

**Town of Camden
Regular Town Council Meeting
Camden Municipal Building
September 14, 2020**

CALL TO ORDER

Mayor Torres called the meeting to order at 7:04 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 September 8, 2020, in the following manner:

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

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

Mayor Torres led a moment of silence.

Council Attending: Mayor Torres, Vice-Mayor Schock, Councilwoman Rhodes, and Councilman Girty and Councilman Woodall (via Telephone).

Council Absent: None.

Staff Attending: Town Clerk Sarah Cahall, Town Manager Jason Stewart, Account Specialist Alicia Thalhofer, Town Solicitor Craig Eliassen, and Chief Marcus Whitney.

AMENDMENTS

None.

ANNOUNCEMENTS

Property taxes are due by the close of business on September 30th, 2020.

MINUTES

A motion was made by Vice-Mayor Schock, seconded by Councilman Girty, to approve the August 3, 2020 regular meeting minutes. All in favor; none opposed.

A motion was made by Councilwoman Rhodes, Seconded by Vice-Mayor Schock to approve the August 3, 2020 executive meeting minutes. All in favor; none opposed.

FINANCE REPORT

Mrs. Thalhofer stated the Town received \$38,995.36 in RETT. She also added that the credit card surcharge fee of 2.5% is working well and we have collected \$1,440.42 since August 24, 2020.

PLANNING & ZONING REPORTS

None.

CAMDEN WYOMING FIRE DEPARTMENT

None.

Mayor Torres commented that per Mr. Queen's request a meeting was held with the fire department, Town staff, Chief of police and Councilman Girty to review the struggles that has impacted the Fire Department during the pandemic. She added that they are moving forward and in the right direction.

CAMDEN WYOMING SEWER & WATER AUTHORITY

None.

FRIENDS OF HISTORIC CAMDEN

None.

VFW

None.

POLICE REPORT

Chief Whitney gave a report that included but was not limited to traffic arrests and criminal activity. He added that in person training is starting back up but has limited seating due to COVID-19.

Councilman Girty asked if any officers have been exposed to COVID-19 since the traffic enforcement is increasing.

Chief Whitney stated that to their knowledge they have not.

Vice- Mayor Schock questioned how we monitor panhandlers.

Chief Whitney stated the attorney general's office removed Lottering charge. However, they use title 21. They take proactive approach to the situation before it becomes an issue.

Chief Whitney added that they hired a new officer and he will be starting in October.

Mayor Torres asked how many weeks of field training there is.

Chief Whitney stated the FTO is recommended at 12 weeks however, it can be abbreviated due to performance.

TOWN MANAGER REPORT

Mr. Stewart said during the meeting with the Fire department they learned where their short falls where and everything went well. He explained to them thoroughly this fiscal year the Town cannot contribute monetary fund's however, next fiscal year that would be something they can address to Mayor and Council.

MAYOR

Mayor Torres thanked everyone for their hard work and communication.

OLD BUSINESS

None.

NEW BUSINESS

Refinance Mortgage

Mr. Stewart introduced Mr. Garrett Moore from PMF to discuss the benefit's on refinancing the mortgage. Mr. Moore went into detail with current rates and reviewed savings. The Towns current USDA loan is roughly \$160,000.00 per year until 2049 and the rate is 4.375%. The Town would be going from a higher rate to a lower rate with increase rate savings. Mr. Garrett said moving forward with a bond issues the payments would go to semi-annual interest payments and annual principle payments. He explained the mechanics of a bond issue is the principle is paid once a year and interest twice a year. He added that the Towns credit rating largely dictates what the interest rate would be. Mr. Garrett stated the closing cost are budgeted with estimated of \$75,000.00 range. Portion of that is their fee which is contingent upon successful closing, and legal counsel, credit rating fee is not contingent and various small fees. The perspective savings would be roughly \$30,000.00 a year until its full maturity with an estimate total of \$850,000.00 in savings.

Mrs. Thalhofer expressed to Mayor and Council that the elections can affect the rating call if it is not voted on tonight.

A motion was made by Councilman Girty, seconded by Vice-Mayor Schock, to approve the refinancing of the Mortgage. All in favor; none opposed.

Roll Call:

Mayor Torres-yes

Vice-Mayor Schock-yes

Councilwoman Rhodes-yes

Councilman Girty-yes

Councilman Woodall-yes

1st Reading Amendment Ordinance #82

Mr. Stewart explained the older ordinance was murky and with the Town growing this will allow the builder or contractor to use a bond. It will still have the 5% site inspection escrow fee however; 4% can be bonded with 1% cash on hand.

1st Reading Amendment Ordinance 2016-O-02

Mr. Stewart stated that when the Town approves their fiscal year budget the rental license fee can increase without amending the ordinance.

Resolution #2020-R-2

Mr. Stewart stated the Town is at the point to accept East St. He added that core drillings were done prior to this acceptance. He explained that there are two low laying areas on the road, and he received in writing that within a year of the Town accepting East St. the developer's will fix that at the total cost and the Town will not be charged with fixing those areas.

A motion was made at 7:53 by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve and accept resolution #2020-R-2 accepting East St. All in favor; none opposed.

Sally Port- Camera and Security Addition

Chief Whitney explained that this security system through Advantech Security would cover the opening and closing of the doors, key fob swipes, camera coverage of inside and outside. He stated the cost for the system is \$23,150.00. He proposed to Council to suspend the LDR project that was approved back on June 1, 2020 in the amount of \$17,650.00. He would like to reallocate those funds towards the Sally Port Camera and Security System. This would bring the total funds to \$5,500.00. Chief Whitney indicted that the \$17,650.00 for the LPR was not spent.

Mayor Torres asked Chief Whitney if he wanted to suspend the LPR and revisit at a later.

Chief Whitney confirmed and he would revisit the LPR on another budget.

Councilman Woodall thought the \$23,150.00 was a high cost for that square footage.

Chief Whitney explained that a big portion is because they must whole shoot under existing pavement and curb lines. They are also installing two addition key swipes for the event if there is ever security fencing around the rear portion of the building.

A motion was made by Vice-Mayor Schock, seconded by Councilman Girty, to approve the Sally Port Camera and Security addition in the amount of \$23,150.000 with the suspension of the LPR at \$17,650.00 costing \$5,500.00. All in favor; none opposed.

PUBLIC COMMENTS

None.

COUNCIL COMMENTS

Councilman Girty added that the meeting with the Camden Wyoming Fire House went very well.

EXECUTIVE SESSION

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

ADJOURNMENT

A motion was made at 8:02pm by Councilwoman Rhodes, seconded Councilman Girty, to adjourn the council meeting and enter excusive session without returning to the regular council meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Town Clerk*