

Town of Camden
Regular Town Council Meeting
Camden Municipal Building
August 6, 2012

CALL TO ORDER

Mayor Edmanson called the meeting to order at 7:00 p.m. and noticed that this regular Council meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on June 25, 2012, in the following manner:

- a. The electronic sign; and
- b. The Official Bulletin Boards; and
- c. The official Town of Camden Web Site; and
- d. Publication in the Delaware State News on July 29, 2012.

Mayor Edmanson led attendees in the Pledge of Allegiance and a Moment of Silence. Mayor Edmanson also gave condolences to the troops overseas.

Council Attending: Mayor Edmanson, Vice Mayor King, Councilman Casquarelli and Councilman Dougherty.

Council Absent: Councilman Green

Staff Attending: Town Manager Aaron Chaffinch, Account Specialist Lisa Driggins, Town Clerk Amanda Wooleyhand, Code Enforcement Officer Harold Scott, Jr., Town Finance Office Patrick Cullen, Chief William Bryson and Town Solicitor, Fred Townsend. (Filling in for Craig Eliassen)

AMENDMENTS

None

ANNOUNCEMENTS

- Town Hall is now located on the second floor.
- Welcoming Amanda Wooleyhand, hired as the new Town Clerk

MINUTES

Councilman Casquarelli questioned why key points and motions he made in regards to HVAC were not in the minutes. Mr. Chaffinch referred Councilman Casquarelli to the minutes from the Public Workshop dated June 12, 2012 which were presented and approved.

Motion made by Vice Mayor King, seconded by Councilman Dougherty to approve the July 2, 2012 regular meeting minutes as submitted. All in favor; none opposed. (Councilman Green absent)

CORRESPONDENCE

None

FINANCE REPORT

Patrick Cullen stated that after one month into the 2013 fiscal year there were no major areas of concern.

Mr. Cullen explained there were two minor areas of concern, Admin Miscellaneous and Admin Town Properties, which were all related to the move from the third to the second floor. Eventually the expense will be reclassified as fixed assets over the next 28-30 years.

Mr. Cullen stated that tax bills went out on schedule. 1, 585,000.00 were billed and 20% has been collected as of August 6, 2012. (Included \$160,000 check from Bank of America)

Vice Mayor King asked about the leasing of the third floor. Mr. Chaffinch stated that the August 1st deadline was met by the Town, but he is still waiting to hear back from the new tenants in regards to an effective date. Mr. Chaffinch may compromise to have August 15, 2012 as effective date, but they are expected to be in no later than September 1, 2012.

Mr. Cullen stated the final Audit report for 2011 will be ready at the next meeting in September. He stated he is holding Barbacane, Thorton and Company responsible for original price presented to the town.

Mr. Cullen stated that a proposal for the June 30, 2012 audit was sent to 10-12 local and regional Audit Firms. Once proposals are received (no later than August 15, 2012) they will be submitted to council.

Mr. Cullen expressed his ideas to Mayor and Council in regards to refinancing the Camden town building. After speaking with three banks the building would need to appraise for at least \$3 million in order to refinance and it would be a large expense for the Town such as; appraisal cost, attorney fees, appraisal cost, ext. Mr. Cullen recommended making additional payments on a monthly basis.

Example: Pay \$4,500.00 addition each month which would cut 17 years off the loan and reduces the interest rate to 2.25%.

POLICE REPORT

Chief Bryson's report included but was not limited to traffic arrests and criminal activity.

TOWN MANAGER REPORT

Mr. Chaffinch stated the old police building was placed on the market to sell through ERA Harrington Realty. He also explained that there are two parcels with this property; the building and parking spaces, but only the building was listed for sale at \$75,000.00.

Mr. Chaffinch said he had a few calls in regards to the DE State Troop 3 building and they are considering purchasing a portion of the Cooper Farm for a new building. In that case, they would like to Annex the old building into town and sub-divide the Cooper Farm. Everything is still in an early stage, and will meet with David Edgel from State Planning in the near future.

CAMDEN WYOMING FIRE DEPARTMENT

Mr. Tom Rigsby of the CWFD reported 225 ambulance calls and 50 fire calls, and reminded residents of Bingo every Tuesday night at 5:30pm.

Mr. Tom Rigsby reported that the Crab Feast went very well.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Next scheduled Meeting August 14, 2012.

FRIENDS OF HISTORIC CAMDEN

Mrs. Burke reported that the Friends of Historic Camden are now in partnership with Brecknock Park. They are working on a project for Brecknock that will be held at the Schwartz Theater. Mrs. Burke asked if anyone knew someone that could do Grant Writing. Mr. Edmanson said that he would look into this.

MAYOR

The Mayor noticed the new sign that was hung in the council chambers; "Service is First Rate for the Finest Town in the First State." The Mayor also expressed that he is proud to serve as Mayor and he has pride in professionalism.

The Mayor thanked Mr. Cullen for his financial report on the town.

PRESENTATION

Kate Layton from Dover/Kent County MPO gave a presentation on the Delaware Bike Summit. The event will be held at 9:00am on September 7, 2012 at Dover Downs Hotel & Casino. Register at: www.wilmapco.org/bikessummit.

