

Town of Ellendale
Regular Meeting of Ellendale Town Council

August 6, 2025

Ellendale Fire Hall -302 Main Street

Minutes – Recorded on Apple iPad

1. **Call to order** – President Tom Panas began the meeting @ 7:00 PM. President Tom Panas then asked everyone to silence their phones.
2. **Pledge of Allegiance** was recited and a **Moment of Silence** was observed
3. President Tom Panas then asked for a Roll Call vote of attendance. **Roll Call** – was taken by Council Secretary Sam Noto and the following council members were present:
Tom Panas – President
Clay Walton – Vice President
Bob Billbrough – Treasurer
Joe Beck – Council Member at Large
Sam Noto – Secretary (Absent)
Town Solicitor - Liam Gallagher
4. **Approval of Agenda** – Tom Panas: The agenda for the meeting has been posted. Are there any questions or comments about the agenda for this evening? (None) Well in that case, I would like to have a motion to accept the agenda. Bob Billbrough – motioned to approve; Clay Walton – seconded. Vote: Bob Billbrough: yes; Joe Beck: yes; Clay Walton: yes; Tom Panas: yes, and Sam Noto: yes. OK, the agenda has passed. Tom: Thank you, Sam.
5. **Approval of Previous Meeting Minutes** – Tom Panas: In our packet, we also have the previous minutes from the July council meeting. Are there any comments or changes to the July council meeting minutes? Secretary Sam Noto: I just have one comment though; when people begin to speak because I take the minutes and I listen to recording, just try to use some courtesy and so forth so we're not talking one over another because it just doesn't come through well under the recording when we've got two or three people talking at the same time cutting each other off in mid-sentence and so forth. So, just some common courtesy. One at a time to finish before interjecting any further thoughts, OK? Thank you. I appreciate that. Tom: So with that, can we have a motion to accept the July council meeting minutes? Bob Billbrough – motioned to approve; Clay Walton – seconded. Bob Billbrough yes; Clay Walton; Yes Joe Beck: yes; Clay Walton: yes; Tom Panas: yes, and Sam Noto: yes. The minutes have passed. Tom: Thank you, Sam.
6. **Treasurer's Report** – Treasurer Bob Billbrough Reports from the period ending June 30th, 2025. So, our total income for the month is \$56,740.17. Total expenses of \$69,472.78 - Tom: excuse me! Terrie Ottomano: Donnie, we can't hear up here! Donnie

Dutton: I'm sorry. I can't hear from back here, either. Terrie Ottomano: So, take your conversation outside. Donnie Dutton: Alright. Sounds good to me. Tom: Thank you. Bob: General Fund balance for the month of \$731,118.15. Included in that balance is \$125,000.000. 125,771.75 for grants - minusing that from the balance leaving a total of \$605,396.20. For the residual funds - outstanding active voices \$91,461.57 with 45 outstanding accounts. And you'll notice in the report that I made, I've highlighted some in green - they have been paid since the end of June. Tom: OK. Bob: That concludes my report. Tom: OK, thank you. Do we have a motion to accept the treasurer's report? Sam: Yeah, I have a couple comments I'd like to bring up. I know some of the council meeting here tonight, some of them are hearing this for the first time along with the public; but, in looking over our accounts which the treasurer just read off there and I'm not pointing the finger at anyone because I know a lot of things simply turned over from one administration to the other and you don't really change the way we do business or look at things. But, as I was looking at our bank balances and so forth, I see where we have like a large amount of money sitting in our accounts, OK? And I know we're going to be talking about the budget here tonight as well so that money basically funds the budget; however, we don't need all that money sitting idle for a long period of time. So, what I'm suggesting is that we take up discussion on what we may do to put that money into more of an investment type of account so that we could earn more interest than according to what it says here on the on the bank statement. We earned \$93.50 on a large sum of money and that equates to .15% return. That \$93 is what that represents. So, what I'm saying is that's what anybody who opens an account at the bank basically gets on their savings account there; however, we're not just anyone, we're the town of Ellendale and we have this large amount sitting in that bank and they're only giving us .15% return on our money that we have sitting there. Now, we don't need this money to be all liquid like that at one time. We could possibly, you know, want to pursue this. I want to look into possibly putting it into a money market account. I'm going to talk to the bank and see if they have anything like that. Something that we could get a higher yield on our money because when I look at this and I see that that's all we're getting, we could have another source of income here every month. If we had it in a viable account that's paying us a lot more money than that... Clay: So, the two things here, 1 is availability. Tom: OK, well, all I want to say is there's a comment for the report for tonight. We can discuss what you're talking about in the future. Sam: That's where I found it just from looking at the report. Clay: And looking at what you want to discuss in the budget discussion possibly putting it there. Tom: Yeah, that makes more sense. So, back to the motion. We were asking for a motion to accept it? So, do we have first and seconds? Sam: I don't think you have to do that. Clay: No, no. You don't have to do that. Tom: Well, ... so, anyway can I have the police chiefs report?

