

**MINUTES**  
**Wyoming City Council**  
**June 15, 2020**

The Wyoming City Council met in regular session on June 15, 2020 at 7:00 p.m. via Zoom. The meeting was also presented live on Facebook due to COVID-19 precautions. Mayor Hoffmeister called the meeting to order. In attendance were:

Council Members:

Thaddeus Hoffmeister, Mayor  
Nancy Averett  
Al Delgado  
Zach Green  
Jeff LeRoy  
Jim O'Reilly  
Sarah Stankorb Taylor

Others:

Lynn Tetley, City Manager  
Emily Supinger, City Solicitor

**APPROVAL OF CONSENT AGENDA**

Mr. O'Reilly moved to approve the Consent Agenda. Mr. Green seconded the motion. There being no discussion, the motion to approve the following items on the Consent Agenda carried with all voting yes:

- May 18, 2020 City Council Meeting Minutes
- May 26, 2020 Committee of the Whole Meeting Minutes
- Resolution Affirming that all Coronavirus Relief Funding Received by the City of Wyoming shall be Expended Only for Such Costs Permitted Under Section 5001 of the "Coronavirus Aid, Relief, and Economic Security Act"
- Resolution Authorizing the City Manager to Enter into a Land & Water Conservation Fund Program State/Local Grant Agreement

**SPECIAL REPORTS/MINUTES:**

No comments were received.

**REPORTS OF STANDING COUNCIL COMMITTEES:**

Mr. O'Reilly reported that OKI met on Thursday and had a very positive meeting. There is a lot of activity going on regarding the federal funding. No decisions impacting Wyoming specifically but a great deal of interest in the interstate highways and the effect of the pandemic related funding for interstate highways. But nothing specific to our sized community at this time.

**CITIZEN PARTICIPATION:**

No citizens commented on Facebook or Zoom

BUSINESS:

A. Report from the Planning Commission on a Proposed Amendment to the Reduced Density Overlay Plan for 333 Oliver Road: Mr. Jon B. Boss, Chair of the Planning Commission, presented the report to City Council:

*Planning Commission Report to City Council – June 15, 2020  
Proposed Amendment to 333 Oliver Road Reduced Density Residential Overlay*

*Mayor Hoffmeister, Members of Council. Our June 15, 2020 Memorandum confirms the Planning Commission's unanimous recommendation to City Council that the existing Reduced Density Residential Overlay Plan for 333 Oliver Road (commonly referred to as the Stearns Estate) be amended as follows:*

- 1. Allow the property to be subdivided into two (2) parcels. The first parcel shall contain the existing estate house and consist of 3.924 acres. The second parcel shall contain the existing carriage house and consist of 1.6673 acres.*
- 2. Allow a property owner to make application to the City of Wyoming for approval to operate a Bed & Breakfast Establishment.*

*All five members of the Planning Commission found that the amendments are substantially consistent with the original Reduced Density Residential Overlay Plan as it pertains to density, concept, and design. Of note, three (3) of the current Planning Commission's five (5) members were members in early 2001 when the original Plan was recommended to, and later adopted by City Council.*

*Our June 15 Memorandum details the background of the action in 2001 initially creating the Reduced Density Residential Overlay Plan as requested by then property owner Margot Stearns, as well as the application by the current owners, B. Kay and Thomas Landers, that 333 Oliver be split into the two (2) parcels described in the proposed Ordinance.*

*The Planning Commission believes the proposed amendment as outlined in our recommended Ordinance will continue to preserve green space, protect the historical significance, and restrict future development of the property.*

*The Landers and their attorney are here this evening should Council members wish to ask for further clarification as to the reason for their request for the amendments the Planning Commission is recommending this evening.*

Ms. Stankorb Taylor asked for clarification that the amendments to the Ordinance allow applicants to apply for the creation of a bed and breakfast operation however this

Ordinance at this time is not approving a particular application. Mr. Boss confirmed this is correct and noted that the application for any bed and breakfast operation on any property is a separate action and would require that an application be filed which would be reviewed by the Planning Commission as a Special Use Permit which would then come to City Council for consideration.

