



Town of Wyoming
Council Meeting Minutes
Wyoming Town Annex
January 6, 2014
7:30 P.M.

REGULAR TOWN COUNCIL MEETING

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

ROLL CALL

Council attending: Mayor Dale Rife, Vice Mayor Terry Witt, Secretary Jacqueline Stokes, Treasurer Georgette Williams, Councilwoman Lisa Fulcher

Council absent: None

Staff attending: Town Clerk Pamela Haddick

Audience attending: Carol & Gene McFann, Joyce Stockslager, Mike Marasco, Tracy Greenwood, James Winchell, Meg Gollock & Son, Mike Quinn, Glenn Neese, Sade Glass & Guest

ADOPTION OF AGENDA

Ms. Stokes made a motion seconded by Mr. Witt to adopt the agenda.

ANNOUNCEMENTS

Mayor Rife announced that the town is still in need of poll workers and board of election members for the February election.

ADOPTION OF PREVIOUS MEETING MINUTES

- 120213 Council Meeting
- 120713 Special Council Meeting
- 122613 Special Council Meeting
- 123113 Special Emergency Council Meeting

Ms. Williams made a request for a correction to the 12/31/13 Minutes. She says her motion did not state anything about hiring for the #2 position, it only stated hiring to send to the academy. Other members of council felt that was part of the motion. Chief Willey was not present to confirm one way or the other. Approval of all minutes will be tabled until the February meeting.

TREASURER'S REPORT

Ms. Williams presented the Treasurer's Report for December. Mr. Witt questioned how much of the Transfer Tax was from the FY2014 year and how much was carry-over. Ms. Williams said she

would have to research that and let him know next month. *Mr. Witt made a motion to accept all three parts of the Treasurer's Report. Ms. Stokes seconded the motion. All in favor; none opposed; motion passed.*

POLICE REPORT

Chief Willey was not present to give a report.

FIRE COMPANY REPORT

- Mr. Glenn Neese gave the Fire Company Report. Mr. Neese explained how much money having volunteer fire companies saves the State of Delaware. He also explained the concern the fire company has over the Affordable Care Act. They may be required to offer health insurance for their members and this would be devastating to their budgets. They are asking the public to write letters to Senator Coons and Carper and Congressman Carney explaining the strain this would put on our fire companies.
- During the month of December EMT crews responded to 193 medical calls; Fire and Rescue responded to 39 alarms (15 motor vehicle collisions, 10 reported building fires, 4 CO Detector Activation, 10 miscellaneous responses.) On the road time for the apparatus was 20.9 hours, average number of volunteers responding per alarm was 15, and the average number of calls per day was 7.

C/W SEWER & WATER REPORT

- Mr. Jim Winchell reported that Lisa Fulcher usually comes to their meetings. They have purchased the Knight's Carpet property on Upper King Road. Camden is doing a lot of annexing. Sewer & Water has no agreements with anyone that is not public knowledge. The authority is in good financial shape. Any issues the town may have – they should contact Soheil – he'll gladly look at it for us at no charge.

PLANNING & ZONING

- Ms. Phyllis Collins reported that the P & Z Committee met on December 10th. They heard requests for two conditional use applications. The first was for P & F who rents warehouses from Terry Burchenal on Southern Boulevard. They want a conditional use to be able to have retail sales at that property as well as just using it for storage. The second request was for a conditional use at 8 N. Mechanic Street to have an elderly home care at that residence. After asking questions of the applicants, Planning & Zoning is recommending that council approve both conditional use applications.

BUILDING INSPECTOR REPORT/ CODE VIOLATION REPORT

- Mr. Snyder discussed the open building permits.
- There was some discussion on the dangerous buildings and the status of those on the list.

PARK/STREET REPORT

- Mr. Witt reported that Lew has been pushing snow and salting roads. He's used about 40 bags so far.
- There was a complaint from the resident at 517 Barley Drive – there is a crack in the road. Lew has fixed it once. Now it has opened up again and it is running all the way across the road. The Town may look into a paving project for Wyoming Mills.

