



Town of Wyoming  
Council Meeting Minutes  
Wyoming Municipal Building  
May 1, 2017, 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 – Mayor Dale Rife

**ROLL CALL**

Council attending: Mayor, Dale Rife; Vice-Mayor, Doug Denison; Treasurer, Kyle Dixon; and Secretary; David Reed

Council Absent: Open Seat

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

Audience attending: Joyce Stockslager; Pamela Reed; Don Pommell, Planning & Zoning; Jonny Johnson, Planning & Zoning; Glenn Neese, CW Fire Department; Mike Quinn, CWSWA; and Jimmy Winchell, CWSWA

**PUBLIC COMMENTS**

- Mrs. Stockslager mentioned an insert inside the Wyoming Methodist Church newsletter for a fundraising event at Grotto's on May 10<sup>th</sup>.
- Mr. Winchell wanted to acknowledge the Wyoming Police Department for the work that they do on a daily basis.

**ADOPTION OF AGENDA**

Mayor Rife requested the following changes to the agenda:

- Under the New Business section, add the request from Camden Wyoming Market to place a pedestrian sign on Camden Wyoming Avenue.

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

#### ANNOUNCEMENTS – GOOD NEWS – MAYOR’S REPORT

- Mayor Rife congratulated all members of Council with their new appointments and a big “thank you” to Representative Yearick for taking time out of his schedule to swear her in a Mayor.
- Mayor Rife stated that the Maintenance Building at 321 Broad Street is coming along and the loft is built.
- Mayor Rife commended on all of the work that is being done at the park – it looks great! She stated that she is proud of the “Best Little Town in Delaware” which is listed in the Top 10 list of Small Towns and the 3<sup>rd</sup> safest town in Delaware.

#### CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

#### ADOPTION OF PREVIOUS MEETING MINUTES

The following minutes were presented:

- April 20, 2017, Council Meeting
- April 20, 2017, Executive Session

*Mr. Reed moved with a second by Mr. Dixon to approve the minutes as presented. Mayor Rife, Mr. Denison, Mr. Dixon, and Mr. Reed, Aye. None Opposed. Motion carried.*

#### NEW BUSINESS

- 11 Camden Wyoming Avenue complaints
  - As requested at the previous meeting: Mr. Snyder (Code Enforcement Officer) inspected the fence, verification on the status of rental property occurred; and the status of the conditional use was researched.
  - A letter was sent from Mayor Rife on April 27, 2017 to both the owner and the Pastor that referenced the noise complaints, repairs to the fence and the status of the conditional use.
- 2017/2018 Budget
  - Budget Workshop is scheduled for Thursday, May 11, 2017 at 3:30 p.m.
- Board of Appeals Meeting
  - Board of Appeals Meeting is scheduled for Thursday, June 1, 2017 at 3:30 p.m.
- Camden Wyoming Market request for pedestrian sign
  - Documentation was presented that was approved by Planning & Zoning on 04/26/17 that requested approval to place a pedestrian sign in the front of the market.

*Mr. Denison moved with a second by Mr. Dixon to approve the recommendation from Planning & Zoning to approve the placement of a pedestrian sign in front of the Camden Wyoming Market. Mayor Rife, Mr. Denison, Mr. Dixon, and Mr. Reed, Aye. None Opposed. Motion carried.*

## UNFINISHED BUSINESS

- MOU between Town of Wyoming and Office of State Planning
  - Planning & Zoning made no changes to the Memorandum of Understanding (MOU) and presented a final document for signature. Mayor Rife signed and dated the document. The document will be forwarded to State Planning for final signature.
- 24 S. Mechanic Street
  - DNREC denied burning because of paperwork not being filed in a timely manner and as of today there is a burning ban in effect until Fall
  - Next steps are to gather bids for demolition
  - Grass was cut today
- 46 S. Mechanic Street
  - Still waiting on bank to store items and abate property
  - Grass was really high and was cut today
- 44 S. Mechanic Street (not on agenda)
  - Order to Vacate will be issued shortly due to no water and sewer
  - Others have noticed that someone is living in house
- Center Street lot
  - Timeline of actions already taken was discussed
  - Mr. Denison requested that additional information is provided on future project before any decisions are made
  - Request for Planning & Zoning to continue work and proceed on next update on the Comprehensive Plan
  - Next step is to send a letter to Mr. DiMondi requesting that his ideas are presented in writing so the process can be followed and to invite him to participate in Planning & Zoning and Town Council meetings.

## TREASURER'S REPORT

- Mr. Dixon presented April reports for Council to review.
- Mr. Dixon mentioned the upcoming Budget Workshop scheduled for Thursday, May 11, 2017 at 3:30 p.m.