7. **Police Chief's Report** – The monthly report was given by Chief Bruce Von Gorres for the month of July 2025. (See attached) The Chief's report included activities conducted by the current contract arrangement with the Delaware State Police.
8. **Town Manager's Report** – Tom Panas: We don't have the town manager's report. I don't know if you're all aware, our town manager is out on maternity leave. She had a wonderful baby girl named Willow. Both of them doing very well.

9. **Town Clerk's Report** –Colleen Hahn the new Town Clerk: So, we issued 5 business licenses in July. 11 building permits and we had two park pavilion rentals. I worked through emails and phone calls and did investigations and follow-ups with everyone with the help of the town council. So, thank you. Tom: In regards, just to make a comment on the park pavilion rentals, the population when you rent it you put like a \$50.00 deposit down you can rent the park and if you clean it up you get your \$50.00 deposit back. Colleen: No, we actually keep \$25. I actually found this out afterwards. It actually goes by the number of people you're planning on having. And I don't know it off the top of my head, so it's like \$50.00 for so many people and then 100 for so many people; but, if but if you don't clean up you do not get your money back. But, we do keep \$25 just to be able to do the upkeep of the property and everything. Tom: But, it's a great deal when you think about it. You know if you want to have a little fun to get together a picnic. Joe: And you're just talking about the pavilion where the picnic tables are, right? Colleen: Yeah, like people can still come in and use the park, right? You can't tell people they can't play in the park. Tom: Yes, good. Thank you.

10. **Committee Reports:**

- a. **Community Outreach** – the Chair of the Community Outreach Terrie Ottomano gave a verbal report at the meeting (See attached).

Vistor Recognition – Tom Panas announced that at this time, anyone wishing to address the council may do so. Raise your hand and state your name. You will be given two minutes to speak with no rebuttal from the council.

Terrie Ottomano - OK, just as one of the people that works on the website I need to bring it to council's attention that there are two sets of minutes that have never been approved in 2024 when we were without a secretary and shared that information with Sam and Kayla. it was a meeting, and I believe in October and something in November. I have the dates at home; but, we need to get them I guess they have never been transcribed? Tom: I believe they have been transcribed now and to be ready to be reviewed and approved. Terrie: And then once approved I can put them on the website so that way 2024 is done.

Tom: Thank you. Alright, Anybody else? Sir, your name?

my name is Chris Burn the HOA representative down in Captains Way down the road here. I have a question. We recently got a letter from we have our own little work plan there. We're gonna have to put a back flow preventer in our sprinkler system. Is that a whole county thing? Do you, have you guys heard anything about that at all? It has to be inspected once a year? Clay Walton: backflow preventers keep siphoning from going back in and contaminating ... (crosstalk) everybody in town has a well and if there was any backflow preventer you have to deal with Artesian. Tom: OK, alright thank you, Anybody else? Sir, your name?

Phil English - 604 S. Lee Avenue: My wife and I were sitting on the front porch and were being really eaten alive by mosquitoes. So. I went ahead and I contacted the mosquito control and in Milton spoke with a girl named Ann, and very helpful, she said she would dispatch one of their technicians just to check the area out. I

mentioned to them the storm sewers in front of our house and the other four which is probably 200 yards away have standing water in them. So, today the gentleman came out, the technician, and he treated those storm sewers and he did a little investigation in the whole area I don't know if anybody else would experience this. But he did also mention the retaining pond. He said it's overgrown. There is some allergens in the pond itself and he says some mosquitoes will breed on that. He suggested if it's a possibility - I don't know if we can ask people from Ingram Village Insight if they would put families in to get that water moving and maybe knock down some of that vegetation. He said that would cure the issue. So, but that's just for, you know, they were suggestions that he made whether that could be followed up on and implemented. It would help. This is the first time we really experienced it my wife and I. Like I said, I think our issue was due to that storm and the storm drains. They're not pitched properly and he says that's throughout the whole county with all the new developments because the land is so flat it's hard to get such a great pitch on it. That's all. Tom: thank you.

11. Old Business:

- I. Little Library – Tom Panas introduced the first item of Old Business to be the Little Library topic and called upon Terrie Ottomano to speak on the progress of this topic. Terrie Ottomano: John and Brenda David before they moved they were residents of Ingram Village. They donated the 2 shelf structure which Tony said would work very good for a little library. He just needs to put on plexiglass doors and he gave me the information. It's 28 inches wide 24 inches tall 13 inches deep 2 shelves which are 12 inches tall. The Upper shelf with the adult books lower shelf for kids and adjustable height pedestal plexiglass door weatherproof wrapped in metal with a metal roof which has been donated already. The color he has tan and trim metal for the the wrap around and for the roof the only thing that he would need to get is what's gonna be used for the doors the plexiglass and then whatever it's going to settle in so he had an approximate cost of \$100 which we approved in the beginning of the year when I went through community events. We would like to put it next to the ramp so that way it's covered by security cameras and accessible by the sidewalk. So, we just need approval from Council to move forward if we're going to proceed with this. Clay: Don't we, didn't we do that at the same time that we all had that discussion? Terrie: I don't know that we talked about where it was gonna go. Tom: I thought that's true like that had been talked about it a little bit about where; but, yeah, that was pretty much everybody's comfortable with that spot. Terrie: We can proceed with that and I mean it may not happen - obviously it won't happen before family fun day. It may not be till after Labor Day; but, in September we'll we'll shoot to get that up and running. Tom: back to school after Labor Day. We'll get it in the newsletter which will go out beginning of September and on the website. Tom: Sounds like a good plan.

