



Town of Wyoming
Council Meeting Minutes
January 7, 2025, 6:30 P.M.
(rescheduled from January 6, 2025)

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.

Council Absent: None

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

Audience attending: Joyce Stockslager and Dev Sharam.

ADOPTION OF AGENDA

Ms. Johovic moved with a second by Mrs. Wooleyhand to adopt agenda with addition of board member suspension under CW Sewer and Water. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

PUBLIC COMMENTS

None

ANNOUNCEMENTS – GOOD NEWS

- Mayor Denison stated that December parade was great. Good turnout with participants and attendees.
- Mr. Reed and Mr. Zarella did a great job of keeping streets and sidewalks cleared after snow storm.

ADOPTION OF PREVIOUS MEETING MINUTES

- December 2, 2024- council meeting

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

TREASURER'S REPORT

- Balances, profit and loss reports and check register were in council's packet for review.
- Budget meeting for amended budget will be scheduled for February.

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

POLICE REPORT

- Chief Baker presented December's and end of year police report to the council.
- There were 78 traffic tickets, 151 town ordinance tickets, 43 warnings, 10 criminal arrests, 3 local fugitives, 1 accident, and 220 total complaints handled by the WPD.
- Chief Baker presented totals for 2023 and 2024.
- No speed trailer report.

FIRE COMPANY REPORT

- None

C/W SEWER & WATER REPORT

- Mayor Denison explained that Mr. Quinn was a suspect in an ongoing criminal case. He recommended that Mr. Quinn be suspended pending the outcome of the investigation.

Ms. Johovic moved with a second by Mr. Dixon to suspend Mr. Quinn from the board of the CWSWA until pending criminal case is resolved. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

PLANNING & ZONING

- Mrs. Lamar advised the committee heard Savannah Farms final plan.
- The committee recommended that council approves the final plans.

BUILDING PERMITS

- Mrs. Lamar presented report to council.
 - 3 new permits, 45 open, 1 closed.

CODE ENFORCEMENT

- None

PARK/STREET

- Mrs. George advised several companies will be looking at the town's storm drains specifically on Medallion Drive and submitting estimates.
- Johnson Square sign will be installed over the next couple of weeks.

- Paving and seal coating contractors have been contacted and the town will be placed on schedule as soon as weather breaks and plants open.

SPECIAL EVENTS

- Mrs. Lindale advised that meetings for Peach Festival will start in March.

NEW BUSINESS

○ Savannah Farms

- Mrs. Lamar advised that the town's engineer's concerns and Atwell's answers were in their packets for review.
- Jay Heilman and Dev Sharam presented the final site plan to council.
- There will be 226 single family homes on the Wyoming side of Savannah Farms.
- 43% of the land on Wyoming's side is open space.
- Savannah Farms will offer walking trails (17,166 linear feet) and stocked ponds for residents.
- Roads and streets currently meet DelDOT standards.
- Moose Lodge Road will be widened with left and right turn lanes for the development frontage.
- Mr. Wilkes recommended overflow parking, streets to accommodate fire truck access, and wider roads for residents parking on streets.
- Mr. Wilkes stated that roads do not comply with current standards in place for Wyoming.
- A developer's agreement is in the works which will address trash, lights, streets, landscaping and HOA set up.
- Mrs. George asked if the HOA will be community run?
- It was explained that the developer will start HOA which will be managed by a management company. Once 75% of homes are sold, the process will start to turn it over to the community. Community can choose to keep management company, find a new one or run it themselves.
- HOA fees will be based on a review of the budget needed to maintain amenities.
- Discussion ensued regarding street development standards and whether or not streets plan has to meet the old or new standards.
- Email communications between town manager, DR Horton, Atwell and town solicitor have been ongoing.
- The town solicitor has not sent a response of tonight's meeting.
- Mayor Denison feels no vote should happen until the town solicitor's legal advice has been received by town.
- Mr. Dixon recommended a special meeting when lawyer's decision comes in so that it does not hold up the developers.

- **2025 Election**

- Mr. Wooleyhand explained that the deadlines for posting the election/no election in the newspaper 20 days prior to election could not be met with current deadlines as the newspaper only publishes public notices on certain days.
- Town solicitor advised to move the election to the following weekend.

Mr. Dixon moved with a second by Ms. Johovic to move the 2025 election to Saturday March 1st to meet the required deadlines outlined in the town charter. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

- **March 2025 Council Meeting**

- Mr. Wooleyhand explained that with election being moved, swearing in candidates cannot happen for at least 6 days after election.
- Moving the March meeting from 3/3 to 3/10 would meet that requirement as outlined in the charter

Mr. Dixon moved with a second by Ms. Johovic to move the March 2025 meeting to March 10th to meet the required deadlines outlined in the town charter. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

- **Properties for Monition Sale**

- Mr. Wooleyhand presented properties that are 3 years behind in taxes.
- Mr. Wooleyhand explained that property on Westville Rd made a payment on Friday leaving a small balance which will be paid by the end of February.
- Property located at 38 Caesar Rodney Ave has previously been sent for monition sale, but homeowner paid a percentage down and agreed to monthly payments to get taxes caught up.
- Homeowner stopped making payments in June 2022 and had no communication with town.
- Discussion ensued.

Ms. Johovic moved with a second by Mr. Dixon to send property located at 38 Caesar Rodney Ave to monition sale. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

- **Energize Delaware**

- Mr. Wooleyhand explained that the town had received grant money in the amount of \$58,473.74 to purchase an electric lawnmower and an electric Chevy Equinox.
- Mr. Wooleyhand explained that vehicle would be used for town business such as errands for the town and staff transportation for training.
- Town would use electric chargers in parking lot at no cost.
- Lawnmower is a 110- volt charger and can be charged at maintenance building.

- Mr. Wooleyhand stated that no extra insurance would be needed.

Ms. Johovic moved with a second by Mr. Dixon accept the grant funding from Energize Delaware. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

UNFINISHED BUSINESS

- **None**

CALENDAR OF EVENTS

- Planning and Zoning, 1/22/2025, @ 6:30 p.m.- Town Hall
- Town Hall Town Council Meeting, 2/3/2025, @ 6:30 p.m.- Town Hall
- Election, 3/1/2025

COUNCIL COMMENTS

- Mr. Dixon advised that there is parking on the corner of Grant St. and N. Railroad Ave close to the stop sign. States that the curb is not painted.
- Chief Baker advised that no one should be parking within 30 ft. of a stop sign.
- Staff will look into getting curbs painted.

EXECUTIVE SESSION

- None

Ms. Johovic moved with a second by Mr. Dixon to adjourn meeting at 8:08pm. Mayor Denison, Ms. Johovic, Mr. Dixon, Mrs. Wooleyhand and Ms. George, Aye. None Opposed. Motion carried.

The meeting adjourned.

Audrey Lindale
Clerk of Council