



Town of Wyoming
Council Meeting Minutes
Wyoming Municipal Building
October 10, 2016, 7:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE – Mayor Dale Rife

MOMENT OF SILENCE – for our Troops – Mayor Dale Rife

ROLL CALL

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

Council Absent: Secretary Georgette Williams

Mr. Witt motioned with a second from Mr. Dixon to excuse Ms. Williams from the meeting due to illness. Mr. Witt, Mr. Dixon and Mr. Denison, Aye. None Opposed. Motion carried.

Staff attending: Laura Connor, Town Clerk; Lieutenant Chuck Groce; Patrolman Dan Creech; Richard Snyder, Building Inspector. Chief Willey was on vacation and could not attend.

Audience attending: Lisa Hale, Bailey Hale, Joyce Stockslager; Kay Wood Bailey, Sheryl Ford, Jonny Johnson, Glenn Neese, Mike Quinn

PUBLIC COMMENTS

- None

ADOPTION OF AGENDA

Mr. Denison moved with second by Mr. Dixon to adopt the agenda as published. Mr. Witt, Mr. Dixon and Mr. Denison, Aye. None Opposed. Motion carried.

ANNOUNCEMENTS – GOOD NEWS – MAYOR’S REPORT

- Mayor Rife provided an update on Lew Denham our full-time maintenance employee. Mr. Denham had heart surgery was released from the hospital today and is recovering well.
- The Camden Wyoming Fire Department burned the building at 321 Broad Street. After the ashes have had time to completely cool, the process of cleaning up the lot can begin.

- Town auditors (last week) and state auditors (this week) have been reviewing our records. It appears that there are no major findings. Official reports will be provided within a couple of weeks.
- There have been problems with the phone lines and the Town Hall and the Police Department. The Police Department phones have been fixed and are working well. There are still issues at the Town Hall that should be fixed later this week.
- Mayor Rife announced that the Town of Wyoming will celebrate Halloween on Monday, October 31, 2016, from 6:00 pm until 8:00 pm.

CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

- September 12, 2016, Council Meeting
Mr. Denison moved with a second from Mr. Dixon to approve the Council Meeting minutes as published. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried
- September 12, 2016, Executive Session.
Mr. Denison moved with a second from Mr. Dixon to approve the Executive Session minutes as published. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried

TREASURER'S REPORT

- Mr. Dixon presented the reports for council to review.
Mr. Denison moved with a second from Mr. Witt to approve the Treasurer's Report subject to audit. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

POLICE REPORT

- Lieutenant Chuck Groce presented the reports for August and September.

FIRE COMPANY REPORT

- Mr. Glenn Neese presented the reports for September and October.
- Mr. Neese also presented the Delaware Volunteer Fire Service 2016 Annual Report prepared by the State of Delaware Office of Auditor of Accounts.
- A two-page letter was also presented that was sent to all neighbors from Mr. Neese that provided information on the financial needs of the fire company.
- Mr. Neese communicated that the bonfire that was scheduled was postponed due to weather and he was not sure if or when it would be re-scheduled.
Mr. Denison moved with a second from Mr. Witt to approve a donation of \$1,000 to the Camden Wyoming Fire Department for burning the house at 321 Broad Street. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

C/W SEWER & WATER REPORT

- Mr. Mike Quinn provided an update on the water tower. It has been painted and ready for sanitation. The next step is to wait on the pump house to be built. Hopefully, all will be operational by December. They are still waiting on a decision from the judge.

- It was stated that brown water is still an issue for Wyoming. It was questioned if it would be helpful to flush the hydrants – it was stated that flushing the hydrants was not necessary. Discussion ensued.
- It was suggested if we can post in the newsletter if anyone has brown water to call CWSA. Laura will make sure this is done.

PLANNING & ZONING

- Mr. Johnny Johnson represented the Planning & Zoning Committee.
- Ms. Bailey questioned what she needs to do to change her property at 105 Front Street from residential to commercial. It was questioned on why the request in the zoning change and she stated that she was in the process of selling and thought that it would be more profitable if commercial zoning was an option. Information was provided that showed several options without rezoning the property. Discussion ensued.

BUILDING INSPECTOR REPORT

- Mr. Snyder presented report.
- Mr. Snyder stated that the Order to Repair for 24 S. Mechanic Street expired today. The Order to Demolish will be posted tomorrow (10/11/16).
- Mr. Snyder stated that the Order to Repair for 46 S. Mechanic Street will expire on October 20, 2016. The Order to Vacate will be posted on November 14, 2016 and the Order to Demolish will be posted on November 18, 2016. All entrances will be boarded up the afternoon of November 18, 2016.
- The Camden Wyoming Fire Department will look at burning the buildings on 24 S. Mechanic Street and 46 S. Mechanic Street.
- Mr. Snyder indicated that several vehicles were recently towed due to enforcing Ordinance #8-11 Abandoned Vehicles. There is currently one (1) remaining.
- The grass around the railroad tracks is overgrown. Pictures will be taken, grass will be mowed and a bill will be sent to Norfolk Southern
- Mr. Snyder stated that there are several homes that will be power washed in The Greens.

