



Town of Wyoming
Council Meeting Minutes
Wyoming Town Annex
March 7, 2014
6:00 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 6:00 p.m.

PLEDGE: Mayor Rife

MOMENT OF SILENCE FOR OUR TROOPS: Mayor Rife

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, Chief Martin Willey, Building Inspector/Code Enforcement Officer Richard Snyder

Audience attending: Holly Case, Bob Shuba, James Winchell, Joyce Stockslager

ADOPTION OF AGENDA

Mayor Rife stated that the second reading of the Flood Plain Ordinance would need to be removed from the agenda and placed on the April agenda. It is not complete yet.

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

ANNOUNCEMENTS

- Mayor Rife announced that Terry Witt and Kyle Dixon won the two open council seats in the election. They will both be sworn in at the May 5, 2014 meeting. Congratulations to them both.
- GOOD NEWS: Hopefully the snow is over and spring is coming.

MAYOR'S REPORT

- The grant for the Layton Avenue Project is with FEMA. We are waiting for a reply.
- We are still waiting for Del-DOT to camera the storm drains on Southern Blvd. Mayor Rife spoke with the head of Del-DOT about the situation and he will be looking into it.

- The Flood Plain Ordinance has been tabled until April.
- Mayor Rife and Councilwoman Georgette Williams attended the annual meeting that Representative Blakey held on February 5th at the Nellie Hughes Stokes Elementary School. It was announced that the schools in Delaware need to increase their new classrooms by 220 for the upcoming year.
- Mayor Rife attended the CWSWA Workshop on the Winterberry Woods development. The developer wants to put 166 homes on the property and has asked CWSWA to agree to provide service to the development. Mr. Shuba and Ms. Case were in the audience. They both are against the development. Mr. Winchell from CWSWA spoke to explain their situation. Several years ago, Mr. Mark Dyer wrote a letter stating what the Board at that time had agreed, then the developer went bankrupt and the project was dropped. A new developer is now in the picture. This parcel of land is within a possible growth area that has been identified and the project has apparently been approved by the State and County based on the availability of CWSWA to service it. There will be a final vote by CWSWA at the Tuesday, March 11, 2014 CWSWA Meeting.
- Mayor Rife reported that she and Town Clerk Pam Haddick attended the DLLG Meeting in February. Governor Jack Markell was in attendance and spoke about his proposed \$.10 per gallon gasoline tax. He announced that Pennsylvania is adding \$.60 and Maryland is adding some also (more than the \$.10 he is proposing.) Mayor Rife had some questions for him which he answered. She turned her questions in and asked that the town receive the responses in writing which will then be posted on the website.
- The paperwork for the CDBG Grant has been submitted by Kent County and we are waiting to see if there are any funds available. We had to tell Kent County whether we wanted rehab or demolition to have priority and we chose rehab.
- Of the approximate 600 surveys that the office sent out with the February Newsletter, we received 14 in return. Most people are happy with the Town and the Police Department.
- The Johnson Square Sign has been refurbished; the Wyoming Camden Round Table Club refreshed their sign and the Boy Scout Troop 24 is working on their new sign. They should be done soon and the sign will then be complete.
- The Ordinance amending the Land Use and Development Code adding a minor subdivision to a major subdivision was passed last month and has been posted for the required time. It is now in effect.
- The Town has been looking for property to place a maintenance building. We have been looking for a piece of property that was given to the Town by Wyoming Block many years ago but we could not find the deed. We have finally found it and it is Johnson Square, not what we thought it might be, so we are still looking for a place for the building. The mayor got an estimate from Delmarva Pole for the size building we are looking for and they gave her an estimate of \$22,686.00 which included everything except interior walls, plumbing, heating and electric. We will have to put the building out for bid but this gives us an idea of what to expect.

ADOPTION OF PREVIOUS MEETING MINUTES

- 013114 Special Council Meeting
- 020314 Public Hearing Council Meeting
- 020314 Council Meeting
- 021414 Special Council Meeting

Ms. Williams made a motion seconded by Ms. Stokes to approve all four sets of minutes. All in favor; none opposed; motion passed.

TREASURER'S REPORT

- Ms. Williams presented the Treasurer's Report for January. *Mr. Witt made a motion to accept all three parts of the Treasurer's Report subject to audit. Ms. Stokes seconded the motion. All in favor; none opposed; motion passed.*
- Ms. Williams stated that she would like to get started on Budget Workshops in order to hopefully get the budget completed by the first of May. It was determined that Saturday, March 15th at 9:00 a.m. would be a good time for all of Council. Ms. Williams asked that they all bring their copies of the P & L with them.

POLICE REPORT

- Chief Willey gave the police report
- The new officer is in the Academy and doing well.
- PFC Creech is turning in a street light report monthly to notify the office of street lights not working. Ms. Haddick forwards the information on to Delmarva Power.
- Chief Willey mentioned that he is purchasing new computers for the department through a grant. The old computers are XP and they will no longer be able to use that. These are desk computers. He will be looking for a grant for new laptops eventually.

