



Town of Wyoming
Council Meeting Minutes
Wyoming Town Annex
September 14, 2015
7:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:35 p.m.

ROLL CALL

Council attending: Mayor Dale Rife, Vice Mayor Terry Witt, Treasurer Kyle Dixon, Secretary Georgette Williams, Councilmember Paul Cable

Council Absent: None

Staff attending: Town Clerk Pamela Haddick, Chief of Police Martin Willey, Building Inspector/Code Enforcement Officer Richard Snyder.

Audience attending: Joyce Stockslager, Glenn Neese, Phyllis Collins, Natalie Heyden, Mike Wolfer, Mike Quinn, Doug Denisen

ADOPTION OF AGENDA

Mr. Witt moved with second by Ms. Williams to accept the agenda as published. Mr. Witt, Mr. Dixon, Ms. Williams, Aye. Mr. Cable, No. Motion carried.

PUBLIC COMMENTS

- None

ANNOUNCEMENTS – GOOD NEWS – MAYOR’S REPORT

- Mayor Rife stated that Senator Bushweller has agreed to give us \$45,000 in CTF money to put towards repairing the Wyoming Mills catch basin that is caving in and resurfacing Wyoming Mills. Representative Yearick has agreed to give us an additional \$35,000.
- Shore Scan will be coming to Town Hall to meet with Pam, Nicole and Susan to begin training on September 30, 2015.
- Mayor Rife will be attending a dinner in honor of Jeannine Kleimo for all the hard work she has done to help the homeless on the 17th.
- Mayor Rife will also be attending the September DLLG Dinner Meeting on the 24th.

CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

- 8/29/15 Council Workshop and Meeting – Mr. Cable stated that he is not happy with the lack of detail in the minutes. *Ms. Williams moved with a second from Mr. Witt to approve these minutes as presented. Ms. Williams, Mr. Witt, Mayor Rife, Aye. Mr. Cable, Mr. Dixon, No. Motion carried.*
- 8/10/15 Council Meeting – Mr. Cable stated that he felt there was not enough detail on Shore Scan in the minutes. *Mr. Witt moved with a second from Ms. Williams to approve the minutes as presented. Mr. Witt, Mr. Dixon, Ms. Williams, Aye. Mr. Cable, No. Motion carried.*
- 8/10/15 Executive Session – *Ms. Williams moved with a second from Mr. Witt to approve these minutes as presented. Ms. Williams, Mr. Witt, Mr. Dixon, Mr. Cable, Aye. Motion carried.*

TREASURER'S REPORT

- Mr. Dixon presented the reports for council to review. He also asked Council to consider the possibility of buying a zero turn mower and selling or trading the current mower for next mowing season. The one we have has been in the shop four times this season for repairs. Mr. Dixon agreed to research what is out there and the cost.
- Mr. Cable asked if there could be a separate line in the P & L for the Shore Scan expenses and the Council agreed with that.
- Mr. Cable also asked if all accounts could be listed on the Treasurer's Report instead of lumping some of them together in one figure. Council agreed. The CJC account will be getting closed out as all future CJC grants will be reimbursable rather than getting the funds up front.

Mr. Witt moved with a second by Ms. Williams to accept the Treasurer's Report subject to audit. Mr. Dixon, Mr. Cable, Ms. Williams, Mr. Witt, Aye. Motion carried.

- Mayor Rife read the auditors' recommendations from the most recent audit. These came in via email. Hopefully by next month or November we will have the official audit report which will have these included. Copies will be given to each council person.
- Ms. Williams stated that she likes having the recommendations in writing.

POLICE REPORT

- Chief Willey gave the monthly report for August (copy attached.)
- The Chief stated that more vandalism has occurred at the park. Mr. Cable turned in his keys for the park bathrooms, Town Hall and the Annex. With the vandalism still occurring at the park, he does not want to be responsible for keys. A locksmith will be contacted in the morning to have the locks re-keyed and those having keys will be closely monitored.
- The Chief stated that the Town of Camden is holding a walk on Saturday in support of police officers.
- Mayor Rife stated that Representative Yearick will be holding an event at Tre Sorelle Dolce on October 1st to honor all volunteers: firefighters, police, paramedics, etc.

