



Town of Wyoming
Council Meeting Minutes
November 6, 2023, 6:30 P.M.

REGULAR TOWN COUNCIL MEETING

CALL TO ORDER –Mayor Denison called the Meeting to order at 6:30p.m.

PLEDGE OF ALLEGIANCE –Mayor Denison

MOMENT OF SILENCE –Mayor Denison

ROLL CALL

Council attending: Mayor- Doug Denison, Vice-Mayor- Tracy Johovic, Treasurer- Kyle Dixon, Secretary, Melissa Wooleyhand and Parks and Streets Commissioner, Cathy George.

Staff attending: Chief Baker, Town Manager, Michael Wooleyhand; Town Clerk- Roseann Lamar; Clerk of Council- Audrey Lindale.

Audience attending: Joyce Stockslager, Donna Mason, Dave and BJ Van Kavelaar, Jeff and Theresa Carrothers, Larry Kinniard, Mike Wolfer, Jane Sweeney and Barbei Williams.

ADOPTION OF AGENDA

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

PUBLIC HEARING- 10 S. RAILROAD AVE.

Mayor Denison opened Public Hearing at 6:31pm regarding the future of 10 S. Railroad Ave.

- Mayor Denison gave a brief synopsis of the history of the building and familiarize everyone with the current issues of the foundation of the building.
- Mr. Wooleyhand advised that the concrete pillars which are the support for the building in the front of the building and on the south side of the building are deteriorating, making the building unsafe to rent at the moment.
- Mr. Wooleyhand reviewed the estimates received for demolition and repairs.
 - Estimates for repair range from \$62,720.95 to \$98,600.

- Demolition cost start at \$27,020 but not include asbestos testing or removal.
- Mr. Wooleyhand reviewed the information received from a Nick from Keller Williams regarding selling the building as is.
- Nick from Keller Williams was present and discussed his opinion on the comparable expected offers on property. 1st floor is only usable space which is about 750 sq ft. Estimated sale \$70-\$90, but lower as the building is small, no parking, no upstairs access and condition of building and needed repairs.
- Mrs. Van Kavelaar asked if the building was demolished would it raise value of land.
- Nick advised that it would not.
- Mr. Wooleyhand advised that owner of property have one (1) year to rebuild on lot in current footprint. After one (1) year the lot size would not meet current code for building.
- Jeff Carrothers asked what was on either side of the building.
- Mr. Wooleyhand advised that on both sides of the building were residential buildings.
- Mr. Van Kavelaar questioned the comps for the asking price.
- Nick advised that it was based on his opinion as a experience real estate agent.
- Teresa Carrothers asked if the building could be repaired by state agencies as it was previously a fire building, making it historical.
- Mr. Denison advised that the state does not pay to save historical buildings.
- Barbei Williams asked if there were grants or could a fundraiser be held to save the building as it was Lakeside Firehouse.
- Mayor Denison said that he did not know of any grants that would help.
- Mr. Wooleyhand advised that we could request funds through the Community Reinvestment Bond, but money is not guaranteed. We asked for \$400, 000 this past year and received \$150,000.
- Mr. Dixon asked the public what their opinion of what should happen to the building.
- Ms. George stated we could find grants or do a fundraiser for funds to restore building.
- Teresa Carrothers questioned the asbestos and the removal of it.
- Donna Mason stated that she felt that the building should be demolished and keep the lot under town ownership.
- Mr. Wooleyhand advised that the flagpole could be moved to the lot with some benches.
- Barbei Williams asked if the town would consider a library or community center.
- Mayor Denison stated that the building is small and would not accommodate something like that.
- Donna Mason stated that there was no parking for such amenities.
- Mayor Denison stated if building is not sold, the lot can be turned into green space with some beautification.
- Mr. Dixon asked Mr. Marasco if he had any old photos of that building.
- Mr. Marasco said yes, he would look for them.
- Mr. Marasco asked how much property was valued at as he missed that part of the meeting. Mr. Wooley replied \$50-60,000. Mr. Marasco liked the flagpole and green space idea.
- Mr. Marasco also stated that building was probably over 100 years old and not worth saving.
- Discussion of how space could be used ensued.