MAYOR

- Calendar of Events – Tentative schedule of meetings. Please check with Town Hall for any changes or cancellations.

- Town Council Meeting – 2/3/14, 7:30 p.m., Annex
- CWSWA – 1/14/14, 7:00 p.m., CWSWA Office
- Planning & Zoning – 1/14/14, 7:30 p.m., Annex

UNFINISHED BUSINESS

- Subdivision of Glass Property at 318 Grant Street – discussion ensued as to why notice was not mailed out to adjoining properties. Mr. McFann felt he should have been notified about what was happening as his property is adjacent to Mr. Glass's. He doesn't really have a problem with what they want to do but he is not happy with the way it was done. The Town will make a note to mail notices to adjoining properties and post the property in question for any future requests of this nature. *Ms. Stokes made a motion seconded by Mr. Witt to approve the subdivision of the Glass Property at 318 Grant Street into two properties. Ms. Williams, Aye; Ms. Stokes, Aye; Mr. Witt, Aye; Ms. Fulcher, not voting. Motion passed.*
- *Ms. Stokes made a motion that in the future the Town will send notification to all connecting properties for a request of this nature. Mr. Witt seconded the motion. All in favor; none opposed.*
- Phyllis Collins of Planning & Zoning also recommended that we add that each property must be a minimum of 10,000 SF and that a minor subdivision can only be done once within a major subdivision.

NEW BUSINESS

- Minor subdivision – consolidation of 2 properties into 1 in The Greens. *Ms. Williams motioned to table this, seconded by Mr. Witt, due to not having enough information.*
- Conditional Use – P & F – *Mr. Witt made a motion seconded by Ms. Stokes to approve the conditional use request to allow retail sales at this property. All in favor; none opposed; motion passed.*
- Conditional Use – 8 N. Mechanic Street – *Ms. Stokes made a motion to require the property owner to reapply as she did not appear for the public hearing or the council meeting. Mr. Witt seconded the motion. All in favor; none opposed; motion passed.*
- Appointment of the Election Board – table until we get more volunteers to fill the Board.
- Appointment of Poll Workers – table until we get more volunteers to be poll workers.
- After Council decided on which ordinance they want for the Property Tax Exemption Ordinance, Ms. Haddick made the first reading on the ordinance. The second reading will be done at the February meeting. The ordinance is being numbered 26-14.
- Resolution – CDBG – *Mr. Witt made a motion to approve the CDBG Resolution. Ms. Stokes seconded the motion. All in favor; none opposed; motion passed.*
- Resolution – Fair Housing – *Ms. Williams made a motion seconded by Mr. Witt to approve the Fair Housing Resolution. All in favor; none opposed; motion passed.*
- *Mr. Witt made a motion to appoint Mr. Kyle Dixon to the Planning & Zoning Committee to fill the open seat. Ms. Williams seconded the motion. All in favor; none opposed. Motion passed.*

PUBLIC COMMENTS

- Mr. Winchell stated that a concerned person had come to him with concerns that Wyoming was becoming a town of apartments rather than a town of single family homes.
- It was also stated that the home requesting the conditional use for an elderly home care should have to have state approval first, and then request the conditional use. However, the state requires the home to get the Town's approval for the conditional use first before giving a license.

- Mike Marasco mentioned that the September 2013 minutes are not on the website. Ms. Haddick will make sure that is taken care of.
- He also questioned the Dangerous Building Ordinance and how 6 N. RR Avenue was handled. The property owner made an agreement with the Town to make necessary repairs but he has not complied. The Town will be contacting our attorney to determine the next step.
- Mr. Marasco asked to have his annexation request on the February agenda for discussion.

COUNCIL COMMENTS

- Mayor Rife spoke about the family the Town adopted for Christmas and how pleased they were with the Town's help.

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

The meeting adjourned at 9:50 p.m.

Respectfully Submitted,
Pamela Haddick, CMC, Town Clerk