FIRE COMPANY REPORT

- Mr. Neese reported that the new rescue truck is in. It will be replacing the old rescue truck that has been used hard for 23 years. It goes out on almost every call so it needed to be replaced.
- When questioned when the next fire company meeting would be Mr. Neese stated that it would be next Monday.
- Mayor Rife asked if there was any truth to the rumor that the fire company was trying to remove Wyoming from their name. Mr. Neese confirmed that it was only a rumor and there was no truth to it.

C/W SEWER & WATER REPORT

- Mr. Mike Quinn stated that the Sewer & Water has passed their budget and that there would be no rate increases for the eighth consecutive year.
- They are working on the foundation of the new water tower.
- The issue with the building permit for the water tower with Camden is still up in the air but they are continuing with the work.

PLANNING & ZONING

- Doug Denisen gave the report as Phyllis Collins had to leave the meeting early.
- The Planning & Zoning Committee is now a full five member committee; however, one of the members, Kelly Alstott, is overseas for the next six months. He has asked if he can be involved in the meetings by telecommunication of some sort. Ms. Haddick will check with the attorney on that.
- At the last meeting, they approved recommendation to council for the conditional use at 618 Oats Lane for a home office. They also had discussions with two other possible applicants, one for a conditional use of a property and one for a subdivision of a property.
- They will soon be getting started on the 2016 Comprehensive Plan Update. They do request that the council approve using the University of Delaware IPA to help with the update. Mr. Cable asked how the committee would make sure the update would go through and not just sit on hold like the amendment has. Mr. Denisen stated that the committee would be holding several public workshops with the council, the committee and the public. Everyone will be involved with the update so that there would be no reason for it to become stagnant.

BUILDING INSPECTOR REPORT/ CODE ENFORCEMENT

- The open permit report is in the packets. Mr. Snyder went over it.
- 6 S. Railroad Avenue has once again allowed their building permit to expire even though they have had the new roof rafters delivered, Mr. Snyder recommends making them open up a new permit but give them only 60 days to complete the work. If not done in that time, we will go for condemnation.
- Mr. Snyder also brought up the Greens at Wyoming. Three of the single family home streets have been completed and it is time for Mr. Salame to go through the process of completing the roads and the inspections so that the roads can be dedicated to the Town of Wyoming. We need to check his bond also to be sure it is high enough to cover any issues that may come up if he does not comply.
- The sidewalks and driveways on Chetty homes also need inspecting in case any of them have cracked. If they have, it is Chetty's responsibility to fix them.
Mr. Witt moved with a second from Mr. Cable to move forward with letters to Salame and Chetty on the above issues. Mr. Witt, Mr. Cable, Mr. Dixon, Ms. Williams, Aye. Motion carried.
- Photos were presented in the packets of 46 S. Mechanic Street showing the condition of the house and yard. The yard and house are inundated with fleas. The yard needs to be cleared of junk & trash, mowed, and trimmed. There is a car in the yard with expired tags since 2013. We need to get an estimate for an exterminator. *Mr. Witt moved with a second from Ms. Williams to move forward with a public nuisance on this property. Mr. Witt, Ms. Williams, Mr. Cable, Mr. Dixon, Aye. Motion carried.*
- Photos of 24 S. Mechanic were also presented. Mr. Snyder made the same suggestion as with 46 S. Mechanic. *Ms. Williams moved with a second from Mr. Cable to move forward with a*

public nuisance on this property. Mr. Witt, Ms. Williams, Mr. Cable, Mr. Dixon, Aye. Motion carried.

- Mr. Cable showed everyone a photo of the steps on the apartment house at the corner of CW Ave. and Layton Ave. He asked if something could be done about them. Mr. Snyder stated that they are grandfathered in so we can't do anything unless one of the renters complains to the landlord and they don't do anything. Then we can get involved if the renter complains to us.
- Mr. Snyder stated that the 6 Old North Road permit has expired and nothing has been done. We will be starting work on condemnation.
- Mr. Snyder also stated that letters need to be sent to the two property owners of the demolished homes that they are now responsible for keeping the grass mowed, trimming back the bushes and keeping the yards looking nice

