can be done with properties which will be for the good of all the properties. All will have to work collaboratively on this. The Commissioners will need the community's support and background.

There being no further business, Mayor Cooper adjourned the Joint Meeting at 4:55 p.m.

**Respectfully submitted,**

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**(Lorraine Zellers, Secretary)**