



Town of Wyoming
Council Meeting Minutes
Wyoming Town Annex
September 8, 2014
7:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:28 p.m.

ROLL CALL

Council attending: Mayor Dale Rife, Vice Mayor Terry Witt, Secretary Jaci Stokes, Treasurer Kyle Dixon, Councilwoman Lisa Fulcher

Staff attending: Finance Clerk Nicole Armour, Building Inspector/Code Enforcement Officer Richard Snyder, and Police Chief Martin Willey, PFC Michael Petyo, Ptlmn. Darin Jarvis

Audience attending: Fred Jester, Joyce Stockslager, Paul Cable, Mike Quinn, Nelson Mesick, Jimmy Winchell, Lawaun Parham.

ADOPTION OF AGENDA

Mayor Rife stated that a correction needed to be made to the agenda. At the bottom of the agenda the next meeting should be October 6, 2014 not November 5, 2014. *Ms. Stokes made a motion seconded by Mr. Witt to accept the agenda as corrected. All in favor; none opposed; motion passed.*

ANNOUNCEMENTS – GOOD NEWS

- Mayor Rife stated that Patrolman Jarvis is still in field training and is doing very well.
- Mayor Rife stated that the Layton Ave. project has not started but would be in the next week.

MAYOR'S REPORT

- Layton Avenue project has not been started, but should be very soon. We are waiting on the utility companies to fill the Miss Utility ticket. Once all utilities have been marked work can commence.
- Mayor Rife updated everyone on the WSFS transition. She stated that starting next week the employee's payday will be moved from Wednesday to Friday to allow for the 48 hours (2 day) hold that WSFS requires. There are also some things with the electronic payroll that need to be worked out and employees will probably be issued paper checks next week instead of having direct deposit.

- The next DLLG dinner meeting will be held on Tuesday September 23, 2014 at the Duncan Center in Dover.
- The Camden-Wyoming Avenue paving project is still out for bid. Mr. Winchell stated that if the town had received complaints of the water being turned off that the CWSWA was working on 3 mains so that they could replace the hydrant that Chief Willey wanted to see replaced prior to the street being repaved.

CORRESPONDENCE – Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

- Ms. Fulcher stated that in the 8/11/2014 Regular Session minutes under Parks & Streets it states that the grant for the park bathrooms WOULD cover 75% of the project cost and it should state that it COULD cover up to 75% of the project. *Mr. Witt made a motion seconded by Ms. Stokes to accept the minutes as corrected. All in favor; none opposed; motion passed.*

TREASURER’S REPORT

- Mr. Dixon stated that the auditors were in the office for two (2) days and are wrapping things up in their office. There has been nothing major brought to Nicole’s attention.
- From all of the properties sent to our attorney for monitions two (2) properties have responded and come in to pay.
- Mr. Dixon presented the written reports and asked if there were any questions. There were not. *Ms. Stokes made a motion seconded by Mr. Witt to accept the Treasurer’s Report subject to audit. All in favor; none opposed; motion passed.*

POLICE REPORT

- Chief Willey gave the police report.
- Chief Willey stated that the new SALLE and EIDE grants would be out next month.
- He will be closing out VCF this week and in the next VCF grant he will be applying to replace 3 portable radios. Chief Willey stated when the upgrades on the radio system are complete that our “out of date” radios will no longer work.
- Mr. Witt asked about the in-car cameras. Chief Willey stated that all of the cameras are up and running. He explained that PFC Creech’s camera had an issue but it has since been fixed.
- Mr. Witt asked what was going on with the dump truck. Chief Willey stated that he is keeping his eye out for one. Ms. Fulcher asked about a dump trailer and Chief Willey stated that he is looking for both. He went on to explain that the problem is finding one in the area. Ms. Armour stated that Lew is really not interested in a truck, but a trailer instead. Discussion ensued.
- Mayor Rife stated that she told Lew to get prices on a new set of tires; the tires on the pick-up are completely dry rotted and she would like to see them replaced prior to winter.
- Mr. Witt asked how the new officer was doing. Chief Willey stated that he updated everyone at the last meeting that Mr. Jarvis was doing well and that he will probably be out on the road by October. Mr. Witt then asked PFC Petyo what his thoughts were since he has been training him as well. PFC Petyo talked in length about how well Ptlmn. Jarvis was doing and how he felt completely comfortable with Ptlmn. Jarvis being turned out on his own.

