

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

CALL TO ORDER

Mayor Torres 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 February 23, 2021, in the following manner:

- a. The electronic sign,
- b. The Official Bulletin Board,
- c. The official Town of Camden Web Site,
- d. The Delaware State News & The Dover Post.

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

Mayor Torres led a moment of silence.

Council Attending: Mayor Torres, Councilman Schock, Councilman Woodall, Councilman Girty and Councilwoman Rhodes.

Council Absent: None.

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

None

PRESENTATION

Audit Report

Paige Rubino, Horty & Horty thanked Mrs. Yerkes, Mr. Josiah, Mayor Torres, Councilman Woodall, and Mr. Stewart for meeting with herself, and Mike Easton from Horty & Horty prior to tonight's council meeting. She reported there were no weak internal controls and audit went well. Assets exceeded the Town's liability by 6 million of this amount 3.5 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 2.5 Million. The capitol asset is stable from the prior year. 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 staff, Mr. Josiah, and entire council for being available and answering all questions.

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

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

Mayor Torres thanked Mr. Josiah for all the work he has done.

OATH OF OFFICE

Vicki Rhodes.

Mayor Torres swore in Vicki Rhodes as a Councilwoman for a three-year term.

REORGANIZATION FOR THE YEAR 2021

Selection of Vice-Mayor

A motion was made by Councilwoman Rhodes, seconded by Councilman Girty, to appoint Councilman Schock as the Vice-Mayor. All in favor; none opposed.

Appointment of Town Clerk

A motion was made by Councilman Girty, seconded by Councilman Woodall, to appoint Sarah Cahall as the Town Clerk. All in favor; none opposed.

Appointment of Town Solicitor

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to appoint Craig Eliassen as the Town Solicitor. All in favor; none opposed.

Appointment of Building Inspector

A motion was made by Councilman Woodall, seconded by Councilwoman Rhodes, to appoint Harold Scott Jr. as the Building Inspector. All in favor; none opposed.

Appointment of Engineer

A motion was made by Vice-Mayor Schock, seconded by Councilman Woodall, to appoint Kevin Minnich from Minnich Engineering as the Town Engineer. All in favor; none opposed.

Selection of official newspaper for notices of publication

A motion was made by Councilman Woodall, seconded by Vice-Mayor Schock, to select Delaware State News and the Dover Post as the official newspapers for notices of publication. All in favor; none opposed.

MINUTES

A motion was made by Councilman Woodall, seconded by Councilwoman Rhodes, to approve the February 1, 2021 special meeting minutes. All in favor; none opposed.

A motion was made by Councilwoman Rhodes, seconded by Vice-Mayor Schock, to approve the February 1, 2021 executive session minutes. All in favor; none opposed.

FINANCE REPORT

Mrs. Yerkes stated that RETT check was \$51,094.54 and the delinquent taxes are \$34,055.85.

PLANNING & ZONING REPORT

Mrs. Cahall stated that lot 4 has started to break ground and its confirmed there is a Chipotle that will be located in that area. She said there will be a Planning Commission Meeting on March 17, 2021.

CAMDEN WYOMING FIRE DEPARTMENT

None.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Councilman Woodall said the Delaware River Basin Audit Report will be released at the end of March. The report goes over how much water is taken out, how much water is unaccounted for, and goes over CWSWA performance.

Councilman Schock stated he does not receive a water bill from them because he has Tidewater Utilities. However, he receives a bill from CWSWA for the water going out.

Councilman Woodall stated that is an interesting question on how they are being billed for sewer usage. He also said they do manage how much water they send to Kent County for processing.

Councilman Woodall said there was a Confident Consumer Report that will come out on June 30, 2021 and will be on the website.

Councilman Woodall also stated that CWSWA has allocated 219 million gallons of water. 137 million has been used. He added that the North well is struggling, and another well will have to be drilled. He also briefed everyone on the new pump station. He said the project started out at approximate \$500,000.00 and has went up \$125,000.00 due to projects delays.

Councilman Woodall said Sunset Village tried to start back up but then has been put on hold. Chief Whitney said it was mentioned they could have a potential buyer.

Mayor Torres asked if there was a new buyer would they have to start the process over again.

Mr. Eliassen stated you can only buy what the seller has.

Councilman Woodall showed Mayor and Council a map of the new bypass and went in detail about the Evans property. He added that CWSWA is concerned it could potentially be a hot spot for development and they are concerned on how much resources they would have to supply if it was potentially developed.

FRIENDS OF HISTORIC CAMDEN

None.

VFW

None.

POLICE REPORT

Chief Whitney said he would like to request that the Town has an emergency vehicle access point that Del-Dot has cut out of their plans for where the bypass is coming.

