

can be taken care of relatively quickly to longer term solutions which may take several months to accomplish. Most of the longer term solutions would involve Code changes.

First Issue: Noise from rental properties with swimming pools is the biggest problem. Possible solutions are: 1. More aggressive enforcement of the noise ordinance. 2. Training of summer police officers regarding ordinances. 3. Review and modify noise ordinance to better address residential noise standards. 4. Establish procedure and penalties for addressing noise complaints from problem properties and possibly use the Ocean City, MD Noise Control Board model. The pros for these possible solutions are more consistency in the handling of complaints, and there would be a mechanism for addressing problem properties. The cons for these possible solutions is that there would be an increase in workload/demand for City Police and staff, and a Noise Control Board would need to be established to hear complaints.

Commissioner Stan Mills noted that the noise code is specific to amplified voice. The unamplified voices of people talking, screaming, etc. is not covered in the noise code, but could possibly be covered in the noise disturbance code.

Mayor Cooper said that he would like to see Ocean City, MD statistics with regard to a noise control board. Commissioner Zellers would like to see Dewey Beach, DE statistics too.

Commissioner Patrick Gossett thought that expectations should be established and set with guests, renters and residents. An educational and communications program needs to be implemented as soon as possible. He suggested handing out good neighbor brochures. Commissioner Zellers agreed. Whatever is set should be a guideline that is given out for everyone to be on the same page.

Second Issue: Large increase in the number of swimming pools in residential areas, primarily associated with large rental homes. Possible solutions are: 1. Establish additional requirements for swimming pools and spas including construction, mechanical, noise attenuation, health and safety requirements. 2. Establish quiet hours for pools in residential areas. A pro for these possible solutions are needed pool regulations and requirements in addition to the basic Building Code. A con for these possible solutions would be additional City staff demands. The previously mentioned possible solutions could be implemented in 0-2 months.

Commissioner Gossett noted that two sets of standards could be used with regard to health requirements and maintenance issue for rental property pools and private pools.

Third Issue: Large homes are used for rentals with large numbers of occupants, vehicles and associated noise issues. Possible solutions are: 1. Establish City-wide short-term rental regulations and provide education on a regular basis to property owners and rental agencies. The regulations are to be posted in rental units. 2. Institute periodic rental/complaint driven inspections and identify all rental units. 3. Establish quiet or low noise hours. 4. Limit occupancy to two persons per bedroom and pull-out sofa. The pros of these possible solutions are residential rentals would be regulated in the City; owner/rental agencies/renter would be provided with clear guidelines and expectations; rental inspections would allow the City to have accurate occupancy information to aid in enforcement and insure Code compliant/safe conditions; and occupancy would possibly be reduced. A con for these possible solutions is that there would be very heavy City staff demand, and additional staffing requirements would be needed. These possible solutions could be implemented in 3-4 months.

Commissioner Zellers thought that occupancy limits could be put on stickers and certificates to give everyone an idea of what is expected.

Commissioner Mills thought that more consideration should be given to rental inspections. Concerns would then be addressed such if counting the number of bedrooms would reflect what is on the rental license, adequate egress for bedrooms in basements and adequate smoke detectors to address the fire and safety issues.

Commissioner Gossett noted that of the 2,325 rentals, there are 751 rental houses which would be a manageable number for inspections to start with.

Commissioner Kathy McGuinness said that there would be a liability issue with issuing a license without an inspection.

Fourth Issue: Increased intensity of single-family home development creating adverse effects on residential neighborhoods. Possible solutions are: 1. Possible zoning changes to reduce the size of homes and increase green space through increasing setbacks and natural areas and decreasing coverage requirements. 2. Increase parking requirements based on the number of bedrooms. 3. Require grading/drainage plans for new single-family homes. The pros of these possible solutions are that home size would be reduced and additional space would be provided between homes; parking issues would be reduced with high occupancy; and drainage issues associated with new

development would be reduced. A con for these possible solutions is that it would require changes to the Zoning Code and may create non-conforming structures. These possible solutions could be implemented in 5-6 months.

Commissioner Toni Sharp noted that the onus to solve all of this, other than education, is on the residents, neighbors and the City for enforcement. She wanted to know what the responsibility is of the property owner or agent. There should be a clear definition of who is at risk.

