



Town of Wyoming
Special Meeting Minutes
January 21, 2021 5:00 P.M.
Virtual Meeting

SPECIAL TOWN COUNCIL MEETING

CALL TO ORDER – Mayor Bilbrough called the Meeting to order at 5:09 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: Office Manager Michael Wooleyhand and Clerk of Council, Audrey Lindale.

Audience attending: Judy Sylvester, Joyce Stockslager and Mike Marasco.

PUBLIC COMMENTS

- None

ADOPTION OF AGENDA

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

NEW BUSINESS

- **Budget Discussion**

- Mr. Wooleyhand stated that the budget is in good shape. He does not see any issues.

Income:

- Increase in property tax income due to Trash and New Construction, & supplemental tax bills

- Increase in Building Permits due to new builder in the Greens
- Decrease in License- Outside Contractors License
- Increase in police income due to funding received from VCF, HWS & Pension Subsidy
- Decrease in Peach Festival due to it being cancelled
- Increase in other income due to Realty Transfer Tax
- Decrease in Misc. income due to funds being reimbursed (police officer buyout was captured in 2019-2020 budget year when the invoice was generated and sent) & Sale of maintenance vehicles

Expenses:

- Increase in Salary Expense due to being budgeted incorrectly originally & additional funds allocated to Police OT (SEU/TEU)
- Decrease in Benefits Expense due to being budgeted incorrectly originally
- Decrease in Utility Expense due to gas usage at New Town Hall
- Decrease in supplies expense due to cancellation of peach festival, fishing derby, & other general supplies
- Increase in equipment expense due to purchase of new lawn mower, video surveillance & police bench (paid through Salle Grant)
- Decrease in Tax Discount- Not as many people paid early and received the discount
- Increase in Contract Services due to Trash (new residences) and copy machine contracts were under budgeted originally
- Increase in Professional Services Expenses due to increasing lawyer budget, first state inspections (due to added new construction), and the Comprehensive Plan (UofD) previously budgeted as capital outlay
- Decrease in Other Services- Town Hall custodial fees
- Decrease in Repair / Maintenance- Shouldn't be much repairs on the new town hall & police station, but increased R&M Police Cars
- Increase in Taxes Budget due to a refund on an account that was a duplicate payment
- Decrease in Advertising Expense due to Newsletter being online now
- Decrease in Contributions Expense- Not giving out as many donations / sponsorships due to Covid
- Decrease in Meetings, conventions, dues expense due to covid
- Increase in Misc. Expense due to increase in Fire Company Fee for new construction
- Decrease in Capital Outlay due to moving U of D fee to another line item, renovations complete on new town hall, but increase park bathrooms expense (partially to reimbursed through grants)
- Mr. Denison asked if pass through categories can be noted for transparency. Mr. Wooleyhand stated that he would make that happen.

Mr. Denison moved with a second from Ms. Johovic to approve the amended budget for FY 20/21. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None Opposed. Motion carried.

- **Ordinance #57-20 Noise**
 - Mrs. Lindale ready synopsis for 2nd reading of Ordinance.
 - Mayor Bilbrough stated that he has received and seen a lot of complaints regarding noise in the town of Wyoming. Mayor is happy that the town is able to update the ordinance to address the noise issues in town.

Mr. Denison moved with a second from Mr. Dixon to adopt Ordinance #57-20. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None Opposed. Motion carried.

- **R&R Contract for 10 S. Railroad Ave.**
 - Proposed contract for the rental of 10 S. RR Ave was presented to council.
 - Mr. Kenley questioned whether or not the business had previous complaints at their current location.
 - Mr. Wooleyhand advised that business is currently being run out of the owner's home. They are looking to move into an office and separate work and home.
 - Mr. Dixon questioned the additional charge line on contract.
 - Mayor Bilbrough explained that it was an estimate of monthly expenses that tenant requested for their budget. This charge is not something the town will collect.
 - Mr. Kenley questioned the town's ability to go and inspect property.
 - Mayor Bilbrough explained that we would be able to inspect with a 24 hour notice.
 - Discussion ensued

Mr. Denison moved with a second from Mr. Kenley to allow the Mayor the power to execute contract pursuant to the terms set forth. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None Opposed. Motion carried.

- **Public Nuisance 6 N. Mechanic St.**
 - Photos of property were presented from November 2020 and January 2020 to show that there has not been any progress.
 - Mayor Bilbrough suggested that Mr. Reed abate what he can and then we will go from there.
 - Mr. Kenley questioned Mr. Reed's safety when entering the property and feels that a police escort should be considered.
 - Mayor Bilbrough stated that Mr. Reed will be given a police presence upon entering the property.
 - Resident will be invoiced for abatement and if not paid, it will be added to taxes.
 - If Mr. Reed is unable to complete abatement, Mr. Reed and Mayor can contact outside services.
 - Council decided at this time not to do a daily fine but rather focus on cost of clean up.

Mr. Denison moved with a second from Mrs. Johovic to approve Mr. Reed to abate nuisance and have the power to contract outside services and equipment as needed.. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None Opposed. Motion carried.

- **Savannah Farms**

- Mayor Bilbrough explained that office staff received a call about taxes as the owner has passed. Staff realized that this property has not been taxed since 2008.
- Council was presented with all documentation that office staff could find regarding this annexation.
- Mr. Dixon asked Mr. Marasco what he remembered from this annexation as his name was mentioned in the meeting minutes.
- Mr. Marasco relayed what he was able to recall regarding the Savannah Farms annexation.
- Mr. Denison stated that none of the documents presented showed that the property had tax abatement.
- Discussion ensued regarding tax amount and rentals that are currently on this property.
- Office staff will send letter advising that abatement is no longer in effect and that starting July 2021 taxes will be billed for this property.

Mr. Denison moved with a second from Ms. Johovic to allow staff to send letter to property owner regarding future taxes. Mayor Bilbrough, Mr. Denison, Mr. Dixon, Mrs. Johovic and Mr. Kenley, Aye. None Opposed. Motion carried.

PUBLIC COMMENTS

- None

COUNCIL COMMENTS

- Mr. Denison stated it had been a rough first week in the General Assembly. He has made contact with Rep. Yearick regarding the town's charter changes. He is hopefully that it will be passed and put in for Governor's signature by the end of next week. If not it will be done in March.

EXECUTIVE SESSION

- None

Mr. Denison moved and was seconded by Mr. Dixon to adjourn at 6:14pm. Mayor Bilbrough, Mr. Denison, Mrs. Johovic and Mr. Kenley, Aye. None opposed. Motion carried.

The meeting adjourned.

Audrey Lindale
Clerk of Council