

Town of Camden
Regular Town Council Meeting
Camden Municipal Building
December 4, 2017

CALL TO ORDER

Mayor King called the meeting to order at 7:00 p.m. and noticed that this regular Council Meeting was being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on November 27, 2017, in the following manner:

The electronic sign,
The Official Bulletin Board, and
The official Town of Camden Web Site.

Vice-Mayor Schock led attendees in the Pledge of Allegiance.

Mayor King led a moment of silence.

Council Attending: Mayor King, Vice-Mayor Schock, Councilman Dougherty, Councilwoman Torres, and Councilman Findley.

Absent: None.

Staff Attending: Chief William Bryson, Town Manager Aaron Chaffinch, Town Solicitor Craig Eliassen, Town Clerk Jamie Fenske, and Account Specialist Amanda Marlow.

AMENDMENTS

None.

ANNOUNCEMENTS

Mayor King thanked the Boy Scouts for attending the meeting.
Town Hall will be closed from December 25th through January 1st.

Municipal election is scheduled for Saturday, February 24, 2018 from 12-8 pm at the Camden Municipal Building. Available seats are currently held by Mayor King and Councilman Findley will be open. Qualified parties may submit a letter of intent to the Town Clerk no later than the close of business on January 26, 2018.

MINUTES

Motion made by Councilwoman Torres, seconded by Councilman Dougherty, to approve the November 6, 2017 regular meeting minutes. All in favor; none opposed.

FINANCE REPORT

Mrs. Marlow explained that business and rental licenses will be mailed out next week and will be due January 31, 2018. She added that the auditors will be here this week.

Councilman Dougherty questioned why we run a calendar year for business licenses.

Mrs. Marlow explained that we require a current State of Delaware license and they are due January 31st also.

CAMDEN WYOMING FIRE DEPARTMENT

Mr. Dear explained that the Fire Department hosted a successful Wreaths Across America event on December 14th. He added that the solar panels have been placed on the roof of the fire department and they will hopefully be in use soon. Mr. Dear added that the four new EMT are working out great thus far.

Mayor King questioned how the sponsor a firefighter works.

Mr. Dear explained that the money raised will help pay for new uniforms for the firefighters. He added that to sponsor a firefighter it is \$371.

Councilman Dougherty thanked the fire department for the fast response on the ambulances.

Mayor King added that everything Mr. Dear and all of the volunteers of the Camden Wyoming Fire Department do is amazing. He also thanked Mr. Rigsby for bringing Santa and Mrs. Claus to Caroling in Camden.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Mr. Ridgely explained that the CWSWA is looking into doing a solar field to help save expenses on utility bills. He added that they are trying to get grants to help purchase the solar panels.

Mayor King questioned if the solar panels will help with the rates of the sewer and water.

Mr. Ridgely stated that it takes about nine years to recoup the initial money spent to get the solar panels.

Mayor King questioned if anyone has reached out to the school district to see if they would be interested in advertising on the water tower.

Mr. Ridgely explained that he will have to follow up on the school district advertising on the water tower.

Councilman Dougherty questioned where the solar field will go.

Mr. Ridgely stated that he believes it will go in Wyoming on property owned by the CWSWA.

FRIENDS OF HISTORIC CAMDEN

Mr. Chaffinch explained that he reached out to Mrs. Chapel and she explained that they are waiting on the Levy Court to get bids to repair the bricks in the basement of the Brecknock Manor house. He added the Friends of Historic Camden are looking for new volunteers.

VFW

Mrs. Christina stated that she and the rest of the Camden VFW had a great time at Caroling in Camden. She added that they gave out 10 gallons of hot chocolate.

Mayor King thanked Mrs. Christina and everyone from the Camden VFW for their help and the amazing hot chocolate.

Mrs. Christina detailed that December is a very busy month for the Camden VFW. She added that they will visit the Elsmere VA home on December 9th and the Milford Veteran's Home on December 16th. She stated that they will be preparing and serving code purple meals on December 11th, January 29th, February 26th, and March 29th.

Mayor King thanked Mrs. Christina and the Camden VFW for their support. He added that he truly appreciates everything that they do.

POLICE REPORT

Chief Bryson gave a report that included but was not limited to traffic arrests and criminal activity.

Chief Bryson added that Mr. and Mrs. Wharton from Sandy Hill gave a donation to the police department for \$1000. He explained that he told Mrs. Wharton that she did not live inside of the incorporated limits but she still wanted to make a donation to the Camden Police Department.

Mayor King asked Chief Bryson to please share his gratitude with Mr. and Mrs. Wharton for their amazing donation.

Mayor King questioned when the new Tahoe is due to be in.

Chief Bryson explained that it should be here around February 2018.

Councilwoman Torres questioned when Wreaths Across America starts.

Chief Bryson stated that the caravan is due to come through town between 11:30am and noon.

Councilman Findley thanked Chief Bryson and the entire police department for their immediate response to an accident at his office.

TOWN MANAGER REPORT

Mr. Chaffinch reported that the RETT check was \$19,622 for October. He thanked Jamie, Amanda, Chief Bryson, Melissa, and the public works department for their hard work on another successful Caroling in Camden event.

Mr. Chaffinch stated that the entire project on Walmart Drive will be covered by CTF. He added that the dump truck has been picked up but the tarp is on back order.

MAYOR

Mayor King thanked Mr. and Mrs. Dougherty for cookies, VFW for hot chocolate, the Camden Wyoming Fire Department for bringing Santa and Mrs. Claus, and all of the staff for their hard work at Caroling in Camden. Mayor King also thanked Jamie, Amanda, and Melissa for their help with the turkey drive. He added that with all of the donors help, the Town was able to provide 184 turkeys to the Boys and Girls Club.