- II. Town Electronic Sign Update – Tom Panas introduced the next item of Old Business to be updated which is the pursuit of an Electronic Sign for the Town of Ellendale. Clay: So, we reached out to Lynn Rogers of Roger Signs and just because he's throws sticker shock at us. So, we went to Phillips sign in Seaford as well. Both of them for a 4 by 4 was \$26,000 and some change. Plans for a 4 by 6 was \$33,000. So, as we're going to see in the budget review I think with that being 75% of the residual budget we're going to wind up tabling the sign idea until there's a little more adequate funds available for that liberty. Everybody recognizes that it's a needed communication. A necessity to quick response and good visibility; but, it just probably isn't prudent to spend 75% of our operating funds, extra operating funds or unallocated operating funds on one project. I don't think we have to vote; but, to motion to table till later date. Tom: yes, so we have a motion? Joe and Bob motioned and seconded. Clay: Alright, there is one thing to add. One of the vendors said there's possibility of some what he called the old municipal Street Aid Fund that could be maybe used. Some of the fire companies and some of the other towns have looked into it. And one of them was Laurel so maybe we'll have Kayla reach out to Laurel's Town Manager and see where they got the funding from and if we can get - they didn't know if it was half or fully funded = see if there is some grant money out there that we can choose some grant. Tom: Yeah, sounds like a good plan. Clay: So, if we do that; then, we can bring this back up again. Sam: Roll call vote to table: Bob Billbrough – yes; Joe Beck – yes; Sam Noto – yes; Clay Walton – yes; Tom Panas – yes.
- III. Town Survey – Tom Panas announced that the next item to be discussed is the town survey. Do we have any inputs from the town survey? Clay: Yes, we met with GMB's town representative and he gives some explanation to a couple of the town boundaries. The one across from the lawn mower shop how they come up with that one. And they found the easement at the end of cemetery Rd. to the donated 45 acres that is on the east side of the railroad tracks out across from forest landing. So, they're going to write the description of that so many feet so many minutes and where that easement is. With that, we could proceed with advertising in the sale. it We'd have everything we need to move forward if we want to liquidate that property and use that funds for acquiring a more agreeable property for future town hall, police station, whatever, in town. But, we need that final legal description on the deed before we can do that. Tom: for that acreage, right? Clay: for that acreage. They are complete on the Horsey, Reed and Baker parts. Everything east of 113, they are complete on that corner of town. The western side of town. Tom: but they didn't get forest landing yet, did they? Clay: They're saying, that there's a question in Forest Landing where they go across diagonally across the lots. There was a question of how that came to be. And there's still a question on the back corner of over here. They straightened up where they showed 2 lots over in town that

were never in town next to the lawn mower shop. They've got that line; but, they don't have it going back through the Duttons and then down the railroad track. So, and they are aware of the frustration that you know, it's piece meal, and you know. And then, we're challenging it and then they're going back and making corrections and adjustments. Tom: So what they're doing? Clay: So, we're waiting for that final piece. And also, they're aware that they're too fragmented out. So that Horsey is paying for his section. The Reed's, the Baker, Forest Landing - the town will absorb of that 35,000 quote. The town will absorb maybe somewhere between a third and a half of the old part of Allendale. It's what we should be liable for. So, where they had originally approved (previous council) had approved 35,000 we should get a reduction to us and be able to recover some of that money from the developers. Sam: so, is that where the Horsey project is that right now - they're waiting for it? Clay: It has nothing to do with this survey. Sam: I don't see anything going on. Clay: He's had DelDot and other obstacles to overcome. It's got nothing to do with the meets and bounds survey because the survey because it's just the perimeter. Sam: the grass and weeds are about this high. Clay: Same with the Reed farm. It's, you know, they mowed near the road; but, they're in code violation. Sam: right. Tom: yeah. So it's an ongoing survey that the leaves will be dropping soon - we were at last year.

