

Town of Camden
Regular Town Council Meeting
Camden Municipal Building
February 1, 2021

CALL TO ORDER

Mayor Torres called the meeting to order at 7:01 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 25, 2021, 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 Woodall.

Council Absent: Councilman Girty

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

AMENDMENTS

None.

ANNOUNCEMENTS

Town Hall will be closed February 15, 2021 in observance of President's Day.

Municipal election is scheduled for Saturday, February 27, 2021 from 12-8 p.m. at the Camden Municipal Building. Available seat currently held by Councilwoman Rhodes will be open for a 3-year term. Candidates that have filed for the open Council position are Vicki Rhodes and Dan Ridgely.

MINUTES

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the January 1, 2021 regular meeting minutes with the correction of a name change. All in favor; none opposed.

FINANCE REPORT

Mrs. Yerkes stated that the RETT check was \$61,541.37 and the delinquent taxes are \$33, 463.87. She informed Mayor and Council that a letter was sent out for delinquent taxes to collect any past due balance.

Mr. Stewart advised Mayor and Council that Mrs. Yerkes and Mrs. Cahall were working on delinquent tax letter from 2 years and prior.

PLANNING & ZONING REPORTS

None.

CAMDEN WYOMING FIRE DEPARTMENT

None.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Mr. Woodall informed that there was no meeting this month.

FRIENDS OF HISTORIC CAMDEN

Mrs. Wayson inquired information for a listing on historical homes in the area. Mrs. Cahall informed her that the state of Delaware Historical Cultural and Affairs has a listing.

VFW

None.

POLICE REPORT

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

He advised Mayor & Council that the cleaning services have been revamped.

TOWN MANAGER REPORT

Mr. Stewart said that the Town will be building a relationship with Kent County for 3rd party inspections.

He addressed issues on two properties that will be potentially demolished.

Mr. Stewart added that Horthy & Horthy will have the audit report at the March meeting.

Mayor Torres ask about 118 N Main St. if there was a timeline given for them to start the work on the house.

Mr. Stewart stated that he expressed to the owner that they must present the contract and start work within two months. He added that they should have some progress within 30 days. He explained that the owner has every desire to move as quickly as possible.

Vice-Mayor Schock questioned why the owners are now trying to start conducting work on the house. He added that the house has been in shambles for years and believes it should be demolished. He expressed they should not be given any more time.

Mr. Stewart stated that he has been in communication with the property owner and that the Town will demolish the house if nothing is done.

Mayor Torres received a certified letter from the homeowner. She explained she informed him that there was a new mayor and new rules and the process will be moving forward.

Vice-Mayor Schock said the first conduct of work should be the water and sewer hookup.

Mr. Stewart stated he spoke with CWSWA few weeks ago and they are in the works and he provided them with the contracts, and they are moving forward.

Craig Eliassen asked if they have pulled a building permit.

Mr. Stewart said no because they are still dealing with CWSWA.

Vice-Mayor Schock asked when the 60 days has started.

Mr. Stewart said that it has already started, and he will have to look through his emails to confirm the official start date.

Councilwoman Rhodes agreed with Mayor Torres and Vice-Mayor Schock regarding the demolishing of the property if no improvements are conducted in there given timeline.

MAYOR

Mayor Torres thanked Town staff, council, and the Police department.

OLD BUSINESS

2nd Reading of Public Safety Impact Fees

A motion was made by Councilman Woodall, and seconded by Vice-Mayor Schock, to enter a public hearing. All in favor; none opposed.

Mr. Stewart stated that a new ordinance 2020-O-01 was created for new residential construction. The impact fee is \$585.20 per dwelling per unit.

No public comments.

A motion was made by Councilwoman Rhodes, seconded by Councilman Woodall, to exit public hearing. All in favor; non opposed.

A motion was made by Vice-Mayor Schock, seconded by Councilman Woodall, to approve the new ordinance 2020-O-01 Public Safety Impact fees. All in favor; none opposed.

1st Reading of Camden Cigar Private Lounge

Mr. Stewart explained this would be amending the Zoning Ordinance for C-2 District for conditional use private cigar lounge. He said it will change to add a private cigar lounge with annual/or biannual membership fees/dues.

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the 1st reading of Camden Cigar Private Lounge with conditional use. All in favor; none opposed.

NEW BUSINESS

Appointment of Election Officer

A motion was made by Vice-Mayor Schock, seconded by Councilman Woodall, to appoint Sarah Cahall as the Election officer. All in favor; none opposed

Appointment of Election Board Members

A motion was made by Councilman Woodall, 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 Councilman Woodall, seconded by Councilwoman Rhodes, to appoint Elaine Crowell as the Election Board Member. 3 in favor, Councilman Schock abstained; motion carried.

A motion was made by Councilman Woodall, seconded by Councilwoman Rhodes, to appoint Michael Steindl as the Election Board Member. 3 in favor, Councilman Schock abstained; motion carried.

Appointment of CWSWA member

A motion was made by Councilman Woodall, and seconded by Vice-Mayor Schock, to appoint Dan Ridgely as a CWSWA member. All in favor; none opposed.

PUBLIC COMMENTS

Dan Ridgely: 215 Camden Wyoming Ave- He informed Mayor and Council that the EDU for commercial did increase. Mr. Ridgely stated that he was running for Town Council and gave a brief introduction.

COUNCIL COMMENTS

Councilwoman Rhodes stated it was brought to her attention regarding the stipulation of work being conducted on the weekends at the apartment complex.

Mr. Stewart stated there is to be no work on Sundays. However, they can conduct work on Saturdays from 8:00am-4:00pm.

Councilman Woodall thanked the Town staff for all their work.

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 7:51pm by Vice-Mayor Schock, seconded by Councilman Woodall, to adjourn the council meeting and enter executive session without returning to the regular meeting. All in favor; none opposed.

ADJOURNMENT

A motion was made at 7:51pm by Vice-Mayor Schock, seconded Councilman Woodall, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Town Clerk*