- Public Hearing Closed at 6:54pm.

PUBLIC COMMENTS

- Jane Sweeney stated there was a situation with a rabid skunk over the weekend. She called DNREC and animal control and no one would respond.
- Mr. Wooleyhand advised that skunk was hit by a car on Pine St.
- Chief Baker reported that generally those agencies will not respond to wildlife situations.
- Mr. Marasco wanted to thank the town for a great Halloween. There was noticeable police presence on all the streets in town, making everyone feel safe. Also wanted to thank town for street improvements.
- Larry Kinniard wants to leave parking on N. Railroad Ave as it is with no further changes.
- Barbei Williams stated that it has been peaceful, no exhaust in homes and other than the occasional patron using the bathroom by the train platform.

ANNOUNCEMENTS – GOOD NEWS

- Mayor Denison stated that Halloween was a success. Town Hall looked great. Lots of police presence on streets with their lights on. He feels it helped with speeding in town during trick or treating.

ADOPTION OF PREVIOUS MEETING MINUTES

- October 2, 2023- Council Meeting

Mr. Dixon moved with a second by Ms. Johovic to approve the previous meeting minutes as presented. Mayor Denison, Mr. Dixon, Ms. Johovic, Mrs. Wooleyhand, and Ms. George, Aye. None Opposed. Motion carried.

TREASURER'S REPORT

- Mr. Dixon presented balances, profit and loss reports and check register to council for review.
- Mr. Dixon advised that delinquent bills have been sent out.
- Mr. Dixon stated that Halloween was a demonstration of why Wyoming is the best little town. Houses participated and police presence.

Ms. Johovic moved with a second by Mrs. Wooleyhand to adopt reports as presented. Mayor Denison, Mr. Dixon, Ms. Johovic, Mrs. Wooleyhand, and Ms. George, Aye. None Opposed. Motion carried.

POLICE REPORT

- Chief Baker presented October's police report to the council.
- There were 228 traffic tickets, 39 warnings, and 5 Misdemeanors, 41 local fugitives, 6 accidents, 2 DUI and 224 total complaints handled by the WPD.
- The speed trailer was placed however report was unable to be generated. Call to company for troubleshooting.
- Chief Baker provided court information regarding the number of cases for Wyoming and other towns. Wyoming had 716 cases go to court. 316 pleaded out and 50 were dismissed.

- Chief Baker explained that Officer Reed and Sig (K9) are still in training at DSP.
- New truck is being outfitted and got a grant to have truck wrapped.

FIRE COMPANY REPORT

- Mr. Piazza was present to present report from Fire Department.
- CWFD saw:
 - 82 alarms
 - 874 total manpower hours
 - Manpower average per alarm – 11
 - Total time 31.9 hours
 - Average alarm 38 minutes
 - First truck enroute- 3.6 minutes
- Mr. Piazza also presented for review the end of year totals for the department.

C/W SEWER & WATER REPORT

- None

PLANNING & ZONING

- Mrs. Lamar advised that Planning and Zoning discussed Airbnb's (short term rentals) in Wyoming. Mrs. Lamar stated that Planning and Zoning are opposed to allowing them but would require a conditional use.
- P&Z November meeting will include a resident from the Greens of Wyoming applying for a conditional use for an Airbnb. They have approval from HOA.
- Planning and Zoning are officially requesting council to enact an ordinance prohibiting the operation of marijuana establishments in the town.
- Marijuana ordinance will be added to December's agenda for further discussion.

BUILDING PERMITS

- Mrs. Lamar presented the September reports to council.
 - 7 new permits, 49 open, 2 closed.

CODE ENFORCEMENT

- Mrs. Lindale advised that letters were sent to 3 residences regarding PODS and the new ordinance. Residents were given 90 days to remove PODS. Follow up date will be 12/26/2023.