- IV. 2026 Budget Review - Tom: The next item of business is the budget. I would like to start out with the budget review with what we were talking about from the original minutes is that we have to realize that we got \$600,000 that we have. This is our first budget. Isn't it nice. You know it's a good start, so moving forward we will definitely have to pursue some avenues to maybe have a market account as CD or something that just to for reserve and get a little extra money. Sam: Yeah, I think if we get a money market account then we'll still have access to that money. Clay: Right. Sam: If we have it set up so that at any time we could withdraw enough to operate for the next month; but, then we could keep the rest of it intact in there and we could make I mean some of the places I looked at you know get maybe 4%. Tom: Yeah. Sam: You know on that money as opposed to for .15. Tom: For what was your term on that one? Sam: That's for a year. Tom: Oh, yeah, that's what I thought one year. Sam: But, this is this is their yearly rate too is .15 you know. Sam: So, Clay: We probably need some advice maybe the accountant can tell us whether it's permissible to invest towns funds. Sam: Yeah. Clay: I mean we gotta make sure we're operating within whatever the right guidelines are you know. It would be nice to make my own option yeah I mean I'm not discounting that at all; but, we just got to make sure. Sam: So like FDIC, I believe they insure up to \$250,000. So, we're already above and beyond that amount with what we have in our accounts at the bank. So, we're kind of not really covered totally there anyway. So, we might want to consider second Tom: good point. Sam: secondary bank or some other method to secure that money for the town. Clay: How about how a discussion with our bank. If they're any options available ... Sam: I was gonna go down with Bob next time

Bob: yes, to see if they have something to offer. Clay: They are giving us something that the previous bank wasn't giving anything, so it is a small improvement. Bob: On their website I don't really see a whole lot on there; but, it may not be listed on there. Sam: Yeah, so we want to have a discussion with the bank manager down there and see what they have to offer. If not, we could pursue other banks, other venues, Vanguard, Edward Jones something like that where they could put that money into this maybe 4% instead of .15%. Tom: Liam, I wonder would is there any legal ramification on the top of your head if we put it in like you said like Edward Jones or Fidelity? Liam (Town Solicitor) So, I would need to double check. I know other towns do. Tom: Yes, that's the answer I like. Liam: But, I don't know the specifics. So, I wanna research a little and get back together with Council. Tom: OK, that would be good. Bob: To let you know, ShyAnn was kind of on board for it, too. Tom; Oh, OK. Alright. Cool. Tom: (addressing Bob on the budget) Were you most familiar with some of this? Bob: No, it was a group effort. Tom: right. Bob: and this is my first budget, so Tom: alright OK, well how much you can go through to give a talk. Clay: we can do a top-down view. so we took that (comment by someone: crystal ball on paper) if you look at the top page that compares the three past years. That's probably the easiest one to go through. Sam: there's copies of some of this stuff here - some of the reports ... Tom: Yes. Sam: ... wants to follow, if you follow anything. Clay: So, if you look at building permits and any budget is a stab at any economic situation as they are current and or as they are predicted in the in the near term. So, we actually looked, like building permits were down a little bit from last year. So, we took a conservative number there. Business license is they just transferred over the same thing. With the grants for the Police Department took actual numbers and brought them forward. Some of them were the same, some of them were with an incremental cost of living increase; but, they're all relative to each other. You know, you can go back to 22/23/24. So, the expectation is '26 is going to be at or the same as '25. And to sum it all up in the most simplest way is if we continue to grow, the town manager, plus there's a possibility to go from part time to full time or we would pick up another administrative person. So, we just doubled the part-time Town Manager salary to have something in as a placeholder for what might happen. A need that we might have for administrative side. We took the Police budget for what we had between Bruce's salary and Jobs for Blue and Woz's salary going forward. And then we put a factor in there for either another officer or for enhancements and to the existing pay. So, when you've got all of that done and the expenses, the normal operating expenses like the salaries, maintenance and stuff the vehicles, the insurances and everything, we have a net this year of unspoken for money of \$46,000. You know that is a conservative number. We don't expect that number to go any less! And if more homes are sold; more transfer taxes; more business licenses; and more permits are issued, that number will go up! But, the last thing we wanted to do was to have to lay off town staff because we didn't allocate for enough funding. So that's where the \$46,000 on the first page comes from; that's after all the current expenses and the anticipated expenses are factored in. Again, we think that number is conservative. So, yeah, but if you tie that together with a sign, we don't wanna spend \$33,000 for a sign and we got 46,000 residual funds. So that's kind of where they tie the two of them tie together. And I know, that was kind of rushing over a

