



Town of Wyoming

Assessment Appeals & Budget Meeting

June 24, 2024 5:30pm

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

ROLL CALL

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

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

Audience attending: Dave and BJ Van Kavelaar.

ADOPTION OF AGENDA

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

PUBLIC COMMENTS

- Mr. and Mrs. Van Kavelaar had questions regarding the proposed budget regarding grants and supplies and equipment lines.
- Mr. Wooleyhand explained that grants are not acknowledged until they were received.
- Mr. Wooleyhand explained that supplies and equipment. If it's not needed, don't buy it.
- Mr. Van Kavelaar asked if council will present a balanced budget or use leftover funds from previous years to balance.
- Mr. Denison explained that all their questions would be answered during the budget discussion.

NEW BUSINESS

Ms. Johovic moved with a second from Mrs. George to open hearing for Assessment and Appeals. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand, and Mrs. George, Aye. None Opposed. Motion carried.

- Assessment Appeals
 - None

- Sr. Citizen / Disability Exemptions
 - The following exemptions from Kent County have been identified:
 - Elderly – 7
 - Handicap – 2
 - Veteran – 1

Ms. Johovic moved with a second from Mrs. Wooleyhand to accept the exemptions from Kent County as presented. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand, and Mrs. George, Aye. None Opposed. Motion carried.

- Unpaid Civil Penalties and Fees
 - Mr. Wooleyhand reported that there were no unpaid civil penalties or fees to be added to taxes.
- Tax Rate

Ms. Johovic moved with a second from Mrs. Wooleyhand to assign a \$1.10 tax rate per \$100 of the assessment value provided by Kent County Delaware which represents no change from the previous year. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand, and Mrs. George, Aye. None Opposed. Motion carried.

- Budget Discussion
 - Budget projected income \$1,356,665.00, expenses \$1,491,181.00. A shortfall of \$134,516.00
 - Previous discussion proposed that shortfall be covered half through reserves and half through new revenue.
 - Discussion ensued regarding increasing base rate. Mr. Wooleyhand presented several scenarios with increases from \$25 to \$75 in base rate.
 - Deficit in budget is partially due to increase in employee cost with health insurance that increased by 27.5%.
 - Mr. Dixon asked what the fund balance was currently.
 - Mr. Wooleyhand stated that fund balance was \$612,421 which will be \$559,000 after 2023/2024 deficit is satisfied.
 - Mr. Dixon feels that no changes should be made to tax rate and address deficit next year with increase.
 - Mr. Dixon feels that the deficit will need to be addressed through public hearings and announced at council meetings.
 - Discussion ensued regarding a tax increase.
 - Mr. Wooleyhand explained the new assessments from Kent County and how it will affect taxes and rates.
 - Mayor Denison suggested using the leftover ARPA funds to cover the deficit as a 1-time thing.
 - Mr. Dixon stated he could not justify raising taxes with a large fund balance.

Mr. Dixon moved with a second from Mrs. Wooleyhand to adopt the FY 23/24 Budget with a budget of \$1,491,181.00 with no increase in taxes to residents. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand, and Mrs. George, Aye. None Opposed. Motion carried.

- Mrs. Lamar presented fees from other towns for Conditional Uses, Variances and Rezoning.
- Discussion ensued regarding increasing fees for these services to \$450 plus the cost of mailings.
- Mr. Denison asked the staff to provide a new fee schedule for council adoption.
- Discussion ensued regarding landlord licenses.
- It was recommended that fee be changed to \$100 per parcel and \$25 per unit on that parcel.
- Ms. Johovic suggested fee be changed to \$100 per unit with mandatory inspections.
- Council will further discuss possible changes to landlord licenses at next council meeting.

PUBLIC COMMENTS

- None

COUNCIL COMMENTS

- None

Ms. Johovic moved and was seconded by Mr. Dixon to adjourn the meeting at 7:14 p.m. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand, and Mrs. George, Aye. None Opposed. Motion carried.

The meeting adjourned.

Audrey Lindale
Clerk of Council