



Town of Wyoming  
Council Meeting Minutes  
Wyoming Municipal Building  
December 5, 2016, 7:15 P.M.

**REGULAR TOWN COUNCIL MEETING**

CALL TO ORDER – Mayor Rife called the Meeting to order at 7:15 p.m.

ROLL CALL

Council attending: Mayor, Dale Rife; Vice-Mayor, Terry Witt; and Treasurer, Kyle Dixon

Council Absent: Secretary, Georgette Williams and Council Member, Doug Denison.

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

Staff attending: Laura Connor, Town Clerk; Richard Snyder, Building Inspector; Chief Martin Willey

Audience attending: Michael Peterseil, Mike Marasco, Joyce Stockslager, Mike Quinn.

PUBLIC COMMENTS

- Joyce Stockslager thanked the Town for painting the parking spaces around the church, but did question why not all spaces were re-painted. Follow up with maintenance to complete re-painting will occur.
- Michael Peterseil commented on the photos that were taken of the vacant buildings around town and questioned why his building is being singled out. He also questioned who made the decision on what buildings were vacant. Mayor Rife summarized Ordinance 32-16 Vacant Buildings and stated that she is not singling out his property. When WBOC ran the story on the new ordinance, they took it upon themselves to video his property. Mr. Peterseil referenced the Vacant Building photo board as the “board of shame”. The photo board was removed from the meeting room.
- Michael Marasco questioned the difference between a storage shed and a vacant building and questioned the definition of what is vacant. The definition of “occupied” and “vacant” were read from Ordinance 32-16 Section 2.

## ADOPTION OF AGENDA

Changes to Agenda to include:

- Adoption of Previous Minutes to add Public Hearing, November 7, 2016
- Adoption of Previous Minutes to add Executive Session, November 7, 2016
- New Business to change Ordinance from 31-16 to 33-16 and 2015 to 2011
- New Business to change Ordinance 32-16 to 34-16
- New Business to add Housing Resolutions & Application
- Calendar of Events to change Joint Meeting time from 7:00 pm to 7:30 pm

*Mr. Witt moved with second by Mr. Dixon to adopt the agenda with changes noted. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

## ANNOUNCEMENTS – GOOD NEWS – MAYOR’S REPORT

- Mayor Rife stated that the Maintenance Building is going well. Delmarva Pole should be staking out the site soon

## CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

## ADOPTION OF PREVIOUS MEETING MINUTES

- November 7, 2016 Council Meeting Minutes, Public Hearing Minutes and Executive Session Minutes were presented.

*Mr. Dixon moved with second by Mr. Witt to adopt the minutes as presented. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

## TREASURER’S REPORT

- The Treasure’s Reports were not available and will be emailed to Council

## POLICE REPORT

- Chief Martin Willey presented report.
- He indicated that during the holiday season there will be extra officers on duty statewide
- Chief Willey reminded everyone to lock their vehicles and homes. There is always an increase in criminal activity this time of year.

## FIRE COMPANY REPORT

- No one was in attendance to give a report.

## C/W SEWER & WATER REPORT

- Mr. Mike Quinn stated that the water tower is completed. They are currently working on the pump house and with an estimated completion date of January. He also stated that litigation is still in the judge’s hand with no update available. Mr. Quinn explained that water can begin flowing through the tower once the sanitation process is completed.

## PLANNING & ZONING

- No one was in attendance to give a report.

## BUILDING INSPECTOR REPORT

- Mr. Snyder presented report. He indicated that he will be closing the demolition permit for 321 Broad Street

## PARK/STREET REPORT

- Mayor Rife stated that Jim has been cleaning up the flower beds and replacing some landscaping. It is really looking good.
- The painting of the lines on the road on Church Street has started. According to Joyce during the Public Comments section earlier in this meeting, there are a couple lines that still have to be completed.
- Mayor Rife stated that the bathrooms at the Park are closed for the season. A porta potty has been placed at the entrance of the Park.
- It was stated that there is a very large pot hole at the corner of Pine Street and Southern Boulevard. A call to Department of Transportation will be placed.
- Jerry's Paving has not yet re-paved Layton Avenue. Notices were sent to residents, but there were several vehicles that were not moved. Due to the upcoming weather and coldness, the repaving of Layton Avenue will not be completed until Spring.