Ms. Stankorb Taylor asked if anyone from the City has reached out to Mrs. Stearns or her family and if so, have they voiced support of this proposed change. Mr. Boss stated that the Planning Commission has not talked with Mrs. Stearns but he believed her neighbors have been keeping her updated. Ms. Tetley stated that she last spoke with Mrs. Stearns approximately two months ago and concurred with Mr. Boss that the neighbors have been keeping her updated. Ms. Tetley explained that Mrs. Stearns currently lives in Florida, travels quite frequently, and that she only has her home telephone number to reach out.

Mayor Hoffmeister asked Mr. Boss if anyone from the public attended the Planning Commission's meetings when this item was discussed. Mr. Boss stated that only Mrs. Francie Pepper participated via Zoom. She is the next door neighbor to the 333 Oliver Road property.

Ms. Statt Blake commented that the adjoining property owners will be invited to attend the public hearing at the July 20 City Council meeting.

Mr. O'Reilly moved to adopt the report. Mr. LeRoy seconded the motion. There being no additional questions or comments, the motion to adopt the Report from the Planning Commission on a Proposed Amendment to the Reduced Density Overlay Plan for 333 Oliver Road carried with all voting yes.

B. First Reading of the Ordinance Approving an Amendment to the Reduced Density Overlay Plan for 333 Oliver Road: Mayor Hoffmeister noted this was the first reading of the Ordinance and set the second reading and the public hearing for the July 20, 2020 City Council meeting.

C. Third Reading of the Ordinance Authorizing the City Manager to Waive Permit Fees for the Redevelopment of 305 Crescent Avenue: Mr. Delgado moved to adopt the Ordinance. Ms. Averett seconded the motion. Mr. O'Reilly asked clarification of how many residential units will be constructed in the space or will there be one building with multiple units, and will it/they be more than one-story. Ms. Statt Blake stated that the plan calls for seven, single-family detached homes with up to 2-1/2 stories. She added that the proposal meets the underlying requirements of the Zoning District regulations for lot use, lot size, layout, frontage, and other lot requirements of the Code's Design Standards. The applicant received variances from the Board of Zoning Appeals for minimal setback requirements in order to offer uniform front and side setbacks of all seven properties.

Ms. Stankorb Taylor commented that she understands that the property was mentioned in the Master Plan as a zone of potential redevelopment and that the Plan also asks for opportunities for senior living housing, or single floor living, in order to provide housing through one's retirement years. She asked if there are any plans for accessible houses or ones with an elevator option. Ms. Statt Blake explained that the developer, Traditions Building & Development Group, will be offering first floor master bath suites that lend themselves to empty nester housings. She did not believe that elevators are being considered, however the City does not have that depth of information on all the options that are available to potential buyers.

Ms. Averett asked if the same builder that developed the two, single-family homes, at the corner of Pendery Avenue and Burns Avenue, is the same builder for these homes. Ms. Statt Blake stated that they are not. Homewood Development built the homes at Pendery and Burns and will be the builder on a single family home at 220 Crescent Avenue, approximately two blocks south of 305 Crescent Avenue. Traditions Building & Development Group is its own entity.

There being no further discussion, the motion to Adopt the Ordinance Authorizing the City Manager to Waive Permit Fees for the Redevelopment of 305 Crescent Avenue carried with all voting yes.

D. First Reading of the Ordinance Amending the Personnel Ordinance and Declaring an Emergency: Mr. Delgado moved to suspend the rules. Mr. LeRoy seconded the motion. There being no discussion, by roll call vote, the motion to suspend the rules carried with all voting yes. Mr. Delgado moved to adopt the Ordinance. Mr. O'Reilly asked for an explanation of what is in the Ordinance. Ms. Tetley stated that the amendment combines two part-time positions into one single, full-time position, combining one District Fire Chief and Code Enforcement Officer. The combined pay for these roles does not change, there will be minimal impact to the pension contribution and applicable payroll taxes. Mr. O'Reilly commented that this was very logical. Mr. Green seconded the motion. By roll call vote, the motion to adopt the Ordinance Amending the Personnel Ordinance carried with all voting yes.

#### MISCELLANEOUS:

Ms. Averett commented that she met today with the City Manager and the Police Chief as she has received correspondence from some residents about our Police Department. She commented to those that reached out to her to say that she takes their concerns very seriously. She stated that the discussion was very good and she understands that the Department is experiencing a low morale level at this time. She wanted to assure the Department that she is not making any judgments about them, she is simply trying to listen to the residents and gather information.

