



Town of Wyoming
Council Meeting Minutes
Wyoming Town Annex
November 4, 2013
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, Code Enforcement Officer/Building Inspector Richard Snyder, Police Chief Martin Willey, PFC Michael Petyo

Audience attending: Joyce Stockslager, Phyllis Collins, Julie O'Connor & Son, Frank DiMondi, Louise Fair, Mike Quinn, Chip Lank

ADOPTION OF AGENDA

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

ANNOUNCEMENTS

Mayor Rife announced that the previous month's minutes would no longer be included in the packets. If there are any corrections to be made, this will allow time for the corrections before the minutes go on the website and that will happen by the Friday following the meeting.

WYNSOME KNOLL PHASE 4

The Town has received all of the final reports from Del-DOT, CWSWA, Kent Conservation, Fire Marshall, etc. that were required to give a FINAL approval on the subdivision. *Mr. Witt made a motion seconded by Ms. Fulcher to give a final approval on the Wynsome Knoll Phase 4 Subdivision Plans. All in favor; none opposed; motion passed.*

AUDIT

Mayor Rife introduced Mr. Chip Lank of Lank, Johnson & Tull auditing firm and asked Council if they had any questions for him on the audit draft that they had received. Everyone that had questions stated that they had been able to get their questions answered previously so they were OK with the draft as printed. Ms. Williams stated that there was only one recommendation from the

auditors and it had already been put in place before we received the audit draft. *Ms. Stokes made a motion seconded by Mr. Witt to accept the audit. All in favor; none opposed; motion passed.* Mr. Lank then passed out final copies of the audit to all Council members and the Town Clerk.

ADOPTION OF PREVIOUS MEETING MINUTES

- 100713 Council Meeting
- 100913 Special Meeting of Council

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

TREASURER'S REPORT

Ms. Williams presented the Treasurer's Report. As she had been absent at the October meeting she stated questions on the October reports for September had been answered since the last meeting *Ms. Stokes made a motion to accept both the September and October Treasurer's Reports. Mr. Witt seconded the motion. All in favor; none opposed; motion passed.*

POLICE REPORT

Chief Willey reported that nothing major occurred in October. It was a fairly quiet month; there were not even any issues on Halloween or Mischief Night.

FIRE COMPANY REPORT

- No one was available to give a report.

C/W SEWER & WATER REPORT

- Mr. Mike Quinn reported that the CWSWA is working on plans to offer a bus ride for residents to see the facilities and to discuss some of the terms used. They may also plan a tour of the facility in Frederica in the spring.

PLANNING & ZONING

- Ms. Phyllis Collins introduced herself as the newly elected Chairperson for the Planning & Zoning Committee and stated that there was an opening for a new member. She has someone that may be interested but if anyone else is, please send a letter of interest to Town Hall. She went on to discuss the last meeting and stated that Planning & Zoning had voted in favor of recommending to Town Council the adoption of Ordinance #25-13, An Ordinance Amending the Wyoming Land Use & Development Code to Clarify the Procedures for Minor Subdivisions Involving the Partition, Combination, and/or Line Adjustment of Three Parcels or Less and Other Housekeeping Amendments Regarding the Procedures and Composition of the Planning and Zoning Committee. *With the recommendation of the Planning & Zoning Committee Ms. Williams made a motion to adopt the above referenced Ordinance #25-13. Mr. Witt seconded the motion. All in favor; none opposed; motion passed.*

BUILDING INSPECTOR REPORT/ CODE VIOLATION REPORT

- Mr. Snyder reported that one of the building permits listed on the October report was closed out during the first week of November and one other one will be closing by the end of this week.
- A letter has been sent to the owners of 99 Downey Oak Circle giving the property owners thirty (30) days to remove the fence or have it properly installed and to have the shed properly anchored or the Town will come in and take the fence down and anchor the shed.