Mayor Cooper said that he would like to review a noise ordinance from another municipality that works.

Commissioner Zellers noted that some communities are using the plainly audible premise for residential neighborhoods with regard to noise issues. This may be something to consider rather than using the decibel meter.

Commissioner Bill Sargent said that he would like to see a model ordinance to start with.

Commissioner Gossett said that with regard to the first and second issues, the target dates would be from December 1, 2014 to January 1, 2015 for completion. The third issue target date would be March 1, 2015 for completion. The fourth issue target date would be May 1, 2015 for completion. These are target dates for data collection and suggested things to work on.

Mayor Cooper thought that zoning issues should also be discussed at this time.

Mr. Gulbranson said that the next step would be to draft language for changing the noise ordinance, requirements for pools and possibly short-term rental regulations for the next meeting. Sample ordinances will also be provided prior to the Workshop Meeting on November 10, 2014 for discussion. Zoning issues will be looked at as well.

Public Comment:

1. Ms. Carol Warner, 113 St. Lawrence Street, agreed that the property owner has to take responsibility for the noise issue, but renters are not being penalized. This needs to be put into the equation that renters also need to be responsible.
2. Mr. Donald Myers, 43 Oak Avenue, said that other jurisdictions focus on sound attenuation. A decibel level should be established or any audible sound outside the boundaries should be prohibited. The burden would be put on the developer with regard to a swimming pool to come up with a sound attenuation plan.
3. Mr. Mark Benschle, 98 Sussex Street, thought that the presentation was excellent.
4. Ms. Mable Granke, Scarborough Avenue Extended, asked if there will be a hard copy of the report available to the public. She thought that noise is the symptom of what has been allowed to happen in terms of the building of homes. There is a difference of perception of what is annoying and noise between day and night, particularly at the time when people may want to go to bed. The Commissioners need to address the size of homes, number of bedrooms, parking spaces, etc. as soon as possible.

Mr. Gulbranson will forward the report to Ms. Ann Womack, City Secretary, for distribution.

Commissioner Gossett will forward copies of the NPO to the Commissioners for their review.

5. Ms. Linda Kauffman, 206 Laurel Street, said that inspections are a good thing. An increase in the rental license fees would pay for an inspector. With regard to parking, the width and length of a parking space should be identified. She encouraged the use of a sticker program so neighbors would know that a certain home has a rental license issued by the City. Put onus on rental agents and making them responsible. Owners, renters and realtors have a responsibility in this matter. With regard to trees, the clearcutting of lots is getting out of hand. The Code issues should be worked on quickly.
6. Mr. Wayne Neale, 46 Sussex Street, said that occupancy loads are determined by square footage of buildings. There are no occupancy loads for outdoor space. Occupancy loads are not the way to go, and the number of beds in a house is not enforceable. Sound attenuation can be accomplished through distance separation or barriers which absorb sound or send sound upward.
7. Mr. Eugene Lawson, Esq., 12 Hickman Street, said that repeat offenders can be owners and not renters. Whatever is done for the renters has to be equally enforceable against the owners.
8. Mr. Frank Cooper, 96 East Lake Drive, said that eventually an architectural review board will be needed to look at specific properties and what is appropriate for them. The same set of rules is inapplicable from one neighborhood to the other.
9. Mr. Jack Rodgers, 45 Oak Avenue, said that there are no residents in the area where he lives. The number of renters and bedrooms in his area are a problem. Rental houses in his area are owned by corporations, not by individuals.

- Ms. Donna Mabry, 221 Hickman Street, said that she has tried the education plan with renters informing them about noise issues. She has also contacted the rental agents and the police. The issues with noise have been trivialized and brushed aside. There is a lot of ignorance about the current noise ordinance. Appropriate education is needed, and the victims should not have to do the education.

OLD BUSINESS

Discuss the processes and conditions for merging and unmerging lots including discussion of a proposed ordinance amending the Zoning Code to clarify the merger and un-merger of lots in the City was deferred to a meeting at a future date.

NEW BUSINESS

Mayor Cooper called for discussion on the implementation of electric vehicle charging stations in the City.

