

Town of Camden  
Regular Town Council Meeting  
Camden Municipal Building  
February 3, 2020

**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 January 27, 2020, in the following manner:

- a. The electronic sign,
- b. The Official Bulletin Board,
- c. The official Town of Camden Web Site.

Vice- Mayor Tracy Torres led attendees in the Pledge of Allegiance.

Mayor King led a moment of silence.

Council Attending: Mayor King, Vice-Mayor Torres, Councilman Schock, Councilwoman Rhodes.

Council Absent: Councilman Dougherty

Staff Attending: Town Manager Aaron Chaffinch, Town Clerk Sarah Cahall, Account Specialist Amanda Marlow, Town Solicitor Craig Eliassen, Chief Financial Officer Tom Josiah, and Police Chief Marcus Whitney.

**AMENDMENTS**

None.

**ANNOUNCEMENTS**

Town Hall will be closed February 17, 2020 in observance of President's Day.

Municipal election is scheduled for Saturday, February 29, 2020 from 12-8 p.m. at the Camden Municipal Building. Available seat currently held by Mayor King will be open for a 2-year term. Candidates that have filed for the open Mayor position are Larry Dougherty and Tracy Torres. Two Council seats, with a 3-year term, are open and the Candidates that have filed are Michael Schock, Dan Woodall and Mark Girty.

**MINUTES**

A motion was made by Vice-Mayor Torres, seconded by Councilwoman Rhodes, to approve the January 6, 2020 regular meeting minutes. All in favor; none opposed.

A motion was made by Councilman Schock, seconded by Councilwoman Rhodes, to approve the January 6, 2020 executive session minutes. All in favor; none opposed.

A motion was made by Councilwoman Rhoades, seconded by Councilman Schock to table the special meeting executive session minutes to March meeting. All in favor; none opposed.

## **NEW BUSINESS**

### *Audit Report*

Paige Rubino, Horty & Horty, thanked Mrs. Marlow, Mr. Josiah, Vice Mayor Torres, Councilman Schock, and Mr. Chaffinch for meeting with herself, and Mike Easton from Horty & Horty prior to tonight's council meeting. She reported there was no weak internal control and audit went well. Assets exceeded the Towns liability by 5.4 million, of this amount 2.9 million dollars is unrestricted and can be used to satisfy obligations. 2.5 Million is invested in capital assets. Outstanding debt of the Town is under 2.6 Million. The capitol asset is around 5 million, which is stable from the prior year. A lot has to do with transfer tax because it varies from year to year. Lastly, regarding the actual budget numbers, there is an excess of 11,700.00 a lot with the CTF funds that are granted. She stated that prior to the meeting they went over the management representation letter, which is signed by management just representing that they provided all information to them. Overall audit went well, and she thanked Mrs. Marlow, Mr. Chaffinch and Mr. Josiah, and entire council for being available and answering any and all questions.

Mayor King asked about the fuel card and recommending odometer readings. Mrs. Rubino stated there is an ability for the program. Mayor King asked Mr. Josiah what kind of oversight he would recommend for payroll cycle. He suggested that the auditors may recommend someone from council to view them whether its quarterly or monthly.

Mr. Josiah made a recommendation to approve the audit as prepared and presented by Horty & Horty.

A motion was made by Vice-Mayor Torres, seconded by Councilman Schock, to approve the audit report presented by Horty & Horty. All in favor; none opposed.

*Request of annexation for 7-00-085.20-01-03.00-000, 2015 N. Dupont Hwy Dover, DE 19901. MC5 LLC*

Dale McCalister stated he purchased the property next to Auto Zone and would like to move and operate his sign shop there which is currently at the old Simpson lumber. After meeting with Kent County planning staff, he said their recommendation for him was to get annexed into the Town of Camden. He said he wants to fix up the building and what permits he needs to obtain through the County he will get. If he gets annexed into Town of Camden, he will proceed with the permitting process to replace the store front, glass door front and make it presentable.

A motion was made by Councilman Schock, seconded by Vice-Mayor Torres, to approve the request of the annexation for 2015 N. Dupont Hwy, MC5 LLC. All in favor; none opposed.

*Appointment of Election Officer*

A motion was made by Councilwoman Rhodes, seconded by Councilman Schock, to appoint Amanda Marlow as the Election officer. All in favor; none opposed

*Appointment of Election Board Members*

A motion was made by Vice-Mayor Torres, seconded by Councilwoman Rhodes, to appoint Judi Schock as the Election Board Member. 3 in favor, Councilman Schock abstained; motion carried.

A motion was made by Vice-Mayor Torres, seconded by Councilwoman Rhodes, to appoint Elaine Crowell as the Election Board Member. All in favor; none opposed.

A motion was made by Vice-Mayor Torres, seconded by Councilwoman Rhodes, to appoint Pat Kelly as the Election Board Member. All in favor; none opposed.

