



Town of Wyoming
Council Meeting Minutes
Wyoming Town Annex
March 4, 2013
7:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:33 p.m.

ROLL CALL –

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

Council absent: Vice Mayor Terry Witt

Ms. Williams made a motion to excuse Mr. Witt as he is out of the state. Ms. Stokes seconded the motion. All in favor; none opposed.

Staff attending: Town Clerk Pamela Haddick, Police Chief Martin Willey

Audience attending: Richard and Joyce Stockslager, Lisa Fulcher, Rick Eachus, Mike Marasco, Elaine Bilow, Art Weldin, Larry Luckenbaugh, Louise Fair, Mike Quinn

PLEDGE OF ALLEGIANCE – Mayor Rife

MOMENT OF SILENCE FOR OUR TROOPS – Mayor Rife

ADOPTION OF AGENDA

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

ADOPTION OF PREVIOUS MEETING MINUTES

- Ms. Greenwood stated that she feels the executive session minutes need to have more detail as per the recommendation of the attorney doing the program at the last Delaware League of Local Governments dinner meeting. Mayor Rife explained that the speaker was giving her opinion; however, our attorney's opinion differs and we follow what our attorney says.

Ms. Williams made a motion to approve all three sets of minutes for February 4th Council Meeting & Executive Session, and February 26th Annexation Committee Meeting. Ms. Stokes seconded the motion. Ms. Williams, Aye. Ms. Stokes, Aye. Mayor Rife, Aye. Ms. Greenwood, Not Voting. Motion to adopt previous meeting's minutes passed.

TREASURER'S REPORT

- Ms. Williams presented the Treasurer's Balance Report, the Budget Update, and the Check Register. *Ms. Stokes made a motion seconded by Ms. Greenwood to accept all three parts of the Treasurer's Report subject to audit. All in favor; none opposed.*

POLICE REPORT

- Chief Willey gave the police report, a copy of which is in the packet.

FIRE COMPANY REPORT

- No one was available from the Fire Company to give a report.

PLANNING & ZONING

- Rick Eachus reported that the committee had received a request from brothers Mike and Brian Marasco to rezone a property they own on Westville Road (which they have also requested annexation of) from residential to commercial. Due to Mike being out of town and unable to attend the meeting, the committee voted to table this request until Mike could be present to answer questions. It is again on the March agenda.
- Rick Eachus also reported that at the February P & Z meeting they discussed a road change on the hammerhead on Red Chestnut Dr. The committee determined that the change would only affect the property that is requesting the change and would not be detrimental to any of the other properties in The Greens at Wyoming. They were forwarding on to Council a recommendation to approve the change. Mayor Rife suggested moving up Council's discussion on this issue from New Business in order to take care of it all at once. Ms. Greenwood had numerous questions about this request. Via telephone call to Ms. Haddick, Mr. Witt requested that Council table this vote until next month so he has more time to study the situation. Ms. Stokes agreed that Council should follow Mr. Witt's request. Ms. Williams stated that by not voting on this at this meeting Council will be holding up the beginning of construction on this property and the developers have a buyer that is requesting this. The buyer will be paying any fees relating to the change and they are the only ones being affected by the change. She feels there is no need to put this vote off another month. *Ms. Greenwood made a motion to table the Red Chestnut Drive road change until the April meeting. Ms. Stokes seconded the motion. Ms. Greenwood, Aye. Ms. Stokes, Aye. Ms. Williams, Nay. Mayor Rife, Nay.* As the vote was deadlocked, it was decided that Council will have more discussion on this issue on March 16th. A workshop was being scheduled for that date but it will be changed to a special meeting in order to conduct this business. Hopefully Mr. Witt will have had the opportunity to look over the information by then and will be ready to move forward.

BUILDING INSPECTOR REPORT/ CODE VIOLATION REPORT

- Mr. Snyder was not present to give a report; however, there is a written Open Building Permit Report in the packets. There are currently 26 open permits.

C/W SEWER & WATER REPORT

- Mike Quinn reported that he had attended the meeting with Del-DOT at the sewer & water office to discuss any water issues relating to the bridge repair at the Mill which will be occurring this summer.

PARK/STREET REPORT

- In Mr. Witt's absence Mayor Rife stated that Lew is handling any park and street issues.

COMMITTEE REPORTS

- Peach Festival – Jaci Stokes stated that the Peach Festival Committee has held their first meeting of the year and are gearing up for the next festival.

UNFINISHED BUSINESS

- Mayor Rife met with representatives from Jerry's Paving and George & Lynch to visit each of the alleys, Jenkins Drive, Chambers Alley and G Alley. Rick Webb from Webb's Paving was sick and unable to come but got the information by phone from Ms. Haddick and visited each site on his own. They have each agreed to have a quote turned in to Town Hall no later than 3:00 p.m. on Friday, March 8th.