- Mr. Snyder also went over the Dangerous Building Report and discussed the status of each property on the list. He has given the homeowners of 6 Old North Road until December 26, 2013 to fix the porch and cover the exterior basement entrance. So far nothing has been done and he does not anticipate that anything will be done.
- Still nothing has been done to repair the warehouse roof at 6 S. Railroad Avenue. Mr. Snyder recommended to Mr. Miller that he should put on a flat roof as it would be cheaper than a Quonset roof. Council decided to send a letter to the church tenants to remove the tarps from their portion of the roof or we will have to come in to inspect the second floor for leaks.
- 311 Broad Street was discussed. Although another Community Development Block Grant is coming up, the chances are slim to none that any demolition money will be approved. Even if it is, we will not know about it until at least July of 2014. Then it will be months before the County actually demolishes the house. Council believes that we have given this property owner more than enough time to take care of this and she has never qualified for grant money in the past so there is no reason to expect her to qualify now even if grant money is available for demolition. Mr. Witt suggested getting an estimate on what it will cost the town to demolish this house before they do a final vote to demolish. *Ms. Williams made a motion to send the property owner a letter stating that Council will be making a FINAL vote at the December meeting to demolish the house on this property. Mr. Witt seconded the motion. All in favor; none opposed; motion passed.*
- 314 Grant Street is a similar situation to 311 Broad. Council feels it is time to make a decision to demolish it also. *Mr. Witt made a motion to send the property owner a letter stating that Council will be making a FINAL vote at the December meeting to demolish the house on this property. Ms. Williams seconded the motion. All in favor; none opposed; motion passed.*
- Mr. Snyder is taking photos of 23 S. Caesar Rodney Avenue to send to the owner stating this must be repaired. We will also be asking for permission to enter the building to inspect for damage. Without being able to enter the building he does not feel the needed repairs would constitute a condemnation.

PARK/STREET REPORT

- Lew has mainly been doing general maintenance and leaves.
- Raul, our part time worker, has completed the sign at Johnson Square and is beginning work on repairing one of the legs of the sign at the Park.
- Replacement of the light at the Chatto Corner sign was discussed and determined that the quote was too high. There was some disagreement as to how often the lights have needed replacing over the years. It was decided that Pam would start keeping a log of when we have to repair or replace lights down there and it will be discussed at a later time.
- The mulch at the Park playgrounds was discussed. There was some disagreement as to whether the proper mulch should be purchased now or wait until spring. Purchasing the proper mulch for playgrounds would probably cost the town approximately \$400.00.
- It was brought to the attention of Council that there is another storm drain on Southern Boulevard that is starting to sink. It is only down about 2" at this time but we will call CWSWA to get a quote on repairing it before it gets worse like the other one we had fixed.

MAYOR'S REPORT

- The grant application to FEMA for the pump station on S. Layton Avenue has been completed and turned in to the DEMA office. They will be meeting with FEMA on

November 5th to determine if we get the grant money. Mr. Strouse from DEMA feels we have a really good chance of getting the grant.

- Good News – Mayor Rife announced that the Good News Awards were going to the following helpers for Halloween at the Park: Georgette Williams, Jaci Stokes, Louise Fair, Erika Reigle, Larry Rife & Pam Haddick.
- Calendar of Events – Tentative schedule of meetings. Please check with Town Hall for any changes or cancellations.
 - Town Council Meeting – 12/2/13, 7:30 p.m., Annex
 - CWSWA – 11/12/13, 7:00 p.m., CWSWA Office
 - Planning & Zoning – 11/12/13, 7:30 p.m., Annex

UNFINISHED BUSINESS

- None

NEW BUSINESS

- The Ordinance to replace the Ordinance #77 An Ordinance on a Real Property Tax Exemption for the Disabled and Senior Citizens was discussed and determined to have too many corrections that still need to be made to it. *Ms. Williams made a motion seconded by Mr. Witt to table this item until Ms. Williams can speak with our attorney and get the wording correct on the new ordinance. All in favor; none opposed; item tabled.*

PUBLIC COMMENTS

- None

COUNCIL COMMENTS

- None

Council took a break at 8:53 p.m.

Ms. Williams made a motion seconded by Ms. Stokes to move into Executive Session. All in favor; none opposed; motion passed.

Council moved into Executive Session at 8:56 p.m.

Council entered back into Regular Session at 9:25 p.m.

Ms. Williams made a motion to accept the bid for Blue Cross Blue Shield and to re-look at the coverage in the next budget. Ms. Stokes seconded the motion. All in favor; none opposed; motion passed.

Ms. Williams made a motion seconded by Ms. Stokes for the Chief of Police to move forward with what was discussed in Executive Session. All in favor; none opposed; motion passed.

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

The meeting adjourned at 9:26 p.m.

Respectfully Submitted,
Pamela Haddick, CMC, Town Clerk