**FINANCE REPORT**

Mr. Josiah explained that the general fund at this stage is 50% for the quarter. An additional debt payment was made in this fiscal year. He explained that he and Mrs. Marlow will begin working on the new budget in March and if we stay within plan, the numbers will continue to move. He stated we are fortunate to have the RETT fund because it helps with capital spending.

Mayor King asked if it was possible to use some of that for an additional mortgage payment.

Mr. Josiah stated that it is possible and to keep in mind that RETT fund can be used for capital budget.

Mayor King thanked Mr. Josiah and Mrs. Marlow on their continued excellent work.

Mr. Josiah warned Mayor, Council, and staff that it is very important to stick to the plan and be mindful of the capital budget.

**CAMDEN WYOMING FIRE DEPARTMENT**

James Queen gave his report from last year and he stated it was their biggest year ever. In 2019 the ambulance runs were 3,617 and 746 fire. January was around normal with 57 fire calls and EMS was 289. He stated their apart of public service, getting busier and busier and would like help.

Mayor King added that he appreciates everything they do for the town and is fully aware the town is growing.

**CAMDEN WYOMING SEWER & WATER AUTHORITY**

Dan Ridgely shared that he is still the Chairman on the board and Tom from Wyoming is the Vice Chairman. He added that they will not be increasing rates this year and the budget is good. The main project they are working on is the pump station on the King Property for the new development and they are getting proposals from the engineering firms. They're also working on water line replacements in Wyoming. He added there is a new Drive thru window at the Camden Wyoming Sewer & Water Authority to make it convenient to pay bills. He stated they are looking into electronic payments as well. He said the new meters can detect abnormal usage, they are more accurate, and they are almost finished replacing the old meters with the new ones. He added they are having a Comprehensive Plan Committee and the next meeting will be in April and he encourages the public to come.

Dan said there is an ordinance 2008 -0-15 that goes into properties within town of Camden shall be connected to Camden Wyoming Water Sewer. He wanted people to be mindful to inform them when the Town grows to notify them. Mayor King informed him that Camden Water Sewer Waste & Authority are aware of the Town growing, because the CWSWA superintendent and engineer sign off on permits for the approval process.

Dan stated the well heads on upper king road are higher than the water table and there is a lot of nitrates in the soils. He said there have been some people who died on that side from cancer that's related to the Tidewater CPCN side. He said they can't service them in that area yet, but they are working with their legal counsel to try to serve them. When people have water and septic wells if they are not deep enough or spread across their lot properly, it could be a hazard condition.

Mr. Chaffinch asked if the houses he is speaking of have their own wells and if there are issue with them. Dan said the residents haven't complained to them their engineer has spoken to DNREC and if some of them fail inspection, they must dig a deeper well.

Mayor King appreciated Dan informing about the Nitrates and other information that can cause problems. He asked if there has been any lawsuit or anything with information that anyone has passed away or was diagnosed with cancer within the area.

Dan said there was no direct link or lawsuits by the residents. He stated that a few years ago they held a workshop inviting residents out to the Water Authority to tie in with their connection and go to public service commission to get put into their CPCN, however Tidewater is not willing to hand it over, they want a fee for each unit.

Mayor King asked what the status was for monthly billing instead of quarterly billing. Dan said it's still on going and he will follow up on that.

Vice-Mayor Torres question if he was familiar with a case at 121 Wilder Rd regarding their septic failing. She said they have been trying to get in contact with CWSWA for almost two years to tie in and apparently, they have not helped them with their request to tie in. She said it's been escalating and would like him to investigate it.

Mayor King thanked Dan for his presentation and being the chairman.

#### **FRIENDS OF HISTORIC CAMDEN**

Mrs. Burke stated there was not too much going on. She is hoping when the weather breaks, she will be scheduling their next meeting.

#### **VFW**

Vice-Commander Todd Fairhurst stated that the next Code Purple date that the VFW would be serving at the Wyoming Methodist Church would take place on February 10, 2020. February 16, 2020 they will be working with the Milford VFW visiting the veteran's home in Milford. He added their food menu for February 21, 2020 will be chili, and February 28, 2020 will be spaghetti and meatballs

Mayor King asked since it's been a warm winter will that affect the homeless that are used to the meals and shelter from Code Purple.

Vice-Commander Todd Fairhurst stated that Code Purple rule is if its above 32 degree they don't provide the shelter. He will contact Code Purple to see if there is a resolution.

#### **POLICE REPORT**

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

Vice Mayor-Torres asked the status of the Body cameras.

Chief Whitney explained they are mandatory, and they are fully operating.

#### **TOWN MANAGER REPORT**

Mr. Chaffinch reported that the December RETT was \$20,001.32. From January of 2019-December of 2019 was \$259,911.48. He added that the sidewalk was done at Tidbury as requested in January's meeting. He added Harold Scott was at tonight's meeting to answer any questions about properties in town.