FIRE COMPANY REPORT

- Mr. Jester gave the Fire Company report.
- Mr. Jester stated that the crab feast went well and he expected the proceeds to come in about \$5,000 to \$6,000.
- He stated that the prior weekend was very busy with two large house fires, one in Wild Quail and the other on Front St.
- Mr. Jester apologized that no one was available to give last month's report for the meeting.

C/W SEWER & WATER REPORT

- Mr. Winchell stated that well tests on the new well are being conducted.
- Mr. Winchell went on to explain that the CWSWA is well aware of the brown water complaints and they are not ignoring it. They are working to solve the problem the best they can.

PLANNING & ZONING

- No one was available to give the report at this point.

BUILDING INSPECTOR REPORT/ CODE VIOLATION REPORT

- Mr. Snyder stated that he and Pam have been working hard on the code enforcement side. The Dangerous Building on Railroad Avenue has been in to pay their taxes and the contractor that will be working on the project should be in in the next week to apply for a permit.
- Mr. Snyder stated that he has not condemned the house on Front Street that has had a fire because he is waiting to see what the insurance company is going to say. He went on to explain that if they say they will be repairing the home then he will require further repairs or demolition due to the condition of the home. The basement is fully caved in on one side and starting to cave on the other side.
- Mr. Snyder stated that he has spoken to the engineer for CWSWA and that they have already had a main to one of the homes that Chetty has built bust and that they are afraid of it happening again. With the houses being built on slabs they have to tear up the whole floor to fix the issue and we need to look at requiring a different way of doing this in the future. Ms. Fulcher asked who would have to absorb the cost if this would happen to the older homes. Mr. Snyder replied that it would fall under the homeowner's insurance.
- Mayor Rife stated that 46 S. Mechanic Street apparently does not have any water and it needs to be checked into. Ms. Armour stated that she would contact the CWSWA in the morning and start the process if necessary.
- Mr. Snyder stated he is still waiting on an estimate from CWSWA to cave in the pool on Center St. Mr. Winchell stated that he would be looking into that.

PARK/STREET REPORT

- Mr. Witt stated that Lew has been keeping busy with grass and keeping the streets as clean as he can with the resources that he has.
- Mr. Witt asked what the Part Time guy was doing and what he had left to do. Ms. Armour stated that it was discussed that after this week we could let him go since he was on the last flower bed at the park. Ms. Armour brought up that she felt the Town Hall needed to be power washed and some of the mortar was pushing out and needed to be repointed and the paint touched up. Ms. Fulcher asked if the building should be power washed. Ms. Armour replied that that was what was done in the past prior to repointing and painting. She went on to explain that she would contact Mr. Falasco and ask his advice as well as ask him to come look at the repointing issue. Mayor Rife stated that there was a nest in the pavilion light that

needed to be taken down. Mr. Witt asked if the Part Time guy could take over mowing the vacant properties. He went on to explain that mowing the vacant properties along with the town takes up all his time and he can't get anything else done. If we kept Matthew on then it would free Lew up to do other things. Discussion ensued and council agreed it may be a good idea to keep him on a little longer to get through the projects on the table and to get through the mowing season.

