



Town of Wyoming
Council Special Meeting Minutes
September 28, 2020, 5:30 P.M.
Virtual Meeting

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Bilbrough called the Meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE – Mayor Bilbrough

MOMENT OF SILENCE – Mayor Bilbrough

ROLL CALL

Council attending: Mayor- Steve Bilbrough; Vice-Mayor, Doug Denison; Treasurer, Kyle Dixon, Secretary, Tracy Johovic; and Council Person, Carlen Kenley

Council absent: None

Staff attending: Chief Martin Willey, Town Clerk, Roseann Lamar, Office Manager Michael Wooleyhand and Clerk of Council, Audrey Lindale.

Audience attending: Tom Lindale and Judy Sylvester.

PUBLIC COMMENTS

- None

ADOPTION OF AGENDA

Mr. Denison moved with a second by Mr. Dixon to approve to agenda as published. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None Opposed. Motion carried.

PUBLIC COMMENTS

- None

NEW BUSINESS

- **Sale/Rental of town properties**

- Mayor Bilbrough asked the names of the agencies. Mr. Wooleyhand advised council of names of agencies that had responded.
- Mayor Bilbrough asked about agency fees.
 - Agency #1- starts at 6% and goes down yearly then bottoms at 4%. Fees restart at 6% with a new lease.
 - Agency #2- Flat 4%.
 - Agency #3- Starts at 10%. Decreases each year and bottoms at 5%. Fees restart at 10% with a new lease.
- Mr. Dixon suggested starting with a lower rent and increase yearly to entice a long term rental.
- Mr. Denison asked about length of time in contract if we signed with an agency. Mr. Wooleyhand advised that there would be a term on the contract.
- Discussion ensued.

Mr. Denison moved and was seconded by Ms. Johovic to engage with R&R Realty for the rental of town properties. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None opposed. Motion carried.

- **Flag Pole**

- Budget was discussed for the flagpole.
- Discussion ensued.

Mr. Denison moved and was seconded by Mr. Dixon to contract with ES Flagpole for flag at 120 W. Camden Wyoming Ave pending an onsite visit for more accurate quote regarding electric. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None opposed. Motion carried.

- **Tree Contractor**

- Discussion ensued about what size the trees would be when planted. Mrs. Lindale advised that all trees would be 10-12'.
- Mr. Kenley asked if the trees would have any guarantee. Mr. Kenley was advised that there would be no guarantee for any tree planted.
- Council reviewed the 3 quotes that were obtained by staff.

Mr. Dixon moved and was seconded by Mr. Denison to contract with Lawns Plus to plant trees at Wyoming Park. Mayor Bilbrough, Mr. Denison, Mr. Dixon and Mrs. Johovic, Aye. Mr. Kenley not voting. None opposed. Motion carried.

- **Recording of Meetings**

- Discussion ensued regarding what meetings should be recorded.
- Mr. Dixon feels that typed minutes are sufficient and meetings do not need to be recorded.
- Mr. Denison stated that solicitor advised that Board of Adjustment and any meeting that involves rezoning should be recorded, so we might as well record them all.
- Questions were raised about retention of recordings, how they are archived and will meetings still need to be in writing. Will seek guidance from solicitor.

Mr. Denison moved and was seconded by Ms. Johovic to record all Town Council Meetings subject to procedures guided by town solicitor. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None opposed. Motion carried.

- **Ordinance #2-11**
 - Questions regarding whether or not there was a law or if our ordinance covered loud music and exhaust from motor vehicles.
 - Chief Willey advised that there was no specific law and that this is something that would need to be put ordinance.
 - Noise ordinance will be police enforced.
 - Discussion ensued regarding adding “quiet time” in town with different times for weekends.
 - Discussion ensued about adding maximum decibel levels for such things as exhaust, music, etc.
 - Solicitor will be contacted regarding the changes proposed to the noise ordinance.

- **Ordinance #10-7**
 - Enforcement discussion ensued.
 - Mayor Bilbrough that he had a discussion with Chief Willey regarding getting Mr. Reed DELJIS certified so that he could issue tickets through DELJIS system. This would give violator option to voluntary pay or request a Justice of Peace appearance.
 - Fine amount discussed. First offense fine to start at \$75 and increase each time ordinance is violated.
 - Discussion regarding whether or not fines should be added to taxes but this will present a problem when it’s an out of town business that is in violation.
 - Solicitor will be contacted for guidance with proposed changes.

- **Ordinance #12-11**
 - Discussion ensued regarding enforcement and structuring a policy for code enforcement.
 - Mayor Bilbrough suggested adding an administrative percentage to equipment rental to cover cost of time for staff involved with renting and acquisition of needed equipment.
 - Clarification for when fines can be assessed and when town is able to correct violation at property owners’ expense.
 - Discussion of whether or not fines will go to renter or property owner in the case of a rental property. It was determined that fines would go to property owner.
 - Suggestion of adding a fine for blowing grass in roadway as it is not in the Delaware Code.
 - Solicitor will be contacted for guidance with proposed changes.

- **Ordinance #54-20- Adopting Streets**
 - Not discussed as Planning and Zoning had questions before recommending to council. Will be put on a later agenda.

PUBLIC COMMENTS

None

COUNCIL COMMENTS

None

EXECUTIVE SESSION

None

Mr. Denison moved and was seconded by Ms. Johovic to adjourn meeting at 7:57 p.m. Mayor Bilbrough, Mr. Denison, Mrs. Johovic and Mr. Kenley, Aye. None opposed. Motion carried.

The meeting adjourned.

Audrey Lindale
Clerk of Council