



Town of Wyoming
Council Meeting Minutes
Wyoming Municipal Building
February 5, 2018, 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 Rife

MOMENT OF SILENCE – Mayor Rife

ROLL CALL

Council attending: Mayor, Frankie Dale Rife; Vice-Mayor, Doug Denison; Treasurer, Kyle Dixon; Secretary, Jonny Johnson; and Council Person Carlen Kenley

Council absent: None

Staff attending: Laura Connor, Town Clerk and Richard Snyder, Building Inspector

Audience attending: Joyce Stockslager, Cheryl Kenley, David Reed, Mike Marasco, Ernie Piazza, Don Pommell, Seth Greenberg, and Sheryl Ford

PUBLIC COMMENTS

- None

ADOPTION OF AGENDA

Mr. Denison moved with a second by Mr. Johnson to move the Reports section before New Business for tonight's meeting and future meetings. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

Mr. Denison moved with a second by Mr. Dixon to add DNREC Mosquito Control to this agenda since the documents were received after the agenda was posted. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

ANNOUNCEMENTS – GOOD NEWS

- Mayor Rife proudly communicated that all inspections have passed and the Certificate of Occupancy has been received for the Maintenance Building.
- Mayor Rife stated that David Reed accepted the position to fill the Maintenance opening. She introduced Mr. Reed to all present and informed all that he is in the process of locating all items and will be moving them into the Maintenance Building.

CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

The following minutes were presented:

- January 16, 2018, Town Council Meeting
- January 16, 2018, Executive Session Meeting

Mr. Denison moved with a second by Mr. Kenley to approve the January 16, 2018 Town Council Meeting and the Executive Session Meeting minutes that were presented that includes a date correction on the agenda.. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Kenley, Aye. None Opposed. Motion carried.

TREASURER’S REPORT

- Mr. Dixon presented the Final Audit from Lank, Johnson, and Tull, CPA for review.
- Mr. Kinley questioned the comment regarding deposits of checks not frequently deposited. Mayor Rife indicated that there were a few comments from the auditors but she did not feel that any of them were major concerns.
- Mr. Dixon presented Balances and Check Register for January for Council to review. The Profit and Loss reports are still not available.

Mr. Denison moved with a second from Mr. Kenley to approve the reports presented subject to audit. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

Mr. Denison moved with a second from Mr. Johnson to approve the Final Audit from Lank, Johnson, and Tull. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

POLICE REPORT

- Chief Willey present report for January
- He indicated that there is now separate numbers clarifying persons involved vs. incidents.
- Chief Willey stated that Ordinance 14-11 (Regulating Parking on Designated Streets During Periods of Snowfall) is not being enforced because there are no signs posted. Mr. Denison asked Chief Willey if there are any recommendations – Chief Willey

recommends that a workshop is scheduled to discuss. Mr. Kenley indicated that there is one sign already posted in Wyoming Mills. Mr. Johnson stated that Layton Avenue used to be designated for Emergency during snowfall, but is no longer. Mr. Denison again stated that he would like to receive recommendations on which streets so we know how many signs to order.

- Mr. Dixon asked about the new cadet. Chief Willey stated that he would be graduating from the academy on February 16, 2018. He stated that the new Tahoe is currently at the sign shop being lettered and should be completed soon. He also stated that there will be a sealed bid process to sell the old Charger.

FIRE COMPANY REPORT

- Mr. Neese, CW Fire Department, presented November 2017 and December 2017 reports
- He indicated that there was nothing new to report, but added any support for the upcoming Bingo event would be appreciated.
- Mr. Dixon asked about the Meat Mechanics. Mr. Neese indicated that they are leasing the kitchen on occasion and may be available for future events.

C/W SEWER & WATER REPORT

- Mr. Quinn indicated that it has been 4 months with no complaints.
- Mr. Johnson asked if they knew why the decrease in complaints. Mr. Quinn responded with adding the new tank makes a huge difference.