BUILDING OF TRAIN PLATFORM RAMP

- Bailey Hale from Boy Scout Troop 24 presented to Council the price quotes he received from Lowes and Wyoming Millwork to build the ramp on the train platform. The pricing received from Lowes was cheaper.
Mr. Denison moved with a second from Mr. Witt to approve the materials to be purchased from Lowes. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.
- It was stated that Georgette Williams would like to make a donation to help offset the cost. Dan Creech also stated that he would like the Fishing Derby to make a donation of \$50.00.
Mr. Dixon moved with a second from Mr. Witt to approve the donations from Ms. Williams and Mr. Creech. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.
- Bailey Hale stated that he would provide an update soon on when he could start. He wanted to make sure that he had the man power before committing to a start date. Mayor Rife asked if he did not think that he could get it completed before Halloween, she would like him to delay the start until after Halloween.

PARK/STREET REPORT

- Mayor Rife stated that Jim has been working 30+ hours since Lew is out on medical leave
- Mayor Rife stated that that the Porta Pottys have been placed at the park
- It was stated that there was a lot of water on the roadway on Old North Road next to the Post Office after all of the rain recently. Mayor Rife asked if Jim could check all of the storm drains and also for him to clean up the pump station.
- Jim has done a great job on repairing the bulletin boards near the flag pole and the police station.

ANNEXATION

- A Resolution was presented and signed to set the zoning to Residential on the property annexed into the Town of Wyoming (12181 Willow Grove Road)
Mr. Dixon moved with a second from Mr. Witt to approve the Residential zoning on the property located at 12181 Willow Grove Road. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.

UNFINISHED BUSINESS

- 321 Broad Street Update
 - The Camden Wyoming Fire Department burned the building on October 5, 2016.
 - Mayor Rife presented an additional cost for concrete required and presented a final cost of \$70,300.
Mr. Dixon moved with a second from Mr. Witt to approve the total cost of \$70,300 to Delmarva Pole Building to build a pole building on the property located at 321 Broad Street. Mr. Witt, Mr. Dixon, Mr. Denison, Aye. None opposed. Motion carried.
 - Mayor Rife presented a quote of \$45,145 to complete the interior work on the maintenance building. This quote is the only one that she has received to date. It was mentioned and agreed to wait and discuss at the November meeting to allow other bids to be received.
- 24 S. Mechanic Street status – update referenced in Building Inspector Report above
- 46 S. Mechanic Street status – update referenced in Building Inspector Report above
- Vacant Properties Ordinance – Updated ordinance provided. Since not all members are present it was discussed and decided to wait until November meeting to take any action.
- Rental Property Inspection Ordinance – Updated ordinance provided. Since not all members are present it was discussed and decided to wait until November meeting to take any action.
- 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

NEW BUSINESS

- Newsletter Delivery Fee – Mayor Rife stated that it is difficult finding residents to assist in hand delivering the newsletter. Discussion ensued. Suggestions of possible email; but it would be challenging maintaining such a list. It was stated that we do post on our website, but not all residents access the internet. A suggestion of contacting some local businesses to verify if it is ok to place stacks accessible within these businesses – agreement was made to pursue this option.

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

- CWSWA – 10/11/16, 7:00 p.m., CWSWA Office
- Public Hearing – 10/11/16, 7:00 p.m. Municipal Building
- Planning & Zoning 10/11/16, 7:30 p.m., Municipal Building
- Public Hearing – 11/7/16, 7:00 p.m., Municipal Building
- Town Council Meeting – 11/7/16, 7:30 p.m., Municipal Building

PUBLIC COMMENTS

- Joyce Stockslager asked if it was possible to paint the parking spots on Church Street. We will look into getting this done. She also indicated that there is a tree hanging over the stop sign at the end of Railroad Avenue near the Alley. We will have Richard verify and either contact the owner or have Jim take care of trimming the tree.
- Jonny Johnson asked if there was anything that could be done regarding either 10 or 12 Layton Avenue – there are always 6-10 cars and there is a concern that it could possibly be a boarding house. Lieutenant Groce stated that he would make sure that area is patrolled. Mr. Johnson also stated that there is a very large hornets' nest on Mechanic Street and is concerned that anyone walking by may get stung.
- Kay Bailey thanked all that assisted in answering questions regarding the option to possible rezone her property. She asked if the letters that were sent regarding her grass be removed from her file. It was stated that grass letters are only filed in the property files when the Town cuts the grass and the homeowner is billed.
- It was stated if we could stop delivery of newspapers at 120(?) S. Layton Ave because there is a posting on the door and several papers piled in the driveway.

COUNCIL COMMENTS

- None

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

The meeting adjourned at 9:01 p.m.

Laura Connor
Town Clerk