PARK/STREET

- Mrs. Wooleyhand advised charging stations are fully functional.
- Handicap door in women's bathroom at park is fixed and bathrooms are reopened. Heat is also on.
- Sealing of playground floor took place on 11/7 and will remain close for 48 hours.
- Paving- E. Broad, town hall parking lot, Chambers Alley, Church Street, North Dr and Harrison are complete. W Broad will be completed November 20th-22nd due to a previous commitment by EFG.
- Entering and Exiting Town signs have been replaced. Street signs have been replaced in areas that were weathered, damaged or stolen. Still waiting for a few signs to be completed from sign shop.
- Stop signs at Old North Rd and S. Caesar Rodney Ave have been installed and Del-DOT placed sign boards but have since been removed.
- Street Sweeper has been winterized. Street Sweeping will begin again in the Spring.

- Mr. Wooleyhand advised that we have secured funding for blinking lights for the stop signs at the Old North Rd and S. Caesar Rodney Ave intersection.

SPECIAL EVENTS

- Mrs. Lindale advised of the following events:
 - Christmas Parade December 9th 6pm – 25 entries.
 - Lights Contest starting December 9th - 8 entries.

NEW BUSINESS

- FY 22-23 Financial Audit
 - Mr. Wooleyhand advised that no red flags were raised during audit.

Mr. Dixon moved with a second by Ms. Johovic to adopt report audit as presented. Mayor Denison, Mr. Dixon, Ms. Johovic, Mrs. Wooleyhand, and Ms. George, Aye. None Opposed. Motion carried.

UNFINISHED BUSINESS

- Ordinance #71-23 Public Drinking
 - Mayor Denison explained that this ordinance was for public drunkenness and open containers of intoxicating beverages in public.
 - After 1st reading, wording was modified to clarify what public space meant.

Mr. Dixon moved with a second by Ms. Johovic to adopt Ordinance #71-23 as presented. Mayor Denison, Mr. Dixon, Ms. Johovic, Mrs. Wooleyhand, and Ms. George, Aye. None Opposed. Motion carried.

- 10 S. Railroad Ave.
 - Mr. Wooleyhand advised council of realtor's suggestion for selling property.
 - Discussion ensued regarding necessary repairs to make building usable versus selling property as is.
 - Realtor recommended an asking price of \$79,000-\$89,000 as is.
 - Mayor Denison stated he is not in favor of town putting money into a building that will not increase in value.
 - Building has no parking, no second-floor access and repairs will not increase value.
 - Mayor Denison recommended a public workshop be held at next council meeting to get public opinion on future of this building and property.

CALENDAR OF EVENTS

- Town Hall Closed 11/10- Veterans Day
- Town Hall Closed 11/17- Staff training.
- Planning & Zoning Meeting, 11/15/2023, @ 6:30 p.m.- Town Hall
- Town Hall closed Thursday 11/23 and Friday 11/24- Thanksgiving.
- Town Hall Town Council Meeting, 12/4/2023, @ 6:30 p.m.- Town Hall

PUBLIC COMMENTS

- Donna Mason asked why the street sweeper was not running and picking up leaves on the street.
- Mayor Denison advised that the street sweeper is not meant to suck up leaves. Machine would get clogged and damaged it. Staff will reach out to other towns to see when street sweeping ends.
- Barbei Williams stated she felt as if some were getting preferential treatment in regard to the no parking on N. Railroad Ave. States Kinnards asked if tree company could park to cut trees and was told it was no parking. Meals on Wheels have to park in driveway to deliver. The tavern was having back lot done and company was parked on street.
- Chief Baker stated they can not be over there all the time.
- Barbei Williams would like a sit down with herself, Kinnards, the town and Mrs. Brown.
- Larry Kinnard stated that the unsightly trash that was mentioned in Mrs. Brown's letter was bulk waste taken from the basement of his father's house.

COUNCIL COMMENTS

- None

EXECUTIVE SESSION

- None

Mr. Dixon moved with a second by Ms. Johovic at 7:31pm to adjourn the meeting. Mayor Denison, Mr. Dixon, Ms. Johovic, Mrs. Wooleyhand, and Ms. George, Aye. None Opposed. Motion carried.

The meeting adjourned.

Audrey Lindale
Clerk of Council