Kate Layton also noted that the Amish Country Bike Tour is on September 8, 2012.

PUBLIC HEARING

Ordinance 2007-101-Rental License

Mayor Edmanson asked if the public or council had any questions or comments; none.

Ordinance 2007-101-Business License

Mayor Edmanson asked if the public or council had any questions or comments; none.

OLD BUSINESS

2nd Reading-Ordinance #2007-101-Rental License

Town Solicitor; Fred Townsend; presented the second reading of amended Ordinance 2007-101 “Rental License” revising and/or establishing specific regulation for collection of fees for all rental properties.

Motion made by Councilman Casquarelli, seconded by Councilman Dougherty to approve the changes made to Ordinance #2007-101-Rental License. All in favor; none opposed. (Councilman Green absent)

2nd Reading-Ordinance #2007-101-Business License

Town Solicitor; Fred Townsend; presented the second reading of amended Ordinance 2007—104 “Business License” revising and/or establishing specific regulations for collection of fees for all Businesses operating within Town limits.

Motion made by Councilman King, seconded by Councilman Casquarelli to approve the changes made to Ordinance #2007-101-Business License All in favor; none opposed. (Councilman Green absent)

Amnesty for delinquent taxes and business licenses

Mr, Chaffinch gave the proposal on behalf of Mr. Green. He proposed that an Amnesty period be given for any resident who pay’s their past due taxes, rental license, business licenses, or any other past due balances by September 30, 2012. The Town would waive any late charges that have accrued prior to September 30, 2012.

Councilman Dougherty expressed his concern that not all bills are due at the same time. Example-Business License

Councilman King asked what the time frame is for the Amnesty. Mr. Chaffinch said as far as he knows; one time deal.

Mayor Edmanson asked Lisa Driggins how many outstanding accounts are there for taxes. Lisa said roughly 3 pages.

Mr. Cullen asked if the residents had to pay all past due balances in order to be eligible for the amnesty? Mr. Dougherty replied that it would be an individual account basis if they owed more than one past due balance.

A few residents expressed their concern that by only allowing residents to choose which one to pay that it's not going to help clear the ledger. Also, if the letters would be sent out certified?

Mayor Edmanson made a motion; none approved, motion denied. (Councilman Green absent)

Status Report-Storm Drains

Mr. Chaffinch expressed his concern with the Storm Drains and how it has been roughly a two year process. He has spoke with several engineer groups and learned that a great deal of money would be spent in engineering fees.

Mr. Chaffinch proposed the town fix the storm drains on a case by case basis. There are approximately 20 storm drains that need to be fixed. The money will come from Del-Dot and each drain would be under \$5,000.00 therefore; council would not need to approve and it does not violate the Town's charter.

Mayor Edmanson agreed that the cost was under \$5,000, therefore; no motion would be needed but would like to verify that will the Town Solicitor first.

Status Report-Thomas Harmon Drive

Mr. Chaffinch recognized several "DO NOT ENTER" signs throughout Newell's Creek Development. Since the delineators were on back order, black bags were put over the signs. Mr. Chaffinch said the delineators are expected to be in this week and put up no later than next week.

NEW BUSINESS

Proclamation for Artist Jack Lewis

Mr. Chaffinch read a Proclamation observing August 30, 2012 as Artist Jack Lewis Day in Camden, Delaware.

Mayor Edmanson proclaimed August 30, 2012 as Jack Lewis Day in Camden, Delaware.

Refinancing of Camden Municipal Building

No Discussion, topic discussed during Finance Report by Patrick Cullen

PUBLIC COMMENT

Jill Fuchs, 31 Prouse Ln, expressed her concern in regards to the early payment tax discount that was offered in previous years and wanted Mayor and Council to keep that in mind for future tax bills.

Mayor Edmanson explained to Ms. Fuchs that the new Mayor and Council are on radar in regards to the early payment tax discount.

Christine Palombo, 102 Lone Tree Dr., expressed her concern with the tax discount as well as the trash charge and refund amount given to customers.

Mayor Edmanson said no change was made to the tax rate however; the trash contract did go up this year.

Councilman Dougherty made the residents aware that the Town of Camden does offer a Senior Citizen Discount as long as you meet the criteria. Application can be found at Town Hall.

COUNCIL COMMENTS

Councilman Dougherty thanked everyone for allowing the Ordinances to be amended.

Councilman Casquarelli asked about the street light issues. Mr Chaffinch said he spoke with Delmarva Power and gave them the account number and no lights were found. It was recommended by Delmarva Power to schedule a meeting and go to either Newark or Wilmington office to try and resolve the issue.

Vice Mayor King stated that he would like to move forward at a later date with the Amnesty request, once questions are answered.

EXECUTIVE SESSION

No executive session

ADJOURNMENT

***Town of Camden
August 6, 2012***

Regular Meeting Minutes

At 8:55p.m a motion was made by Councilman Casquarelli, seconded by Councilman Dougherty, to adjourn the regular meeting. All in favor; none opposed. (Councilman Green absent)

Respectfully submitted,
Amanda Wooleyhand, Town Clerk