FIRE COMPANY REPORT

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

C/W SEWER & WATER REPORT

- Mr. Jim Winchell was present to report. His board is asking a lot of questions about the Winterberry Woods project and he is doing his best to answer them. He went over his understanding of what has happened there and stated that the board would be voting on a final decision of their stand at the S & W meeting on Tuesday (3/11/14).
- Mayor Rife introduced Mr. Shuba and Ms. Case from the audience. They are residents who live near the Winterberry Woods property. She told them they could each have 2 minutes to talk. Ms. Case gave her 2 minutes to Mr. Shuba and he explained the residents' feelings about the project. He said that no one has control over CWSWA but CWSWA. Delaware State Statute says it should be otherwise. The neighbors don't want to have the increased traffic or the density; other areas nearby are under farm preservation so none of them will be developed. There is no benefit to running the sewer & water lines out that far. The property in question is extremely wet so that it will probably need to be de-watered in order to build on it. They are concerned how this will affect the neighbors' wells because they are all shallow wells. They might dry up also.
- Mayor Rife asked Council if they had any comments to make or if they wished to get involved with the situation. No one had any comments.
- Mayor Rife also asked Mr. Winchell if S & W was planning to do any work on the lines on Camden Wyoming Avenue before Del-DOT comes in to resurface that road (presumably this summer sometime.) Mr. Winchell stated that the state never contacts them or the electric company, the cable company or any other utility. This should be done before the paving is done but it never happens.

PLANNING & ZONING

- No one was available to report. They have a meeting coming up on March 11th. Linda Raab from the U of D IPA will be present to do a short presentation and answer questions.

- Council had requested an amendment to the previous amendment to the Land Use and Development Code which would allow only one minor subdivision within a major subdivision and to also require the town to give written notice to all adjacent properties to any requested minor subdivision as well as to post the property. Although our attorney wrote up the Amendment Ordinance for us he did not highly recommend adopting it as we could have issues with allowing only 1 minor subdivision within a major subdivision. The entire Town of Wyoming could be considered a major subdivision and if so, this could only happen once within the town. Council decided to table this until next month to have more time to look into it.

BUILDING INSPECTOR REPORT/ CODE VIOLATION REPORT

- Mr. Snyder reported that the house at 321 Broad Street has been vandalized. The Town has boarded it up and secured it. The bill for that work will be added to the property taxes. He feels this property should probably be condemned. *Ms. Stokes made a motion seconded by Mr. Witt to move forward with the condemnation of 321 Broad Street. Ms. Stokes, Aye; Mr. Witt, Aye; Ms. Williams, Aye; Ms. Fulcher, Nay. Motioned passed.*
- The property at 6 Old North Road has not had anything done to it. The owners had met with Mr. Snyder and Mayor Rife after receiving the Order to Repair and agreed to have all exterior repairs done by December 31, 2013. This did not happen. *Ms. Fulcher made a motion seconded by Ms. Stokes to move forward with condemnation and demolition of 6 Old North Road. All in favor; none opposed; motion carried.*
- The properties at 24 Mechanic Street and 23 S. CR Avenue have not responded to requests to contact the town. *Ms. Stokes made a motion seconded by Mr. Witt to send Orders to Repair. All in favor; none opposed; motion carried.*

PARK/STREET REPORT

- Ms. Fulcher reported that she has started working on a grant to refurbish the park bathrooms.
- DNREC will be doing a park planting this spring; however, rather than plant more we will have them supervise weeding instead. After that is done, Council will look at the prior plantings and determine whether it is worth it to continue with more.
- Mr. Witt reported that Lew has been doing a lot of plowing during all the snows and trying to keep the storm drains clear. There were a couple of properties in Wyoming Mills that grass was damaged during the plowing due to lack of visibility. Lew will be repairing them when the weather is nicer.

ANNEXATION

- Mayor Rife reported that the annexation request for 10880 Westville Road was approved by the Annexation Committee and all utility suppliers have approved the annexation. A letter will be sent to the property owner that Wyoming will annex 10880 Westville Road as Residential as that is what our Comprehensive Plan allows.
- There is another property on the Willow Grove Road that is looking into annexation also. No paperwork has been submitted at this time.

UNFINISHED BUSINESS

- The only item posted under unfinished business was tabled. Lawyer's comments will be in next month's packets.

NEW BUSINESS

- Mayor Rife introduced the Mosquito Control request for the coming season. This is something we adopt each year to allow DNREC to spray for mosquitos during the mosquito season. *Ms. Williams made a motion seconded by Mr. Witt to approve the Mosquito Control Contract for 2014. All in favor; none opposed; motion carried.*

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

- Town Council Meeting – 4/7/14, 7:30 p.m., Annex
- CWSWA – 3/11/14, 7:00 p.m., CWSWA Office
- Planning & Zoning – 3/11/14, 7:30 p.m., Annex
- Peach Festival Committee Meeting – 3/18/14, 7:30 p.m., Annex

PUBLIC COMMENTS

- None

COUNCIL COMMENTS

- Ms. Williams commented on the Winterberry Woods issue. Due to Camden not doing anything one way or the other, she feels Wyoming shouldn't either.

Council took a break at 8:12 p.m.

Ms. Williams made a motion seconded by Mr. Witt to go into Executive Session. All in favor; none opposed; motion carried.

Council moved into Executive Session at 8:16 p.m.

Council moved back into Regular Session at 8:30 p.m.

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

The meeting adjourned at 8:31 p.m.

Respectfully Submitted,
Pamela Haddick, CMC, Town Clerk