PLANNING & ZONING

- Mr. Greenberg stated that there is a Workshop scheduled on Saturday, February 24, 2018 at 8:00 am and a Regular P&Z Meeting scheduled for Wednesday, February 28, 2018 at 7:30 pm.

BUILDING INSPECTOR / CODE ENFORCEMENT

- Mr. Snyder indicated that it is slow – this is expected because of the time of year.
- A Certificate of Occupancy has recently been issued in Wynsome Knolls
- He indicated that there were a few abandoned vehicles, but they are gone.

PARK/STREET REPORT

- Mr. Reed indicated that there is a recent pothole on Southern Boulevard. He stated that he has been removing several leaves from the Park and is currently gathering stuff from around town and putting it all in the new Maintenance Building.

NEW BUSINESS

- Community Development Block Grant
 - A Resolution was presented to submit the FY2018 CDBG application.

Mr. Denison moved with a second from Mr. Kenley to approve the Resolution to submit the FY2018 CDBG application. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- A Resolution was presented to allow Kent County Levy Court to act as administrators of the CDBG.

Mr. Denison moved with a second from Mr. Dixon to approve the Resolution to allow Kent County Levy Court to act as administrators of the CDBG. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- Both Resolutions were signed
- Mayor Rife indicated that Albert Biddle (contact for CDBG) retired at the end of January and we are working with another contact.

- First State Inspections

Mayor Rife informed everyone that there is a meeting with First State Inspections on Friday, February 9, 2018. Discussion occurred with liability, rental inspections, code enforcement, and certification. There was no action taken.

- CW Little League Sponsorship

Sponsorship form was presented. It was clarified that we had donated \$400 in the past for a Team Sponsor. This item was already approved within the current budget, so no action is needed.

- CR High School Scholarship

It was discussed to change the title of the Scholarship to a Town of Wyoming Scholarship. Discussion occurred regarding the criteria that included being a resident of the Town, demonstrating a service to the community, and attended W.B. Simpson School. Chief Willey explained that it was his idea to change the name of the scholarship and the funds raised in the future would be used for Community Outreach programs. It was suggested to plant a tree at the park with a plaque to honor Michael L. Brown.

Mr. Kinley moved with a second from Mr. Denison to change the name of the scholarship to the Town of Wyoming Scholarship and criteria will be determined at a later date. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Kenley, Aye. Mr. Johnson opposed. Motion carried.

- Tre Sorrelle Dolce

Mr. Marasco presented to Council the history of his ice cream stand and his future plans that include Everything Ice Cream Sweets and a Mini Golf Course. This new structure would represent a 1940's gas station with no volcanos or no large waterfalls. It would be specific to our town, county and state. He stated that he started this project one and a half years ago and has had several meetings with Planning & Zoning. Mayor Rife questioned if there would be adequate parking and sidewalks. Mr. Marasco responded

with there will be roughly 50 parking spots with no sidewalks. He also added that he would be keeping the parking near the railroad tracks stone not blacktop. Mr. Kinley questioned if there would be any crosswalks and Mr. Marasco responded they are indicated on the site plan. Mr. Dixon asked if there would be any inside seating. Mr. Marasco responded with there will only be outside seating, but you would go indoors to order. Mr. Kinley asked if he knew the closest mini golf course. Mr. Marasco indicated that there is one in Middletown and several at Rehoboth, but this would be the only one in Kent County, Delaware. Mayor Rife asked what the timeframe would be for this project. Mr. Marasco indicated if all goes well, they would start in March with the golf course completed by May and the building completed by June. Next step would be to attend the Planning & Zoning meeting on February 28, 2018 and obtain a Zoning Certificate and then obtain the building permit. Mr. Pommell (P&Z) mentioned that he agreed with the plan that was presented. Mr. Denison questioned the language of the motion provided by Planning & Zoning. Mrs. Connor confirmed that our lawyer had no objection. Mr. Dixon stated that he had no opposition. Mr. Denison asked Mr. Marasco if he had discussed his plan with the surrounding neighbors – he responded yes. Mr. Denison asked about the lighting on the golf course. Mr. Marasco provided examples of the lighting that would be used.