*Mr. Denison moved with a second from Mr. Reed to approve the Treasurer's Report subject to audit. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, Aye. None opposed. Motion carried.*

## POLICE REPORT

- Chief Martin Willey presented reports from April.
- Chief Willey indicated that most of the arrests were drug related car stops
- The Mike Brown Scholarship Committee selected Logan Rash to receive the \$500 scholarship. Mayor Rife will attend the awards ceremony that will be held on Thursday, June 1, 2017 at Caesar Rodney High School.
- Chief Willey wanted to make everyone aware of the zero tolerance seatbelt law
- Mr. Reed mentioned that there have been people drinking after hours at the park. Chief Willey indicated that there will be more checks done especially on the weekends.

## FIRE COMPANY REPORT

- Mr. Neese, CW Fire Department presented reports for February and March
- Mr. Neese mentioned that there will be an Open House on May 13 from 11 am – 2 pm

- Mr. Neese stated that for every 10 people recruited only 2 stay for life. It was also noted and appreciated that Mr. Reed has been with CWFD for 25 years.
- They are planning on bringing trucks to display at Ice Cream Stand for planned event

#### C/W SEWER & WATER REPORT

- Mr. Winchell wanted to thank Council for keeping Wyoming member representatives pretty consistent since there is such a high turnover from the Camden members. Even though Wyoming is smaller and Camden is growing very fast – both towns are equally responsible.
- Mr. Quinn stated that there were no new updates on the status of the new tower. He indicated that Wynsome Knolls is starting the next phase of construction.
- There was discussion regarding the 5% increase in rates. There was no action taken resulting in an automatic increase. The action to vote is done when the budget is approved. Discussion ensued. All agreed that communication needs to improve.

#### PLANNING & ZONING

- Mr. Johnson and Mr. Pommell were present to represent Planning & Zoning
- Mr. Pommell commented on the recent plans and rezoning that was submitted from 12171 Willow Grove Road for an in-law suite. Does the parcel need to be rezoned from R1 to R2 since there is no kitchen? Mr. Pommell stated that there were no stipulations with the motion from Planning & Zoning. Mr. Denison indicated that there should not be a motion from Council this month and to move forward following all appropriate steps.

#### BUILDING INSPECTOR REPORT

- Mr. Snyder presented April reports
- Work is being done at 18 S. Mechanic Street for a driveway. There are questions on if the current permit includes a driveway and if the contractor has a current OSC license.
- Mr. Snyder informed Council that later this week several grass letters and five (5) abandon vehicle letters will be mailed to residents.
- Recently informed that the landlord of the apartments on Layton Avenue is charging a fee for potential renters to look inside and view the apartment – is this legal?
- Received a complaint from a renter on an unlicensed landlord on Meadow Avenue. Mr. Snyder will follow up this week.
- Mr. Snyder requested an update from the bank on the status of the foreclosure on 46 S. Mechanic. Mrs. Connor will provide an update later this week.
- There was several Order to Vacate/Repair notifications recently posted/mailed.
  - Vacate – 44 S. Mechanic Street – deadline 05/10/17
  - Repair – 105 Front Street – deadline 05/13/17
  - Repair – 122 Broad Street – deadline 05/13/17
  - Repair – 135 Southern Blvd – deadline 05/13/17
- Inspection was completed on 319 Grant Street because of noticeable broken windows
- Discussions with landlord for duplex at 30/32 Railroad Avenue regarding inspections

#### PARK/STREET REPORT

- Mr. Reed mentioned that Allen's Tree Service removed 4 trees at the park and 321 Broad Street.
- Maintenance has been filling holes and covering tree roots at the park

## ANNEXATION

- 12171 Willow Grove Road - Plan of Services is completed.
- Mrs. Connor will send a letter welcoming to the town and next steps

*Mr. Denison moved with a second from Mr. Dixon to accept the annexation of 12171 Willow Grove Road with a R1 zoning into the Town of Wyoming. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, Aye. None opposed. Motion carried.*

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

- CWSWA, 05/9/17, 7:00 p.m., CWSWA Office
- Budget Workshop, 05/11/17, 3:30 p.m., Municipal Building
- Planning & Zoning Meeting, 05/24/2017, 7:30 p.m. Municipal Building
- Town Council Meeting – 06/05/17, 7:30 p.m., Municipal Building

## PUBLIC COMMENTS

- Mr. Johnson questioned the status of the open seat on Council. Since the reorganization meeting was just held earlier tonight, the open seat will be on the June meeting agenda.
- Mr. Pommell asked about the sign on Center Street – does it apply to the location? Is it a sign or billboard – need clarification? Reference Land Use & Development Code Section 7-7 Prohibited Signs / B-7 Off-Site Sign. Need clarification on intentions and length of time to be displayed.

## COUNCIL COMMENTS

- None

Council took a break at 9:26 p.m.

*Mr. Denison moved and was seconded by Mr. Reed to move into Executive Session at 9:26 p.m. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Reed, Aye. None opposed. Motion carried.*

Council returned to regular session at 10:00 p.m.

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

The meeting adjourned at 10:01 p.m.

Laura Connor  
Town Clerk