Harold Scott- Public Works Director/Code enforcement stated that he had a meeting with the property owner of Village Graphics along with Amanda Marlow and Sarah Cahall. His intention is to tear the building down and rebuild. Mayor King said he hope the owner executes with his plan because the building is an eye sore. Harold Scott added that the building has been condemned since the middle of last summer.

Mr. Chaffinch stated that he hopes he follows through with what he's planning on doing. He added we need to make it clear that if he doesn't tear it down, the Town can do so at his expense.

Mrs. Marlow added that was mentioned in the meeting. She believes he has people interested in renting it as office space, but he was limited with details but seems eager.

Mayor King asked Mr. Chaffinch about past due taxes are higher than normal. Mayor King gave an example of E&D Holdings with their delinquent tax of \$13,741.00 and roughly \$3,400.00. Mrs. Marlow stated we are still going back and forth with mortgages on if they are going to pay them or the homeowner. She added that the late notices will be mailed out Wednesday.

Craig Eliassen stated that the Town of Camden has a clean hands policy.

## **MAYOR**

He stated he will leave his comments for next month and he will be proud to pass the gavel onto the next Mayor. He wished the current Candidates the best of luck and whoever it goes to will do a fantastic job for the Town.

## **OLD BUSINESS**

### *Snowplow*

Chief Whitney explained the dump truck which is a six-wheel 5 ton and as it sits it's not equipped to handle a large storm and is asking for \$15,000.00.

Councilmen Schock asked how long the estimate was good for. Chief Whitney stated he doesn't see it increasing very much if anything.

Vice-Mayor Torres asked to table it

Mayor King asked Chief Whitney to present it again in October of 2020.

## **PUBLIC COMMENTS**

Pat Kelly- Asked about the papers story about a leadership role in the Police Department.

Mayor King stated that it's still under investigation with the department and with an open investigation they can't comment. He added the stories in the paper are not always 100% accurate.

Chief Whitney commented that he was not being paid and caution him not to buy into everything that is being said.

Mrs. Chappell- Asked if there was a status on a bench.

Mr. Chaffinch informed her that he is working on it and it's a process.

Maxine Wayson- 300 William St. Asked if there was a public hearing for the new apartment complex.

Craig Eliassen informed her that there was a public hearing with the Planning Commission Meeting on December 18, 2019. She then complained about pan handlers at WAWA and the vulgar display with the Superbowl half time. She proceeded to read a brief description from the Delaware State News. She feels like the world is declining spiritually, morally and at a fast rate. She wants to strive to keep Camden historical and safe. She doesn't want Camden to become another Dover. She added that 1 car a minute was using East St., to go to WAWA instead of the highway. She measured East St at being 9 feet across and its narrow and cars are zooming by. She was under the impression that East St was going to be dug up. Mayor King informed her that you cannot dig out a road, it will eventually be barricaded, and the Town does not own East St., the developer owns it. Mayor King agreed the traffic needs to stay on the highway and use the intersection the developer has paid for.

Mr. Chappell- stated there was a Do Not Enter sign that was knocked down on Caboose Ln. He stated he reported it to Del-Dot.

Chief Whitney said he would contact Del-Dot as well.

#### **COUNCIL COMMENTS**

Vice-Mayor Torres expressed how much of a pleasure it has been working with Mayor King. Their friendship grew into a professional working relationship throughout the years. She agreed with Mayor King that the new role of the Mayor is acquiring a lot of time and more demanding and she has chosen to step up and run for the Mayor's seat. She is sincerely happy for him and wishes him the best with his next chapter in his life.

Councilman Schock thanked Mrs. Marlow, Mr. Josiah and Mrs. Cahall for their hard work.

Councilwoman Rhodes thanked Mayor King for all his work, having confidence in her and wishes him the best.

Mayor King thanked everyone for their comments and support throughout the years. He will be attending next month Town Council meeting to pass the gavel on. In his closing statement he stated that the Police Department is in dire need for help. He stated his goal is to continue to enforce public safety because it's extremely important. He wants residents to be mindful that the Town will be increasing taxes eventually. The Town has not had a tax increase in 8 years and the Town is growing and needs public safety, with the tax increase it will help provide with public safety. He expressed again how they are down to 8 police officers compared to 15 back in 2005 with three time more complaints and would like to see more police officers.

#### **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 8:50pm by Vice-Mayor Torres, seconded by Councilman Schock, to adjourn the council meeting and enter executive session. All in favor; none opposed.

A motion was made at 9:08pm by Councilwoman Rhodes, seconded by Councilman Schock, to adjourn executive session. All in favor; none opposed.

**ADJOURNMENT**

A motion was made at 9:08pm by Councilwoman Rhodes, seconded Councilman Schock, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,  
Sarah Cahall, Town Clerk*