whole lot of information; but, if anybody's got any specific questions then I can explain how we got there. Tom: the under the operations and you have the we have the fees for the engineering fees we have more listed that we're showing what we're going to spend in '26. Why is that coming in there? Clay: which page? Tom: your sheet of your years. Sam: the fees of the developments? Tom: Yeah, under the bottom columns under operations it's showing contracted fees and showing all the engineering fees and it's showing that there's a cost and they should all be passed throughs so are we showing it somewhere that it's not an expense. Clay: I was told that we were, that we recaptured that. Tom: I didn't think Clay: back on the on the income side Sam: we still have to show everything, even though it's a pass through. Clay: yeah right. Above \$70,000. Right above it up here. Which page? Back to your page you were on. Right there. Tom: OK, here we go. Sam: yeah, we still have to show everything even if it's passed through and it's covered by revenue on another page either by grant or some other means. Tom: Right, I was looking at the parentheses, it was on the words and not the money. And that's OK. Clay: And maybe just to clarify for everybody, the \$46,000 is not the residual of our checking account. That's the extra money we're going to have in a year within a year. As Sam had mentioned that you know, we have a balance now we're not in the red anymore operating as a town. So we have another cushion in our in our future growth fund accounts or whatever way you want to look at it. Tom: OK alright OK that explains that one. Sam did you have you worked on this also did you have any other ... Sam: Yeah, if we follow through and find a way of using the funds that we have and generate some additional income, that would be another to the good on this budget here above and beyond \$46,000 like you said. And just up the top of your head, I mean, if you had that chunk of money you know that you wouldn't just have it in a bank account getting .15%. You would put it somewhere where you would get more money instead of getting seeing \$93 on that monthly statement you see a couple \$1000. Clay: I agree wholeheartedly, I just there's the risk side of it and the availability side of it. Just so we're not, we don't back ourselves into the corner where you're paying down things or ... Sam: we need to talk to the financial people, Liam's gonna do some investigations and see what some of the other towns do. I know some of the other HMO's around the errh, HOA's around the area do the same kind of thing. They collect all the money from the people that live there and then they have this big chunk of money sitting around and then they invest until they need to divvy it out and use it for different projects and stuff. Tom: and that's it, the basic business where anytime you can make money with somebody else's money. Sam: That's right. Tom: That's nice. Sam: And why can't we? Tom: There you go. Clay: And the, you know, the reality of our budget is that it's predicated on the grants for the Police Department staying the same, politics and current condition, any of those funds could dry up \$45,000 here, \$32,000 there and we're into our residual then. So, stopping Tom: and stopping programs Clay: right, so I mean, that's the reason to take the conservative approach is that we don't know you know what's going to be available to us six months from now. Tom: right. OK, so with that the budget still has some tweaking to do. And when we sit down with Cheyenne again ... Clay: for? We answered your question for the reimbursement of the of the engineering fees what other questions? We have to get a list of if we have any questions. Tom: Well, unfortunately Kaylan's not here and I

was going to say that Kayla had some questions and she anticipated that we would have one more month to process the information. Clay: OK. Tom: Yeah, that's, I just have that out, you know? Clay: I thought we were reviewing and approving the budget that's what I don't, I'm open either way. Tom: does anybody want to make a motion either way? Sam: Do we have a deadline that we have to have this budget done by ... are we pushing the envelope? Tom/Clay: we're at the we're at we're at we're at it. Tom: So, yeah, so that is going to in force September 1st, alright? Clay: so, I mean we're this is the meeting we're a month getting that, we're supposed to have a preliminary budget last month and we didn't. So, if there's questions let's hold up; but, if there's, if everybody's alright, then let's put it to rest. Sam: Do you have any idea what these questions are? Tom: No, I do not. Sam: That Kayla has? Tom: No, I do not. Bob: Kayla was in the office today when ShyAnn was there. I do not know if she addressed any questions with her. Tom: Let me see if I can see just quick - she's just there when I talked to her this afternoon she said in the last statement was do not vote. That's what our town manager is recommending. Clay: OK Tom: OK, so you have a motion to table the budget till next month or stable the budget? Excuse me. Bob: I make a motion to table the budget. Clay: 2nd it. Secretary Sam Noto: Bob Blillbrough – yes; Clay Walton – yes; Joe Beck – yes; Sam Noto – yes; Tom Panas – yes. Sam: Tabled for speaking to further tweaks and discussions

12. New Business

- I. Discussion on Basketball play on streets in Ingram Village – Tom: Under new business, we have discussion for basketball about playing basketball in the streets of Ingram Village. I would say this came up by a little bit of a surprise and doing a little investigation, I rode around Ingram Village today and counted there are 20 or excuse me 12 basketball hoops throughout Ingram Village in sections one and two. So, the kids want to be outside and play. There was one incident that happened between a resident and a family and boys playing ball. I spoke with the family of the boys and they used to play basketball down in the court on S Lee. The family that had the court the hoop there moved away and with that the kids playing in their front yard and I guess the few of the residents they're a little more upset with where the balls going all over the place. Talk to the family with their basketball hoop and they said they wouldn't have a problem taking their hoop down into the court so the kids could play down there. So, with that, I had the opportunity to talk to Mr. English and Ann because they live down in the court and their response was very positive that the kids need a place to play and that's a good spot for him to do it and keep them out of trouble. So, I guess that's what I got to start with this basketball in Ingram Village. Do we have any problems with this? Ann English: One thing I thought about after we spoke Tom: I'm sorry, trying to hear. Can you speak up, who are you? Ann English, 604 S. Lee Tom: Thank you. Ann: How do we make sure that it's only the kids in the

