



Town of Wyoming
Council Meeting Minutes
Wyoming Municipal Building
September 12, 2016, 7:30 P.M.

REGULAR TOWN COUNCIL MEETING

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

PLEDGE OF ALLEGIANCE – Mayor Dale Rife

MOMENT OF SILENCE – for our Troops and – Mayor Dale Rife

ROLL CALL

Council attending: Mayor, Dale Rife; Vice-Mayor, Terry Witt; Secretary, Georgette Williams; Treasurer Kyle Dixon; Council Member, Doug Denison

Staff attending: Laura Connor, Town Clerk; Pam Haddick, Finance Clerk; Richard Snyder, Building Inspector. Chief Willey had a personal issue and could not attend.

Audience attending: Jacqueline Stokes, Joyce Stockslager; Michael Peterseil, Bailey Hale, Donna Mason, Jeff Connor, Jesse Connor, Sheryl Ford, Lisa Hale

PUBLIC COMMENTS

- None

ADOPTION OF AGENDA

Mayor Rife asked to move the Building of ramp(s) and CWSWA report to the beginning of the meeting so those in attendance could leave when done.

Ms. Williams moved and second by Mr. Denison to adopt the agenda with this change. Mr. Witt, Ms. Williams, Mr. Dixon, and Mr. Denison, Aye. None Opposed. Motion carried.

NEW BUSINESS - Building of ramp(s) by Lorne “Bailey” Hale from Boy Scout Troop 24

- Bailey Hale introduced himself and provided a brief summary of this proposed project
- Jeff Connor from J. Connor Builders provided a draft drawing to Council and Bailey Hale on the proposed ramp(s) to be built on the train platform. Jesse Connor, Owner of J. Connor Builders questioned on which ramp would be priority if only one would be built. It was clarified that the shorter ramp on the train station side would be priority.
- It was clarified the following: J. Connor Builders would provide the necessary drawings free of charge and provide a list of materials needed; Bailey Hale would take the list of

materials and determine the cost of the materials; J. Connor Builders would oversee the building, but Bailey Hale would be doing the actual work.

- Ms. Stokes questioned if bids were required to purchase the materials. It was clarified that because the plans are being provided for free and the labor will be free, the materials should not be that much.
- It was suggested that Bailey Hale should go to Wyoming Millwork and talk to Dave Failing. They may donate the needed materials
- It was discussed and decided to have horizontal guardrails instead of picket guardrails
- Mr. Hale asked if there was a deadline to complete this project. Mayor Rife would like it completed before Halloween 2016 if at all possible because there is an event scheduled on the train platform for trick or treat.
- It was suggested for Lew to fix the steps on the north side of the train platform at this time until additional discussion and decisions are made on what should be done at the north end.
- All parties involved exchanged contact information.

Mr. Denison moved and second by Ms. Williams to approve the construction of the shorter ramp on the train station side with horizontal guardrails and purchase the materials needed from the general fund. Mr. Witt, Ms. Williams, Mr. Dixon, and Mr. Denison, Aye. None Opposed. Motion carried.

C/W SEWER & WATER REPORT

- Jeff Connor represented
- Mr. Connor stated that sand blasting and priming is being done on the new tower
- The anticipated opening will be Spring 2017

ANNOUNCEMENTS – GOOD NEWS – MAYOR’S REPORT

- Mayor Rife proudly announced that Doug Denison completed 15 hours of planning training for which he earned a certificate with Delaware Planning Education Program from Institute for Public Administration (IPA). There is a recognition luncheon scheduled for Friday, October 7, 2016. Congratulations!

CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

- August 15, 2016, Council Meeting
Mr. Denison moved with a second from Mr. Witt to approve the Council Meeting minutes as published. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried
- August 15, 2016, Executive Session.
Mr. Denison moved with a second from Mr. Witt to approve the Executive Session minutes as published. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried
- August 20, 2016, Workshop
Mr. Denison moved with a second from Mr. Witt to approve the Workshop minutes as published. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried

TREASURER'S REPORT

- Mr. Dixon presented the reports for council to review.

Ms. Williams moved with a second from Mr. Witt to approve the Treasurer's Report subject to audit. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

POLICE REPORT

- No one present to report

FIRE COMPANY REPORT

- No one present to report

C/W SEWER & WATER REPORT

- Presented by Jeff Connor at the beginning of this meeting

PLANNING & ZONING

- No one present to report

BUILDING INSPECTOR REPORT

- Mr. Snyder presented report.
- Mr. Snyder stated that there were several letters mailed resulting in two (2) vehicles being towed due to abandoned vehicles (Ordinance 8-11). There is another list started and additional letters will be sent shortly.
- Mr. Snyder also stated that there have been several letters being sent referencing Ordinance 12-11 (Overgrown Grass & Weeds) and Ordinance 17-7 (Public Nuisance). We are all trying to keep this town presentable.