The Planning & Zoning Committee accepted the Preliminary Plan submitted by Mike Marasco for the Tre Sorelle Dolce project submitted at the January 24, 2018 Planning & Zoning meeting and has decided that all the information provided is sufficient to constitute all of the requirement of a development plans as stated in the Land Use and Development Code in section 15-3 B 2 (Development Plan Approval Process) and hereby waive any other such requirements with the following conditions: 1) implement and maintain crosswalk across Railroad Avenue; 2) implement and maintain both parking lots; 3) add shrubbery along southeast and north property lines; and 4) properly grade lot to correct existing drainage. Motion made by Tiffany Rife and seconded by Seth Greenberg. All in favor; none opposed. Motion carried

Mr. Denison moved with a second from Mr. Dixon to accept the recommendation as written. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- Construction Plan Drawings Status

There is no update on the drawings since nothing has been submitted.

- Election Status

There will not be an election. Two (2) Council seats with a term of office of two (2) years (May 2018 to May 2020): Only two (2) candidates filed for these positions - filling the open seats: Kyle Dixon and Jonny Johnson. One (1) Council seat with a term of office of one (1) year (May 2018 to May 2019): Only one (1) candidate filed for this position – filling the open seat: Carlen Kenley

- Dump Truck

Mayor Rife provided specs on a used dump truck that is for sale. She indicated Mr. Reed has driven it and met with the owner. Discussion ensued. Mr. Kenley asked if

there was a street sweeper option available. Additional research will be done to see if there are options for this truck. Mr. Denison questioned if we could use Realty Transfer Funds to purchase – it was confirmed yes.

Mr. Denison moved with a second from Mr. Johnson to purchase the 1999 Ford 450 Dump Truck for \$16,000. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- Mosquito Control

Documentation provided for review.

Mr. Kenley moved with a second from Mr. Denison to move forward with giving permission to Delaware Mosquito Control to spray over the Town of Wyoming. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

UNFINISHED BUSINESS

- Public Nuisance Status
 - 8 S. Layton Avenue
A permit to repair/replace the windows has been paid for and issued with no work done yet. Landlord license is not yet paid. The shed on the bank property is ok because of an agreement with both parties.
 - 12 S. Layton Avenue
Discussions with lawyer have occurred. Clarification is needed on if it is an addition or a separate structure. Additional discussion will occur in Executive Session.
- 46 S. Mechanic Street
 - Property is still owned by Carrington Mortgage Services. No updates on demolishing are available.
- 48 S. Mechanic Street
 - This property was sold on January 16, 2018 and the new owner plans to demolish.
- Status of Abandon pool in Wyoming Mills

There is no progress to report.

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

- CWSWA, 02/06/18, 7:00 p.m., CWSWA Office
- Peach Festival Committee, 02/21/18, 7:00 p.m., Municipal Building
- Planning & Zoning Workshop, 02/24/18, 8:00 a.m., Municipal Building
- Planning & Zoning Meeting, 02/28/18, 7:30 p.m., Municipal Building
- Town Council Meeting, 03/05/18, Municipal Building

PUBLIC COMMENTS

- Mr. Greenberg (P&Z) thanked members of Council that attended the Planning & Zoning meeting. Discussion occurred regarding the IPA classes that are available, but they are a challenge to attend because they occur during the week.

COUNCIL COMMENTS

- None

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

Mr. Denison moved and was seconded by Mr. Dixon to move into Executive Session at 9:40 p.m. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, and Mr. Kenley, Aye. None opposed. Motion carried.

Council returned to regular session at 10:24 p.m.

Mr. Denison moved and was seconded by Mr. Johnson to move from Executive Session back to Regular Session at 10:24 p.m. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson and Mr. Kenley, Aye. None opposed. Motion carried.

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

The meeting adjourned at 10:25 p.m.

Laura Connor
Town Clerk