community and that we don't have older teens and adults coming down to play there if there's no other court in the surrounding area? Tom: Well, like I said there are 12 basketball hoops, right? Ann: No, in Ingram Village. Tom: In Ingram Village. Ann: And I'm saying the surrounding area of the town, Tom: Oh. Ann: So that they're not coming down, driving down with their cars and doing a pick-up game. Tom: It's not a formal court. So, there and they would be down here now with 12 groups in the area and the kids are playing. Ann: And like I said, we're fine with the kids coming down if it's the kids in the village. And not turn into a party at the end of the week. Tom: Right. Sam: OK. this whole thing occurs because Insight Homes I guess it is and Ingram Village, they have a declaration that cites that these things are not permitted within the town; but, they're not enforcing it because they're all over the place right now. Tom: No, it's structures including mailboxes, basketball goals and that rocks landscaping shall be prohibited within this any street right-of-way. And the basketball hoops aren't in the street they're up on the curb. Clay: Wouldn't that be in the right-of-way? Tom: Well, not the right-of-way of the street. Clay: the street right-of-way it's 15 feet or whatever it is in there. Tom: Well, I mean that's to have our lawyer dissect it. is it right-of-way of the street or right-of-way ... Clay: And that's the whole thing, I mean, there's two sides of it you want you want to give the kids a place to play; but, you also, if a person has a basketball court adjacent to where he's at he might not want to hear the kids playing it 8:00 or 9:00 at night. So, it's a balance. Tom: It is a balance, right. Terrie Ottomano: Can I ask a question? Because I know it has been pursued with Insight that since they weren't getting the gonna have a community building ... Sam: Right. Terrie: Then we're looking to do something and we had suggested that like a basketball court. Something where the kids have to bring their equipment because they were throwing, oh yeah, let's do croquet, let's do horseshoes - are we still pursuing with Insight to have some kind of basketball court, tennis courts in Ingram Village? Clay: Are you prepared, to her question her statement, that all of Ellendale Old State Road or anybody who wants to play basketball shows up and plays? Cars, trunk lids open, speakers playing! Are you guys have talked to Insight about this? That's my question. Clay: No, we didn't because of that because how are you gonna police it? How are you gonna say - you can't or can play! It's difficult talking about the basketball courts. Tom: Over this past week, it was also brought up that they wanted to put a basketball court at one time into the park and have it set up there. And that was put down because of the outside influence and how's it going to be watched all the time. So that that's been ... Terrie: So, what about Milton in their park. It's just the park. There's no basketball there. Joe: There's one in Milford, so how do they police that one? I think it's an issue. Clay: yeah, the one behind Park Place. Joe: I've played ball there and it's a fairly good issue. I was up there on The Walking trail and it was ridiculous. Like Clay said music blaring and adults cussing. You find anything. Once it leaves the 12 year olds and you start getting the teenagers and then, you know, young men playing and this is I have to go hide the beer behind the

bushes and you know the music playing and everything, now kind of leaves what your intent was. Sam: Well, I'd like to thank you for offering that solution right now because you can see it's still kind of open discussion and Insight kind of brought this on themselves by creating that Declaration. First of all, if they're not going to enforce the thing and then we have a resident now that has complained about it, expecting us to do something about it. They should have gone to Insight instead and said, "Hey, you're the one that has this in your Declaration. What are you going to do about it?" So, that's where I kinda stand on it. Tom: And remembering with that statement, opening up their Insight and their declarations - if we want to enforce that then we're going to go back and open up all 30 pages. Sam: I'm not saying we enforce it. They should be enforcing it. Tom: And we're going to take over sections 1 and 2 are we going to be responsible then to do all the policing? The cars off the grass, decorations ... I'm sorry Sam: We're not the ones that made those declarations. They are. Tom: But we'll be responsible. Clay: Once we are signed on to it. That's kind of covenant you're coming with these things. I don't think we can waive them once we become the stewards of the streets and stuff. Tom: Long term wise these articles are under the developer. Sam: Right. Tom: And when we take over, it's going to be our responsibility at that time even though it's not the whole development it's going to be section by section that we're going to have to take care of. And; but, again, this is just the tip of the iceberg because then we've got all the grass mowing and we got the snow removal on the streets and everything. So, I mean that's, we gotta come up with something with these kids they're going to let them play or not. Sam: Well, I think that's part of Insights Homes responsibility for not agreeing to do this too. They don't want to take on that responsibility. Tom: Right, because they say where's the HOA? So, I have a comment just like you, my name is Heidi Barnhart I live in Ingram Village and I just wanted to give you the other side you know you got a complaint about the basketball; but, we really like that there are kids playing. Sam: So do I. Heidi: And they're not they're not doing drugs, they're not doing whatever in the basement, they're not on their phones, they are playing with each other. And that's pretty incredible. And I also don't know how it could be a problem for anybody unless they really want to go really fast in the neighborhood. The kids, you know, as I'm driving through they are very polite they always get off the street right away and they're not playing at night. You know, I've got a dog that I walk after dark and there's nobody playing basketball after dark. So, there's not a late night sound problem where there is a problem is if and there was a couple of people who like to zoom through that neighborhood real fast and I do not like that. And if there's kids playing basketball in the street then you do have to slow down and there's people who get out and talk to each other in Ingram Village on the street and I like that because it means that it's a safer neighborhood. It also means that there are more eyes on the neighborhood. So, something happens, you've got, teenagers who witnessed it. So, just to make sure that you guys know that there is a balance here. That you hear a lot more complaints than praise. Sam: Absolutely, we have heard one so far. Heidi: Exactly, exactly; but, there is another side to it so that you know we've talked about it even before we saw this on the minutes for this meeting that - wow, it's so nice to live in a neighborhood where kids are actually planning with each other. And where the streets are pretty safe and quiet and you know the people who