Commissioner Mills provided a brief summary of the electric vehicle charging station program. The site selected for the two charging stations is at Mariner's Park. The type of charger and connector are universal and can be used with all electric vehicles. The units will be pedestal-mounted and will be supplied by Millbank Manufacturing. The chargers are supplied with 25 foot cords. Two parking spaces will be allotted, but four spaces would be ideal to allow for other vehicles to park and wait to charge. The four spaces would be difficult for enforcement. These charging stations will be noted on Plug Share so people can find out where the charging stations are located. It is intended that parking meters will pay for these two spaces. There will be no charge for electricity. DNREC will provide a year's worth of electricity to the City as a reimbursement for the first year. The University of Delaware is to be called for a malfunction and/or maintenance problem. The City will provide signage at the parking location. A recommendation would be to provide two signs directing electric vehicles from Rehoboth Avenue to the location. Signage would be provided for time limits of parking spaces for electric vehicle charging. Chargers are available in Newark and can be delivered within a few days' notice. It would take approximately two weeks to create the signage. Both the University of Delaware and DNREC should be included in any press releases, and the project is called Charging Up Delaware. The City will be able to partner with the University of Delaware and DNREC in press releases. The University of Delaware will monitor the charging stations the first year and will provide the City with quarterly report on usage. Commissioner Mills will work with the City Manager to determine a definition of electric vehicle, specify the location and time restrictions and address how parking meters on a year-round basis for the two spaces.

CITY MANAGER'S REPORT

City Manager Sharon Lynn reported that an informational meeting is scheduled on October 16, 2014 from 2:00 p.m. to 4:00 p.m. with regard to the Lake Avenue Streetscape and Sidewalk Improvement Project. Notice has been sent to residents on Lake Avenue, providing them with information and an overview of placing utilities. On September 29, 2014, Mayor Cooper and other officials attended a meeting with DelDOT regarding the ADA Improvement Project from Lewes/Rehoboth Canal Bridge to the intersection of Rehoboth Avenue and Fifth Street. As a result of that meeting, DelDOT delayed start of the project until October 27, 2014. Ms. Lynn encouraged people and reminded everyone to sign up for CodeRED on the City website which is the City's emergency notification alert system. As of October 1, 2014, recycling collection will be the first, third and fifth Fridays of each month through April 2015.

COMMITTEE REPORTS

There were no reports.

CITY SOLICITOR'S REPORT

There was no report.

COMMISSIONER ANNOUNCEMENTS/COMMENTS

The consensus of the Commissioners was that the Public Hearing on October 17, 2014 regarding the swimming pool moratorium will be held in the Fire House.

Mayor Cooper commented that he has not had a chance to review the plans regarding the sidewalk issue on Rehoboth Avenue. He will be working with Mr. Bob Palmer on this matter.

Commissioner Mills announced that the American Shore Beach Preservation Association is holding its semi-annual conference in Virginia Beach next week. Mr. Toni Pratt gave a presentation to council at Fenwick Island regarding the beach nourishment program. Commissioner McGuinness was in attendance at the meeting. There is

limited funding for DNREC's part in the beach nourishment program. Commissioner Mills invited Mr. Pratt to give his presentation to the Commissioners in November or December 2014.

Commissioner Sharp announced that on October 9, 2014 at 5:00 p.m. is the annual reception for Rehoboth Beach Main Street. Location is the Rehoboth Beach Museum. On October 12, 2014 is the inaugural Greene Turtle 5K Run. On November 7, 2014 is the Cocoa Crawl. Proceeds benefit the Rehoboth Beach Museum.

DISCUSS ITEMS TO INCLUDE ON FUTURE AGENDAS.

An item to be included on the agenda for the November Workshop is the 2014 season debriefing on behalf of departments.

CITIZEN COMMENT

Mr. Howard Menaker, 16 Dover Street, requested that the presentation given by Mr. Gulbranson be available on the City website under Ongoing Business.

The next Regular Meeting will be held on October 17, 2014 at 7:00 p.m.

There being no further business, Mayor Cooper adjourned the meeting at 11:08 a.m.

Respectfully submitted,

(Lorraine Zellers, Secretary)