



Town of Wyoming
Special Council Meeting
Wyoming Town Annex
September 20, 2011
7:30 P.M.

SPECIAL TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:30 p.m.

PLEDGE – Mayor Rife

MOMENT OF SILENCE FOR OUR TROOPS – Mayor Rife

Council attending: Mayor Dale Rife, Vice-Mayor Terry Witt, Secretary Jacqueline Stokes, Treasurer Georgette Williams, Councilwoman Tracy Greenwood

Council absent: None

Staff attending: Town Clerk Pamela Haddick

Audience attending: Mike Marasco

ADOPTION OF AGENDA

Ms. Williams made a motion to adopt the agenda as published. Mr. Witt seconded the motion. All in favor; none opposed.

OLD BUSINESS

- Ms. Williams stated that the auditors have told Nicole that the journal entries should be done by the end of the week.
- The new computers have been ordered and have arrived in Town Hall today. Dell ended up giving us a \$100.00 discount on each computer due to the number of computers we have. Paul (our computer tech) will be picking up the computers on or about October 3rd to load the software on them, and then will come to install them.
- The handicapped space in front of the Annex is not the proper size; it is too short. Mr. Snyder measured it and it does not meet code. We will have Lew lengthen it.
- Mayor Rife will be meeting with DNREC on Thursday morning to look into the issue with the storm drain on S. Layton Avenue.
- Ms. Stokes also discussed the flooding issues with her properties and others on Camden Wyoming Avenue due to the clogged up ditch running under Southern Boulevard and all the way to Front Street and on to the Isaacs Branch.

- Ms. Williams stated that she has been notified by the First National Bank that there are some items they need in order to renew our \$50,000. Line of Credit. We will be drawing up a Resolution to be adopted at the October meeting to send to the bank with some other required items.
- Ms. Williams also stated that Norfolk Southern is behind on paying us for their mowing bills. They currently owe us \$1,900.00. We may want to reconsider agreeing to mow for them next year.

NEW BUSINESS

- Discussion ensued on Landlord Fees. Ms. Williams stated that Nicole had sent an all-call out to other municipalities in reference to what they charge. Almost all have some sort of charge based on the number of living units or on gross rental income. After some discussion it was decided to continue charging the \$100.00 yearly fee to all landlords with one rental living unit, plus an additional \$25.00 per additional living unit for landlords with over one living unit. (This means, for example, that an apartment building with 4 apartments in it would be billed \$100.00 for the first apartment and \$25.00 each for the other three, totaling \$175.00 for this apartment building.) We will be currently concentrating on houses and apartments. Late fees will begin to be charged monthly in the amount of 3% of the unpaid balance beginning in January 2012. Due to the increase in these fees for landlords with over 1 rental property, the bills that will be sent out this month will not be due until December 31, 2011. Next year the due date will once again be September 30th. *Ms. Stokes made a motion seconded by Mr. Witt to charge a landlord fee of \$100.00 annually to all landlords, plus an additional \$25.00 for any additional living units over 1. For 2011, payments for landlord fees will be due by December 31st but will go back to September 30th in 2012. All in favor; none opposed.*
- Business License fees were discussed. It was decided to keep the fees the same; however, we will begin charging a 3% monthly late charge fee on unpaid balances. *Ms. Williams made a motion to keep business license fees the same but adding a 3% monthly fee on late unpaid balances. Ms. Stokes seconded the motion. All in favor; none opposed.*
- Outside Contractor License fees were also discussed. It was decided to increase the annual fee from \$75.00 to \$100.00; however, we will be prorating quarterly for any new licenses applied for during the license year. *Ms. Williams made a motion seconded by Ms. Greenwood to increase the Outside Contractor License fee to \$100.00 annually, prorating quarterly for any new applicants. All in favor; none opposed.*
- Building Permit fees will be staying the same and are good for one year; however, an extension will be for one month only and will be charged \$35.00. After the one month extension expires, if the permit is not yet closed, a new permit will have to be purchased paying full fees. *Ms. Williams made a motion to have building permit fees remain the same but extensions will be charged \$35.00 and will be good for only 1 month. Ms. Stokes seconded the motion. All in favor; none opposed.*
- Ordinances – Council looked through 16 more ordinances that our attorney had sent recommendations for. *Ms. Stokes made a motion seconded by Mr. Witt to have Barrett, our attorney, move forward on his recommendations for these ordinances. All in favor; none opposed.*

COMMENTS

- Ms. Williams stated that there is a teleconference scheduled for the CWSWA with the Attorney General's Office on October 19, 2011 in reference to the FOIA issues.
- Ms. Williams also stated that Town Hall is in need of some basic maintenance. The interior has not been painted for over 10 years and really needs a coat of paint (sheetrock only, not the bottom panels or the trim.) We also need new carpet desperately. Not only

is it unsightly, but it could be a safety hazard where the seams are coming up. The exterior of the building has some issues also. A couple of years ago we had the building partially repointed and the entire exterior repainted. Now some of the other areas that were not repointed are popping out and need repair. Mr. Joe Falasco has agreed to make repairs as needed on an hourly basis and bill us every 10 hours or so as the repairs are done. We will contact the painting contractor we had before to see if we can get some paint to match what is on the building now so that Lew can touch up where Joe makes the repairs.

- Ms. Rife brought up the misunderstanding as to when and by whom the attorney can be contacted. Any time three or more members of council have an issue that they feel needs to be brought to the attorney, they must bring it to Council first. If no one on Council has the answers needed, it will then go to the attorney through the mayor's office. Even if this is not something the mayor feels needs the attorney's attention, she will still send the questions as requested by Council in the manner in which they requested them.

Ms. Stokes motioned to adjourn the meeting. Ms. Williams seconded the motion. All approved; none opposed.

The meeting adjourned at 9:30 p.m.

Respectfully Submitted,
Pamela Haddick, Town Clerk