OLD BUSINESS

Comcast franchise agreement

Chris Comer explained that it is the Town of Camden's right of way that is used but Comcast pays a franchise fee to use it. He added that if this agreement is signed it will be a 10 year contract. Mr. Comer detailed that this is not an exclusive franchise, which means that it does not restrict the Town from allowing other companies to come into to town.

Mayor King wanted to clarify that other companies such as Verizon could provide service to the Town of Camden residents.

Mr. Comer stated that Mayor King was correct. He added that federal law prohibits exclusive cable agreements.

Mayor King detailed that if this contract is signed before the end of 2017 then Comcast will provide an additional \$1,000 to the Town of Camden.

Councilman Dougherty questioned if the 5% franchise fee on the Comcast bills would be increased with this new agreement.

Mr. Comer explained that the 5% is the maximum that can be charged by federal law and so that will not be increased because of this new contract.

A motion was made by Vice-Mayor Schock, seconded by Councilman Findley, to sign a 10 year franchise agreement with Comcast. Roll call;

Mayor King - yes

Councilwoman Torres - yes

Vice-Mayor Schock - yes

Councilman Dougherty - yes
Councilman Findley - yes
Motion carries.

Chief Bryson questioned if there was a cheaper way to remote connect cameras through out the town.

Mr. Comer stated that would have to follow up with his service manager about that.

NEW BUSINESS

In house renovation – 3rd floor

Mr. Chaffinch explained that Yencer Builders and S L Welch Construction submitted proposals for the work to be done on the third floor. Yencer Builders provided a detailed proposal for \$9,613 that will eliminate one of the bathrooms on the 3rd floor and will put a door on the back wall of the building.

Chief Bryson stated that if only the door on the back of the building was added then one unit would still not be accessible.

Mr. Chaffinch added that the work is projected to take approximately 2 weeks, weather permitting. He stated that his recommendation was to accept the proposal from Yencer Builders.

Mayor King added that the proposal submitted by S L Welch Construction is more and less detailed. His recommendation is to accept the proposal submitted by Yencer Builders.

Councilman Dougherty suggested looking into putting a door on the second floor balcony for future Caroling in Camden events.

A motion was made by Councilman Dougherty, seconded by Councilman Findley, to accept the proposal for \$9613 from Yencer Builders to do the renovation on the third floor. Roll call;

Mayor King - yes
Councilwoman Torres - yes
Vice-Mayor Schock - yes
Councilman Dougherty - yes
Councilman Findley - yes
Motion carries.

Extra mortgage payment

Councilman Dougherty explained that he would like to make a one time payment to be applied to the principal, to help save money on interest. He added that \$39,120 is applied to the principal in one year of mortgage payments. He explained that there is approximately \$150,000 in savings. He would like to look into possibly giving a larger early bird property tax discount

on the 2018 property taxes and would like to pay one extra payment on the mortgage of town hall that is equivalent to one year's worth of principal payments.

Mrs. Marlow recommended waiting on making a decision about the early bird discount until it is discussed with the Chief Financial Officer and the budget is reviewed.

Mayor King agreed that he would like to make an additional payment towards the principal of the town hall mortgage to help save money in the future but he would like to involve the CFO on this decision.

Vice-Mayor Schock stated that he would like to think about it a little more before he makes a decision.

Councilwoman Torres questioned if it was a 40 year mortgage.

Mayor King replied that it was a 40 year mortgage. He also reminded council that this council has tried to make extra mortgage payments each year to help pay down the mortgage.

Councilwoman Torres suggested paying \$30,000 towards the principal if council is going to consider raising the early bird property tax discount. If council was not going to consider increasing the early bird property tax discount then she would be comfortable with paying \$40,000 to the principal of the mortgage.

Mayor King asked to have this item tabled until the February Council Meeting so that it can be discussed with the CFO.

PUBLIC COMMENTS

John Fifer, Willow Grove Road, stated that he feels the additional early bird discount is great for the property owners but he thinks the town should have a benefit for increasing the discount. He explained that if the town could collect money faster then he would agree with the discount. He added that he attended the CWSWA meeting and that they gave a one time 3% wage increase to the employees.

Pat Kelly- Tamarac, expressed that he felt Caroling in Camden was a great event and he really liked where the stage was this year. He thanked Mayor King for listening to his concern and for acting on it right away.

COUNCIL COMMENTS

Mayor King thanked everyone for attending Caroling in Camden.

Councilwoman Torres stated that she felt this year's event ran much smoother and that she favored where the stage was this year.

Vice-Mayor Schock stated that he also enjoyed Caroling in Camden and thought that the schools did great.

Councilman Dougherty reminded everyone that the CWSWA board members have to vote against the rate increase this month or an automatic 5% increase will be applied.

EXECUTIVE SESSION

To consider strategy with respect to pending and/or potential litigation and/or with respect to personnel issues.

A motion was made at 8:39pm by Vice-Mayor Schock, seconded by Councilwoman Torres to enter executive session.

Discussion was made about an individual requesting to purchase two town owned properties. No motion was made.

In attendance were Mayor King, Vice Mayor Schock, Councilman Dougherty, Councilwoman Torres, Councilman Findley, Town Solicitor Craig Eliassen, Account Specialist Amanda Marlow, and Town Clerk Jamie Fenske.

A motion was made at 9:03pm by Vice-Mayor Schock, seconded by Councilman Findley to adjourn executive session.

ADJOURNMENT

Motion made at 9:03pm by Vice-Mayor Shock, seconded by Councilman Dougherty, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,
Jamie Fenske, Town Clerk*