NEW BUSINESS

- We have had our attorney confirm that there is nothing preventing the Town of Wyoming from charging a reservation fee for use of the pavilion at Wyoming Park. Discussion ensued as to what should be charged. Some felt we should only charge "out of town" users; however, keeping track of that would be very difficult. There would be nothing to stop "out of towners" from asking resident friends to book it for them. After some discussion it was decided that a fee of \$20.00 for each reservation regardless of residents or non-residents was fair. Churches and other non-profits will not be charged. *Ms. Stokes made the motion seconded by Ms. Williams to begin charging a \$20.00 fee for individuals reserving the Wyoming Park pavilion beginning July 1, 2013. All in favor; none opposed.*

ANNEXATION

- Mayor Rife read the annexation committee recommendations regarding the annexation request by Mike and Brian Marasco for their property at 10880 Westville Road. The property would be annexed in as residential as per Wyoming's 2011 Comprehensive Plan Map #9, Potential Land Use within Growth Areas. *Ms. Williams made a motion seconded by Ms. Stokes to move forward with the annexation. All in favor; none opposed.*
- Mayor Rife explained a discrepancy which has recently been found on Wyoming's Zoning Map in reference to a parcel of land within the Camden Wyoming Little League Park. This parcel was given to Wyoming ten to twelve years ago by Camden and then annexed into Wyoming in order for the entire park to be within Wyoming's boundaries. Both Camden's and Wyoming's Comprehensive Plans show this parcel in Wyoming; however, it still has a Camden tax parcel number. Kent County who assigns these numbers has no record of the annexation. After discussing the issue with our attorney, it was decided that if Camden would sign a resolution to de-annex the parcel and Wyoming sign a resolution to annex it, we could get it properly recorded and have the tax parcel number corrected. *Ms. Stokes made a motion to adopt this resolution. Ms. Williams seconded the motion. All in favor; none opposed.*

CORRESPONDENCE

- All correspondence is on file at Town Hall if anyone is interested in seeing it.

CALENDAR OF EVENTS

- A. Town Council Meeting – 4/1/13, 7:30 pm, Annex
- B. Planning & Zoning – 3/12/13, 7:30 pm, Annex
- C. CWSWA – 3/12/13, 7:00 pm, CWSWA office
- D. Peach Festival Committee – 3/19/13, 7:30 pm, Annex

PUBLIC COMMENTS

- Rick Eachus suggested a contact the Peach Festival may want to make for music for the festival – phone number 741-7280.
- Mike Marasco asked if it is only the hammerhead that needs to be altered on Red Chestnut Dr. and how much larger is this lot than the others. Art Weldin from Scott Engineering said that “yes, the hammerhead is the only alteration” and this lot is about 5 feet larger than the others.
- Elaine Bilow asked who she could call at Del-DOT to get something done with the manhole covers. Pam will call her tomorrow with a phone number.
- Mike Marasco asked about how many pavilion rentals are non-residents. Pam said that most of them are non-residents. He’s glad we are finally going to charge a fee.
- Mike also stated that he had been up to see Terry Witt today and that he looks really good and PT is coming along well.
- Lisa Fulcher asked what the status of the new police hire is. Martin is getting ready to move forward with the process. He has 4 possible applicants.
- Lisa also asked how things are going with the joint Camden and Wyoming council members and Senator Bushweller Committee to discuss CWSWA. Have there been many legal fees yet? Ms. Williams said that they are still waiting to hear back from the attorney and fees have been minimal.

Ms. Greenwood made a motion to adjourn the meeting. Ms. Stokes seconded the motion. All in favor; none opposed.

The meeting adjourned at 8:35 p.m.

Respectfully Submitted,
Pamela Haddick, CMC
Town Clerk

Pam Haddick

From: Tracy Greenwood <greenwood.tracy@yahoo.com>
Sent: Sunday, March 17, 2013 2:46 PM
To: Pam Haddick
Subject: Re: Minutes Changes

The only comment in the meeting minutes regarding my concerns with the hammer head is: "Ms Greenwood had numerous questions about the request."

I had numerous concerns about changing the hammerhead. I voiced my concerns as I recall below.

I was concerned that altering the hammerhead would:

- 1) create more parking issues in a community that already had excessive parking issues
- 2) new home buyer's driveway would be used as turnabout as the driveway is an extension of hammerhead (I believe someone stated it would be home buyers problem and this is what was requested by home buyer)
- 3) that all other streets are already completed with hammerheads and this street would be only street altered taking away from aesthetics and uniformity of community
- 4) questioned why the lot across the street couldn't be utilized, as would be able to use same floor plan and require no adjustment to hammerhead. (answer was lot is smaller and buyer want to lock out a certain window at Orchards)
- 5) questioned as to whether the Homeowners and Chetty Builder's was notified of potential changes to street. I believe you answered this question as No, as to legally not required and only impacts potential home buyer.

I disagreed and volunteered to notify the homeowners directly on my personal time.

Sent from my iPad

On Mar 7, 2013, at 9:16 AM, "Pam Haddick" <townofwyoming@comcast.net> wrote:

<image001.jpg>

Attached are the minutes from Monday's meeting. Please let me know if you see any errors.

Pam

Pamela Haddick, CMC

Town Clerk

Town of Wyoming

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