PARK/STREET REPORT

- Mr. Cable asked when the last time was that Camden swept our streets. Discussion ensued as to whether Camden currently has a working sweeper. We will probably wait until after the winter storms are over and try to get them done then.
- Mr. Cable also brought up the "Blind Person" signs that were purchased for the corner of Camden Wyoming Avenue and Layton Avenue and asked when they would all be up. Lew was working on one of them today. The others may have to wait until the road work is done on CW Ave.
- An inspector is coming on Wednesday, September 16th to inspect the park playgrounds for safety. Mr. Cable said anyone wishing to come is welcome.
- Some discussion ensued relating to a building in the Wyoming Concrete complex that would be nice for us if we could rent it as a maintenance building. It was discussed that we had an option for a rental property on Brenda Lane but due to it being in Camden, the Council voted it down.
- Mayor Rife went to the Wyoming Mills Homeowners Association meeting and was asked to look at their streets. They are in really bad shape and they have a catch basin that is caving in and must be repaired. We contacted Camden Wyoming Sewer & Water Authority for a quote to repair the catch basin and Jerry's Paving for a quote to resurface the streets. The quote to fix the catch basin was \$6,358 and the resurfacing came in around \$90,000. Mayor Rife has spoken to Senator Bushweller and Representative Yearick. They have agreed to give us \$45,000 and \$35,000 respectively towards the work. Last year Representative Blakey gave us the funds to resurface S. Layton Avenue from the ballpark entrance to Southern Boulevard and from Southern to Camden Wyoming Avenue. Mayor Rife has suggested that if we divert the funds for the portion of road from Southern to Camden Wyoming Avenue to the Wyoming Mills Project we would have enough to do Wyoming Mills in its entirety. Next year we can ask for more funds to complete the section of Layton between Southern and Camden Wyoming and maybe also enough to do Wingate.

Mr. Witt moved with a second from Ms. Williams that we divert the funds previously given us by Rep. Blakey for the section of Layton Avenue between Camden Wyoming Avenue and Southern Boulevard to the Wyoming Mills resurfacing project in order to complete it in its entirety. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Cable, Aye. Motion carried.

ANNEXATION

- None

UNFINISHED BUSINESS

- The Amendment to the 2011 Comprehensive Plan and the upcoming 2016 Update to the 2011 Comprehensive Plan was discussed. Mayor Rife mentioned that she has an issue with allowing

one property to be rezoned to a mixed use zoning and not an entire gateway area. This item will be put on the October agenda. Ms. Haddick will get the information from Mr. Wollaston at the U of D IPA as to completing the Amendment first vs. rolling it into the update.

- Council Rules was skipped.

NEW BUSINESS

- International Property Maintenance Code Ordinance had its first reading
- Harvest Hustle – Mr. Dixon and Chief Willey showed interest in running and the chief also thought Officer Jarvis would be interested also. *Mr. Witt moved with a second from Ms. Williams for the Town to donate \$100 to the Harvest Hustle which will allow two people to run in the race. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Cable, Aye. Motion carried.*

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

- Town Council Meeting – 10/5/15, 7:30 p.m., Annex
- CWSWA – 10/13/15, 7:00 p.m., CWSWA Office
- Planning & Zoning – 10/13/15, 7:30 p.m., Annex

PUBLIC COMMENTS

- Jesse Welch thanked the town for putting up the Blind Person signs on her corner.
- Ms. Welch also mentioned that the bushes at 50 Front Street need to be cut back.
- Ms. Welch also asked if we will be painting the yellow curbs and Mayor Rife stated that we are waiting for the road work to be done on Camden Wyoming Avenue.

COUNCIL COMMENTS

- Mr. Cable stated that he still wants the following on next month's agenda.
 - Procedures for contacting the Town Solicitor
 - Procedures for handling complaints
 - The Newsletter
 - Halloween

Council took a short recess at 10:10 p.m.

Council moved into executive session at 10:15 p.m.

Council left Executive Session at 10:17 p.m.

Ms. Williams moved with a second from Mr. Witt to approve Cinderella Cleaning as our new cleaning service for Town Hall, Police Station and Annex. Ms. Williams, Mr. Witt, Mr. Dixon, Mr. Cable, Aye. Motion carried.

Ms. Williams moved with a second by Mr. Dixon to adjourn. Mr. Cable, Mr. Dixon, Ms. Williams, Mr. Witt, Aye. Motion carried.

The meeting adjourned at 10:18 p.m.

Pamela Haddick, CMC, Town Clerk/Office Manager