zoom around are getting you know mitigated to not be so fast. Sam: We're going to address that with some more speed bumps, too. Heidi: ... speed bumps, that is not as annoying. I just like having people out in the neighborhood. Sam: We've seen what they're doing now. They avoid them, they've created a path to avoid the speed bumps in the neighborhood. So, they zoom around through these other sidestreets. (Someone) Maryland plates. Tom: Is that right? Yes, please keep an eye out for that. Sam: Get them to the chief over there. Tom: So, back to the back to the situation at hand. Clay: So, we know, we all agree that we want the kids to play and come up with a solution for it. Tom: right. Sam: Yeah. Clay: And the backside of it is if there's a complaint and we're in trouble if we don't address that. So, if we can move them and that puts that to rest, that's good. So, if right now, if the English don't have any trouble and the kids police the area when they're done and aren't, you know, aren't causing any trouble; then, hopefully this goes away that resolves itself. Tom: The one complaint. And it takes care of it. My name is Jason L(?). I am also living in Ingram Village. So, that's great temporarily. How long are y'all planning to stay? Something that happened, OK, 20 years. So, what is the long-term fix for this because let's say that in two years they decide we've learned to live on the shore and now we have this problem again. We have some different property owner come in and they don't love a basketball game on the street. Why aren't we creating a space in town? I mean we're seeing how fast and how much is being put into the next, let's just say one year. Tom: Correct. Jason: How many units are gonna be certified on policy and we have one part that's the size of Chick-fil-A? Yeah, so you know, and I I've heard there might be like 40 grand that could be maybe towards somewhere that kids are allowed to play so let's get them there, you know? It's a lot easier to find them when they're in the park than when they're choosing their own spot, playing on the tracks or just walking down an old state. Or, you know, it's one of those things of, I don't know. I grew up in a town that didn't like kids playing in the pool. So, you know they did? They put truckloads of dirt in it so nobody could play in it. I guess they thought the kids were too loud and they were bringing their boom boxes and I was just a kid who wanted to go swimming. Joe Beck: Well, I've grown up in this town and this problem has been here since I was a kid. It hasn't changed. We still have nothing for our kids. Nothing! Every one of these new developments should have an area that is set up for the kids to play. Every single development that's coming should do it; but, it's not. And it's ridiculous. (unidentified woman's voice) New Dale Acres said that they were gonna have kids playgrounds and a swimming pool that was gonna be open to the community and now they're saying no they're just gonna have pickleball courts. And then, Forest Landing – Joe: Because kids play pickleball all the time! (woman continues) Forest Landing, no we're the ones, we're gonna have the pool and the playgrounds; but, it's gonna be private. So, it was gonna be a community thing in New Dale Acres and it's the same builders and they've moved it to a different place and they've made it private. Tom: I haven't heard that about the pool. Clay: New Dale is HOA. So, I mean they were they were gonna be ... the town doesn't wanna have a pool to manage. (woman) 2022 when they when they announced their things that they're gonna have community resources for the whole community of Ellendale. Clay: Or to the community within new Dale Acres. Jason: But, we do need to stay longer term plan honestly. OK we've got this