- Mayor Rife stated that Lew found snow signs that were made years ago but at some point taken down. Lew feels that he can clean them and put them back up. We may need to order a few more, but not as many as we thought. Ms. Fulcher asked if the homeowners would be notified of the change and Mayor Rife assured her that they would be.
- Ms. Fulcher stated that the rest of the mulch has been put into the playground.
- Mayor Rife stated that she would like to see the parking lot swept and would like to get a yard waste roll back set in the parking lot to free up parking space. Discussion ensued about what would take up more space, roll back or containers, and where Lew should store and keep the containers. Mayor Rife then informed them that the parking lot needs to be resealed and striped.
- The Council then discussed how there is to be NO DRIVING in the park by no one and that special privileges should not be granted to anyone.
- Ms. Fulcher asked if we would be paving any roads this year. Mayor Rife stated that no roads would be paved. We were waiting on a per linear pricing from DelDOT and then a "priority" list needed to be constructed for which roads need to be paved first.

ANNEXATION – None

UNFINISHED BUSINESS

- Chief Willey stated that all the ordinances are classified as civil and it is just a matter of putting them together and getting them to DELJIS to get them into the Law Library. He stated that he had to reword them into something no longer than 2 sentences. Mayor Rife asked who would be doing this and Chief Willey stated that he would have one of the officers handle it.
- Mayor Rife stated that last month there was a Public Hearing on making Pine Street one way going south and S. Layton Avenue from Southern Boulevard to Camden-Wyoming Avenue one way going north. Mr. Winchell had a few concerns that the Council addressed. Mayor Rife read a small synopsis of the resolution. *A motion was made by Mr. Witt seconded by Ms. Stokes to make Pine Street one way going south and S. Layton Avenue from Southern Boulevard to Camden-Wyoming Avenue one way going north. All in favor. None opposed.*
- Mr. Snyder stated that he went around town and found that we have 26 vacant buildings within town limits. He went on to say that Pam has the list and that Lew has already begun mowing at these properties. Mr. Snyder feels that the ones that are not being maintained should be fined annually to promote that they either be sold or rented out. Mr. Winchell became upset at the thought that the town could force some homeowners to rent or sell properties or be forced to pay a fine. Mr. Winchell exited the building. Mr. Snyder went on to explain that this only refers to the blighted properties and the waivers can be granted in special circumstances. If the house is vacant but being maintained and is a "turn-key" property then they would not have to pay the annual fine.

PLANNING & ZONING

- Ms. Parham apologized for coming in after the meeting had started. She stated that at last month's meeting there was no new business. She asked for clarification on what the council

wanted to see happen with the amendment to the amendment for the Land Use and Development code. Mayor Rife and Ms. Parham had a brief discussion and it was decided that due to the absence of a Planning and Zoning commissioner this month that P & Z would discuss it next month and that she (Mayor Rife) would be in attendance.

NEW BUSINESS - None

CALENDAR OF EVENTS – Tentative schedule of meetings. Please check with Town Hall for any changes or cancellations.

- Town Council Meeting – 10/6/14, 7:30 p.m., Annex
- CWSWA – 9/9/14, 7:00 p.m., CWSWA Office
- Planning & Zoning – 9/9/14, 7:30 p.m., Annex
- Peach Festival Committee Meeting – 9/16/14, 7:00 p.m., Annex
- Town-Wide Yard Sale – 9/27/14
- Ms. Stokes stated that she would like to add that CR Rider Pride Day will also be the 27th and asked if we would be setting up a table. Ms. Armour stated that we had in previous years; however, we did not set up one last year and Ms. Haddick is the one that has manned it in the past.

COUNCIL COMMENTS – None

PUBLIC COMMENTS

- Mr. Cable stated that he was all in favor of a vacant property ordinance. He went on to explain that he lives next to 43 Front Street, and he does not like the idea of it just sitting there. That he has built a fence due to the condition of it before it had caught on fire and the of course it was much worse now.

Ms. Stokes made a motion for council to go into Executive Session. Mr. Witt seconded the motion. All in favor; none opposed; motion passed.

Council moved into Executive Session at 9:50 pm.

Council entered back into Regular Session at 10:02 pm.

Mr. Witt made a motion seconded by Ms. Stokes to adjourn. All in favor; none opposed; motion passed.

The meeting adjourned at 10:02 pm.

Respectfully Submitted,
Nicole M. Armour, Finance Clerk