PARK/STREET REPORT

- All parking spaces have been repainted in front of the Tavern and changed from slanted to straight and parallel to straight

PEACH FESTIVAL REPORT

- Donna Mason and Jaci Stokes presented
- Mrs. Mason stated that everyone did a wonderful job and the 2016 Peach Festival was a great success
- Jaci Stokes thanked all that assisted and announced that she would be stepping down and Donna Mason would be taking over. Ms. Stokes will not be leaving and will still assist when she can, just not as the Chairperson
- Mrs. Mason indicated that there were 130 spaces that were reserved by vendors.
- Mrs. Mason wanted to thank Lowes for the picnic tables that are currently at the park for all to use
- Mrs. Mason also thanked Mr. Witt for being the announcer for the entertainment at the train platform
- Mrs. Mason stated that they had received a grant from Levy Court for \$2000 that will be a great help for next year.
- The Committee will begin meeting again in February 2017

ANNEXATION

- A Resolution was presented, signed and notarized to annex 12181 Willow Grove Road into the Town of Wyoming

Ms. Williams moved with a second from Mr. Denison to approve the annexation of 12181 Willow Grove Road into the Town of Wyoming. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

BOARD OF ADJUSTMENTS

- Clarification was provided explaining Dave Reed is now a member of Board of Adjustments. Approved by Council at the August 15, 2016 Council Meeting

UNFINISHED BUSINESS

- 321 Broad Street Update – Dave Reed rented equipment and cleaned up the property. Camden Wyoming Fire Department is scheduled to burn the building on October 5, 2016.
- 24 S. Mechanic Street demolition – Order to repair sent 09/09/16, resident has 30 days to begin repairs. If no action is taken, order to demolish can be sent on 10/10/16.
- Vacant Properties Ordinance – Minutes of Workshop approved earlier in this meeting. Minutes will be sent to lawyer to update ordinance with suggested changes. Updated ordinance will be provided when available.
- Rental Property Inspection Ordinance – Minutes of Workshop approved earlier in this meeting. Minutes will be sent to lawyer to update ordinance with suggested changes. Updated ordinance will be provided when available.
- Mr. Witt questioned if all vacant property and rental property owners have been notified. The creation of these lists will begin and ready for mailing when final ordinance is available
- Mr. Peterseil questioned if vacant property and rental property owners could be notified via email. Mr. Dennison communicated that email addresses have not been requested or captured and are not available as a way to communicate.

NEW BUSINESS

- Approval of updated Outside Contractor License form – New forms were presented for final approval prior to mailing.

Mr. Witt moved with a second from Mr. Denison to approve updated Outside Contractor License form as presented with no changes. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

- Building of ramp(s) – presented and discussed at the beginning of this meeting
- Ordinance #28-16 – 2015 Amendment to the 2011 Comprehensive Plan – First reading of ordinance was waved. Final reading was presented, adopted and signed.

Ms. Williams moved with a second from Mr. Denison to waive the first reading of Ordinance #28-16 – 2016 Amendment to the 2011 Comprehensive Plan. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

Mr. Denison moved with a second from Ms. Williams to approve the final reading and adoption of Ordinance #28-16 – 2016 Amendment to the 2011 Comprehensive Plan. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

- Ordinance #29-16 – New Zoning Map – Final reading was presented, adopted and signed.

Mr. Denison moved with a second from Ms. Williams to approve the final reading and adoption of Ordinance #29-16 – New Zoning Map. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

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

- CWSWA – 9/13/16, 7:00 p.m., CWSWA Office
- Planning & Zoning 9/13/16, 7:30 p.m., Municipal Building
- Board of Adjustment Meeting 09/14/16, 7:00 p.m., Municipal Building
- Town Council Meeting, 10/10/16, 7:30 p.m., Municipal Building
 - Town Council Meeting was originally scheduled for 10/03/16, a request was made and approved to move to 10/10/16 to allow for ample time for upcoming Public Hearings
- Joint Meeting with Linda Rabb (U of D Institute for Public Administration) Town Council and Planning & Zoning, 09/27/16, 7:00 p.m., Municipal Building. Update since this meeting – Joint meeting will be rescheduled until December.

PUBLIC COMMENTS

- Sheryl Ford questioned the cost of the materials for the ramp on the train platform. It was clarified that because the plans are being provided for free and the labor will be free, the materials should not be that much.
- Joyce Stockslager asked if we could post the following: Wyoming Methodist Christian Comedy, Saturday, September 24, 2016, 7:00 p.m. Tickets are \$15 adults in advance and \$20 at the door – kids 12 and younger \$10.
- Sheryl Ford asked if there was any feedback received regarding the turnout of the Peach Festival and Fifer Customer Appreciation days that were separate events this year. No feedback has been received.
- Mr. Witt provided a letter to Council that requests the property line expunged between 11 Railroad Avenue and 27 Railroad Avenue and also to rezone as Town Center

Council took a break at 8:57 pm

Council moved out of the regular meeting and into Executive Session at 9:02 pm

Council returned to Regular Session at 9:29 pm

Ms. Williams stated that it was a pleasant surprise to hear the band playing on the train platform Friday night (09/09/16). It was a band from the Potter's House.

Ms. Williams moved with a second by Mr. Denison to approve the purchase of the standard Pole Building to be built by Delmarva Pole Building at 321 Broad Street. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

Mr. Denison moved with a second by Mr. Dixon to adjourn the meeting. Mr. Witt, Ms. Williams, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

The meeting adjourned at 9:32 p.m.

Laura Connor
Town Clerk