



Town of Wyoming
Council Meeting Minutes
Wyoming Municipal Building
April 2, 2018, 6:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Rife called the Meeting to order at 6:30 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; Lieutenant, Charles Groce

Audience attending: Joyce Stockslager, Bianca Corbitt, John Kepfer, Richard Kepfer, and Sheryl Ford

PUBLIC COMMENTS

- None

ADOPTION OF AGENDA

Mayor Rife asked to move the Sealed Bids for the Dodge Charger currently under New Business at the beginning of the meeting.

Mr. Dixon moved with a second by Mr. Kenley to adopt the agenda with the noted change. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

NEW BUSINESS

- Sealed Bids – Dodge Charger
 - Two sealed bids were received and opened
 - 1st - \$5,250 that was received on 3/22/18
 - 2nd - \$7,601 that was received on 3/28/18

Mr. Johnson moved with a second by Mr. Denison to accept the 2nd bid received of \$7,601 for the sale of the Dodge Charger. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

ANNOUNCEMENTS – GOOD NEWS

- Mayor Rife stated that our new maintenance guy has been busy cutting up a lot of trees that have fallen. She indicated that a large pine tree fell near the Johnson Square sign and fortunately the sign was saved with no damage. The generator for the Municipal Building is now up and running with no issues.

CORRESPONDENCE

- Correspondence is available in Town Hall for anyone interested.

ADOPTION OF PREVIOUS MEETING MINUTES

The following minutes were presented:

- March 5, 2018, Town Council Meeting
- March 5, 2018, Executive Session Meeting
- March 9, 2018, Special Council Meeting
- March 9, 2018, Special Council Executive Session Meeting
- March 14, 2018, Special Council Meeting

Mr. Denison moved with a second by Mr. Dixon to approve all the minutes as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

TREASURER'S REPORT

- Mr. Dixon presented Balances, Profit & Loss, Check Register and Delinquent Tax Report for review.
- The amended budget is not quite ready for review due to several entries being reclassified
- Budget Workshops will begin soon.
- Wish Lists should be presented soon

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

POLICE REPORT

- Lieutenant, Charles Groce presented report for March
- He indicated that the new officer is doing well and should complete FTO (Field Training) by May.

FIRE COMPANY REPORT

- Mr. Neese, CW Fire Department, presented February 2018 report.
- He thanked everyone for their support and reminded everyone that there is Bingo on Tuesday nights.

C/W SEWER & WATER REPORT

- Mr. Quinn was not present, but provided a status that the good water is still good and the bad water is still bad. He informed everyone that the recent brown water is due to the controlled burn on Mechanic Street and Caesar Rodney Avenue

PLANNING & ZONING

- No one was in attendance to provide a status.

BUILDING INSPECTOR / CODE ENFORCEMENT

- Inspections from First State Inspections have begun and letters have been sent out to everyone with an open permit informing them of the change.
- Mr. David Reed has accepted the responsibilities as Code Enforcement Officer.

PARK/STREET REPORT

- The bathrooms at the park are open for the season.
- It is requested to have the Port-A-Potty removed.

NEW BUSINESS

- Escrow Agreement between Chetty Holdings of Delaware, LLC and Town of Wyoming for road completion costs

An escrow agreement was presented to Council for review.

Mr. Denison moved with a second from Mr. Kenley to approve the escrow agreement as presented and accept any other revisions presented by our solicitor. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- George Write Memorial Fund Donation

Mr. Denison moved with a second from Mr. Dixon to approve a donation of \$100.00 to the George Write Memorial Fund. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- Scholarship Committee

Mayor Rife asked for volunteers to be on the Town of Wyoming Scholarship Committee. Mayor Rife and Chief Willey have agreed to volunteer. Mr. Kyle Dixon volunteered his father Mr. Dennis Dixon.

- Board of Adjustments
 - Resignation of Joanne Everett
 - New appointment of David VanKavelaar

A letter of resignation from Joanne Everett was presented.

Mr. Kenley moved with a second from Mr. Johnson to approve the resignation of Joanne Everett from the Board of Adjustments. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

Mr. Denison moved with a second from Mr. Kenley to approve the new appointment of David VanKavelaar to the Board of Adjustments. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

- Public Nuisance – 700 Millet Lane, Wyoming Mills

Mr. John Kepfer and Mr. Richard Kepfer were in attendance. Mr. Richard Kepfer assisted and represented Mr. John Kepfer. Ordinance #12-11 (Overgrown Grass & Weeds) was referenced, but was not discussed because that was not the reason for this public nuisance. A previous letter dated August 2017 referencing the potential of a public nuisance being issued but there was no action taken at that time. Agenda items from January 2018 and February 2018 was discussed because the property in question was brought up, but the owner was never notified. Mr. Kepfer wanted everyone to be aware that Councilperson Kenley lives next door and he thinks this is the reason for the public nuisance. Mr. John Kepfer questioned several properties in violation with the height of their fence. Mayor Rife asked to only discuss the property in question and will not be discussing the fences at this time. Mr. Kepfer stated that he has removed the tree that was in the middle of the fence. Mr. Denison requested that documents be presented regarding the upkeep of the pool.

Mr. Johnson clarified that the public nuisance is now closed since Mr. Kepfer removed the tree in question. Mayor Rife stated that pictures will be taken to verify.

- 127 Broad Street, Apt 4 – Conditional Use – P&Z recommendation

Bianca Corbitt was present and stated that she would like to start an evening / overnight child care. Planning & Zoning recommended to move forward and grant the Conditional Use with a provision to have everything finalized within 6 months.

Mr. Denison moved with a second from Mr. Johnson to approve the Conditional Use at 127 Broad Street, Apartment 4 for a child care facility. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

UNFINISHED BUSINESS

- Public Nuisance Status
 - 8 S. Layton Avenue
All outstanding issues are completed.

- 12 S. Layton Avenue
Mayor Rife and Mr. Denison met with the homeowner and discussed options. The homeowner has not yet responded with his decision. It was requested to follow up with our solicitor for direction.
- 46 S. Mechanic Street
 - Property is still owned by Carrington Mortgage Services. They have indicated that they will be demolishing the garage in the back, and renovating the house. No other updates are available.
- 48 S. Mechanic Street
 - The house has been demolished and grass is now growing
- 24 S. Mechanic
 - In the process of being demolished.
- Construction Plan Drawings Status
 - Mayor Rife met with Mr. Connor last Friday, March 30, 2018. The drawings that were presented were not in final form and did not include changes previously communicated
- Trash Contract Bids
 - Deadline is Monday, April 30, 2018 and will be opened and presented at next Council meeting.

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

- CWSWA, 04/10/18, 7:00 p.m., CWSWA Office
- Peach Festival Committee, 04/18/18, 7:00 p.m., Municipal Building
- Planning & Zoning Meeting, 04/25/18, 7:30 p.m., Municipal Building
- Town Council Meeting, 05/7/18, 6:30 p.m. Municipal Building

PUBLIC COMMENTS

- None

COUNCIL COMMENTS

- None

Council took a break at 7:25 p.m.

Mr. Denison moved and was seconded by Mr. Dixon to move into Executive Session at 7:30 p.m. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, and Mr. Kenley, Aye. None opposed. Motion carried.

Council returned to regular session at 7:58 p.m.

Mr. Denison moved and was seconded by Mr. Johnson to move from Executive Session back to Regular Session at 7:58 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. Kenley to adjourn the meeting. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson and Mr. Kenley, Aye. None opposed. Motion carried.

The meeting adjourned at 7:58 p.m.

Laura Connor
Town Clerk