Mr. Green announced the City's first Pop-Up Dog Park which will be set up on Friday, June 19 through Monday morning, June 22. He is looking forward to seeing everyone out at the Pop-Up Dog Park on the Village Green and wished everyone a great weekend.

Mr. LeRoy directed his comments to the public and stated that the City will be forming a task force to look at a variety of topics on race relations in Wyoming. He stated that the task force needs to be made of a diverse team of creative and critical thinkers interested in learning to make solid fact-based recommendations that help move our city forward. It is important to know that our Police Department would like to be a partner in this journey and that we should embrace that. If you are a resident of Wyoming and have an open mind and are interested in common sense solutions, and want to help, you are needed. It is important that the task force be inclusive of residents and across all spectrums. If you are interested please make contact with the City Manager.

Mr. Delgado commented that within the last several weekends he has seen a very active downtown business district and activities at Village Green with people enjoying ice cream and DORA cup beverages; it is nice to see people coming together and enjoying each other. He hopes that the businesses are experiencing these benefits. It's also nice to see people sitting outside of Wyoming Community Coffee as well. A short portion of Crescent Avenue between Gabby's and the Meat Market has been closed off to vehicular traffic on Saturdays so that people can eat outside and be together. It is phenomenal to see the number of children and families outside together and he hopes it continues.

Ms. Sarah Stankorb Taylor commented that she has spoken to more people in the last two weeks than she has the last two years on City Council. She has heard from so many people that want to share stories of concerns, who rightly have placed a desire for equity in our city, at the core within themselves and their families. She wanted to thank those people that have reached out to her and to other members of Council for being vulnerable and willing to speak up. She looks forward as a Council, as staff, as a Police Department coming together in the spirit of unity and humility to try to match this moment as we need to. She has personally not lived through a moment like this in history and she does not want it to slip out of our grasp. If the city has something vital to do together she wants to thank everyone who is stepping up and who wants to make sure that this is a community where everyone can flourish because she believes that everyone truly has a heart.

Mr. O'Reilly thanked Ms. Tetley for being a leader who has stepped up in a thoughtful approach to bring community input and people together. This is a fine example of fine work on the City Manager's part and he wanted to say thank you for a great job.

Mayor Hoffmeister commented that the last few months have been some of the most challenging for us all with the devastating impact of the COVID-19 to both our health

and economy and the recent killings of unarmed black men and women; Ahmaud Arbery, Brianna Taylor, George Floyd, Rayshard Brooks. A challenge for many, their idea of America. With the reality of America, as a black man watching the last moments of George Floyd as he struggled to breathe, Arbery being chased down the street, hurt but unfortunately the pain wasn't new. As Mayor of Wyoming, residents black and white, familiar and unfamiliar, have reached out to me asking what they can do, how our community can make sure that we are different, that the idea of Wyoming and the reality of Wyoming is true for everyone regardless of you are black, a person of color or white, wealthy or poor. How do we make sure everyone in Wyoming is seen and that everyone's voice is heard? Mayor Hoffmeister stated that he would like everyone to know that he understands the pain, the anger, and the frustration. He stated that, "I see you and I hear you". What will Wyoming do? We will look at our current systems, all of them, to make sure that there are no outdated practices or policies, resulting in disparate outcomes. He added that he also believes that the best ideas do not come from elected officials but from the community. He would like to hear from residents or small groups and one-on-one about what is working and what is not working, the changes you feel we need to make to ensure that we truly are one Wyoming. If you have not already done so, please send him a note or give him a call and tell him what you think we need to do. Let us get to work together, all of us. Mayor Hoffmeister wished everyone to be safe and to look out for your neighbors.

EXCUSAL OF ABSENT MEMBERS:

All members were present, there were none to excuse.

EXECUTIVE SESSION:

There were no items to discuss in Executive Session this evening.

ADJOURN:

Ms. Stankorb Taylor moved to adjourn the meeting. Mr. LeRoy seconded the motion. By voice vote, the motion to adjourn the meeting carried with all voting yes. The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Karen Zeilman, Clerk of Council

Thaddeus Hoffmeister, Mayor