## ANNEXATION

- Karen Barnes, 12171 Willow Grove Road has submitted a request to have her property annexed into the Town of Wyoming.

## UNFINISHED BUSINESS

- 321 Broad Street – update provided earlier in this meeting under Good News
- 24 S. Mechanic Street – no update
- 46 S. Mechanic Street – the water was shut off on 11/30/16. Not sure yet when the boarding up can occur. In the process of verifying with Barrett to ensure that we have taken all of the correct steps.
- Building of Ramps – The recognition plates need to be secured better with screws instead of nails.
- Center Street Lot – rezoning request received from Frank DiMondi to change the zoning from Commercial to R2 on the lot on Center Street (7-20-094.06-04-41.00). It was questioned on what the future plans are for this property. Mayor Rife explained the future plans and the zoning options.

*Mr. Witt moved with second by Mr. Dixon to move forward with the request to change the zoning from Commercial to R2. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

- Old North Road – no updates provided

## NEW BUSINESS

- Board of Election and Poll Worker Volunteers – Mayor Rife stated that we are looking for volunteers to assist with the upcoming elections. Volunteers will be appointed at the next Council Meeting scheduled for January 9, 2017.

- Ordinance 33-16 – 2016 Amendment to the 2011 Comprehensive Plan was presented.

*Mr. Dixon moved with second by Mr. Witt to adopt Ordinance 33-16 – 2016 Amendment to the 2011 Comprehensive Plan. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

Ordinance 33-16 – 2016 Amendment to the 2011 Comprehensive Plan was approved and signed.

- Ordinance 34-16 – New Zoning Map was presented. Mike Marasco questioned the two (2) properties on Moose Lodge at one time were commercial, but the map indicated that they are R2 Mixed Residential.

*Mr. Dixon moved with second by Mr. Witt to adopt Ordinance 34-16 – New Zoning Map pending the changes to the map of the two (2) Commercial properties to match the previous zoning map adopted 09/12/16. One (1) property on the corner of Westville Road and Moose Lodge Road and one (1) property on Moose Lodge Road. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

Ordinance 34-16 – New Zoning Map will be signed once the updated map is available.

- Housing Resolutions – Two (2) Resolutions and Application were presented that reference the Community Development Block Grant FY17. Mayor Rife read both resolutions and summarized the application.

*Mr. Witt moved with second by Mr. Dixon to approve the Community Development Block Grant FY17. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

*Mr. Witt moved with second by Mr. Dixon to approve the completion of the Community Development Block Grant FY17 Application. Mayor Rife, Mr. Witt, and Mr. Dixon, Aye. None Opposed. Motion carried.*

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

- CWSWA, 12/13/16, 7:00 p.m., CWSWA Office
- Planning & Zoning and Town Council Joint Meeting, 12/13/16, 7:30 p.m., Municipal Building
- Town Council Meeting – 01/09/17, 7:30 p.m., Municipal Building

#### PUBLIC COMMENTS

- Joyce Stockslager asked what the plans were for the two (2) properties on Old North Road (10 & 11 Old North Road). Mayor Rife stated from what Frank DeMondi told her that he was thinking about purchasing these two (2) lots to enlarge the foot print since he owns almost all of the surrounding properties.

#### COUNCIL COMMENTS

- Mayor Rife apologized for the vacant building photos that she took

Council took a 5 minute break at 8:35 p.m.

*Mr. Witt moved and was seconded by Mr. Dixon to move into Executive Session at 8:46 p.m. Mayor Rife, Mr. Witt, Mr. Dixon, Aye. None opposed. Motion carried.*

Council returned to regular session at 9:12 p.m.

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

The meeting adjourned at 9:13 p.m.

Laura Connor  
Town Clerk