end of the street that kids can play at. It's still not as safe as having a park for them and requiring the builders to put it in. I mean, how much are they making off of each of these developments. Finally, they're taking away all the farms at Ellendale. I'm guilty of that when I moved into the new build. Yeah, I'm not here since birth. And it's gonna be a thousand, 10 thousand more. We're going to get to the point where there's no more permits to be made and there's no more space for our park. They've got money to put in park for Ellendale not just for their own. Tom: sounds like you can give us a handle on this, Jason. Jason: I have nothing better to do. Tom: Well, you know where we are – stop on by. We're gonna put you to use, for sure. So, are we letting the 12 existing hoops stay and moving the one for temporary things? Clay: If that addresses the complaint – Tom: that does Clay: And if the complaint doesn't spread to other people. You know, we just have to recognize that there's two sides to this thing all the way through. Tom: OK Clay: And we're not building the basketball court tomorrow. So, I mean ... Jason: Does this open the door that the town has to enforce all the rules of Insight Heidi: because they can say whatever they want. Clay: The town doesn't, Jason: This is an enforcement by the town. Clay: So, we're not enforcing it. We're, this is a non-action right now. Jason: you're creating, you know; but, if by doing this, now you're brokering the deal so is this the precedent that you said that every time there's an internal issue with Insight the town is stepping in instead of ... Clay: If the internal issues keep coming up basketball courts will have to go away. Jason: I don't see why the neighbor dispute made it all the way this far because that's what I see and if somebody was sad with the basketball rolled in their grass; then, they probably should have just talked to their neighborhood. Tom: You haven't been around long enough to get to that. Jason: I mean there's some things that they're just human. Tom: We all agree. We all agree to that. Jason: I mean Joe: There's always gonna be that person that's gonna complain. I mean always. That's not gonna go away. Jason: So, one person complains and now there's 20 kids who can't play basketball. Sam: So, like I said Jason it was an Insight that made this declaration - it wasn't the town here that made this declaration. Clay: And you all bought with those rules. That's the, that's the nuts and bolts of it. If you all, if nobody had purchased and said we want a swimming pool or a basketball court and that would have forced the developer; but, you didn't. Jason: if the rule is there, there's so many rules that are not enforced in there. When you drive through, they're going in to look at this kind of property in there and you see all these basketball hoops, then you know that that's just not a rule. Because if you also drive through you're going to see none of the ponds are long enough to be a hazard. They're all being kept under they've staying on top of that. If your dog poop is left for more than 4 seconds, they'll come out to you. But your basketball hoop can sit there for two years. So that's, it doesn't matter what they wrote that's what they're doing. And then to just dump it on you because they don't feel like doing it is unfair to everybody involved. Heidi: Especially to Ellendale. Jason: And the kids! They don't even know this is happening. Like we considered putting out the flyer just so they could come down and talk about it. Heidi: One thing to say about this, we're new, only five months; but, our understanding was the neighbor across the street who has moved in, has called: the cars. the boom boxes, the loud music was a problem because people were coming from outside the community, they found poop there, and

nobody was bothering them. so they would like to pick up things because part of the 12-year-olds that are on our block. These were older teenagers and young men that were doing. So, I don't know, again, the heads taking something on for the town if you maybe lay some rules down and have it posted you may play here certain hours, no cars. So, that means, no one's gonna drive down there to play basketball with their adult if they can't take their car. They're not gonna walk; but, a kid will walk or take his bicycle down. And then, that would kind of maybe get that segment out of that. Tom: And there's more history to what you stated about that house versus the basketball group. So, we'll leave it at that. Mr. English: one other only thing, I was wondering if they could put some kind of garbage can for the paper, the 10 kids water bottles and stuff. Tom: Yep. Mr. English: that'd be great just to keep the area, OK. Joe: Who polices that? Clay: Jamie or Insight is supposed to dump their trash cans. Joe: When do we become responsible for that? Tom: When? We gotta punch out list that thick! I don't think it would be the end of this year. Joe: Gotcha. Tom: OK, so with that we're good to go and ... Clay: We want to do an announcement? You're moving on, we want to do an announcement of the vacancy of the Planning Commission. Tom: That will be under Communication and I was getting ready to do that. Clay: I thought you were banging your gavel so ... Tom: No, no, no.

Tom: we're done with new business. I was ready to open up correspondence.

12 Correspondence

Tom: With correspondence, the first item of correspondence is (since we have some fresh meat here and new blood) on the table over there are some sign-up sheets and intent to commit or commit, yeah, to work for - one of the members of the Planning and Zoning Commission resigned Mr. Roland Moore. So with that, we have an open seat on the Planning and Zoning Commission. I would say we would like to see some letters of intent to serve on that and it's a very nice position because you're involved with needless to say the planning and zoning of the town of Ellendale. So, I would hope maybe we can get some and by maybe the end of the September, their September meeting with possibly? Clay: So, we post stuff for 15 days and then we could, the next council meeting theoretically because it's 30 days from now, we could vote if we have applicants we can submit to be here and they would serve. We would vote them in and they would be sworn in at the September meeting two weeks later. Terrie: the question, the website? Tom: Yeah, that's we're going to do Facebook and website and post it. So, that position is open and we wish Mr. Roland the best. Let's see here, starting with those letters of intent just to bring your attention to the town. At the end of this year, there's going to be 3 council seats that will be open up here and letters of intent should be submitted for that. And then, you have to have letters to Dover - that form is also up there. That if, we'd like to see some campaigning starting and the election will take place in December. So, wish you all well. Terrie: Yes, and we will have complete information in the September newsletter. What

the process is to get started. Tom: To get the word out, get the campaign signs up and let's have some fun. So, do you have any other correspondence that anybody wants to share? Sam: I don't have any. Clay, Joe, Bob; No, we're good. hey

13 Executive Session – None.

14 Possible Action on Executive Session – None.

15 Adjournment – Tom Panas – Tom: So, with that I would like to call the meeting to adjourn, can we have a vote? Clay: motion to adjourn. Joe: second. Clay Walton – yes; Joe Beck – yes; Bob Billbrough – yes; Sam Noto – yes; Tom Panas – yes. Meeting adjourned.

16 Meeting Adjourned @ 8:13 PM.

Minutes transcribed by Council Secretary Sam Noto August 8th through 25th, 2025