Chief Whitney gave a report that included but was not limited to traffic arrests and criminal activity. He added that the new Sally Port has scheduled a final fire inspection. Everything else is up and running smoothly.

Vice-Mayor Schock asked if the keypads were for the doors.

Chief Whitney stated they were for the doors. He added they are touch code and swipe. He added any other outside agency that needed use for it will have a code to access it.

Vice-Mayor Schock asked if there were any concerns with the keypads being tampered with.

Chief Whitney said the keypads are under surveillance. He added he would like to add a fence in the future to secure the area.

TOWN MANAGER REPORT

Mr. Stewart said the Town is reaching the year end of the contract with Republic. He gave a brief description on potentially increasing trash services. The waste services have taken a hit disposing waste to the landfill and it has increased their fees.

Councilman Woodall suggested to rebid.

Mr. Eliassen stated to Mr. Stewart to consult with other municipalities that recently entered a garbage collection contract to see how they compared to the last one.

Mrs. Cahall cautioned them that if we do rebid the residents may not get the same services they do now.

Mayor- Torres asked Mr. Stewart to contact Town of Wyoming to see who they use.

Councilman Girty said there has not been an increase in years.

Mr. Stewart advised Mayor and Council that Mid Atlantic is the contractor that will be demolition I N. Main within two and half weeks.

Mr. Stewart said he spoke with the engineer about 118 N. Main. He said they should be applying and completing the design to hook up to sewer and water.

Councilman Woodall said CWSWA have had minimum communication with the owner and engineer over the past 40 days.

Vice-Mayor Schock asked if their deadline has passed.

Councilman Woodall stated that the deadline is close roughly up to 40 days.

Mr. Stewart said that he spoke with the owner today and they are aware they have until the last week in March.

Councilman Woodall wants everyone on the same page and doesn't want Mr. Stewart to extend the deadline.

Mayor Torres asked if the water is hooked up is the builder ready to start remodeling.

Mr. Stewart said if they turn their application into CWSWA that is the most significant movement forward.

Councilman Woodall added they said they must have hook up. He added they could of turn that application in on the first day.

Vice-Mayor Schock confirmed they stated it had to have hook up.

Councilman Girty asked why they have not done that.

Councilman Woodall stated they were just stalling every step of the way. He added they had until the end of January, but Mr. Stewart was nice enough to extend it.

Mayor Torres said there must be permits in this office by the end of the month and ready for construction.

Councilman Woodall said they can turn it in tomorrow.

Councilman Girty agreed with Councilman Woodall.

Mr. Stewart said that their engineer said they are creating the plans now to turn in with the application.

Councilman Girty asked if they gave Mr. Stewart a turnaround time with that.

Mr. Stewart stated this week.

Mayor Torres said they need to submit to the Town their building plans and permit.

Mrs. Cahall stated that if he changes his plans to remodel the house, he could have submitted and started that process a while ago.

Vice- Mayor Schock would like to see an application in Town hall and them also going to CWSWA with their process.

Councilman Girty agreed with Vice-Mayor Schock.

Councilman Girty asked Mr. Stewart if he can put those two stipulations on the owner.

Mr. Stewart said no.

Mr. Stewart thanked Mrs. Cahall and Yvette for working the elections. He thanked Mrs. Cahall for her leadership skill with the elections.

Mr. Stewart presented to Mayor and Council purchase of a snowplow for one of the Town trucks.

A motion was made by Councilman Woodall, seconded by Vice-Mayor Schock, to purchase a plow from RETT in the amount of \$8,125.00 including cost of install from BSC. All in favor; none opposed.

MAYOR

Mayor Torres congratulated Councilwoman Rhodes on her election. She thanked all staff, Councilmembers, Mr. Eliassen, Chief Whitney, and the Police Department.

OLD BUSINESS

None.

PUBLIC HEARING

A motion was made by Councilman Girty, seconded by Councilwoman Rhodes, to enter a public hearing. All in favor; none opposed.

2nd reading Camden Cigar Private Lounge amendment on Zoning Ordinance section 240-26 and table 240-15, zoning C-2 Conditional use/Private Cigar Lounge.

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

Councilman Woodall suggested to remove section (F) as it doesn't relate to the Cigar Lounge. (F) If federal use of recreational Marijuana is legalized to use and or sell and legalized in the state of Delaware to use and or sell, then a 2/3 vote by Camden Town Council is REQUIRED before use of Marijuana is permitted at this or any establishment in the Town of Camden.

A motion was made by Councilman Girty, seconded by Vice-Mayor Schock to approve the 2nd reading Camden Cigar Private Lounge amendment on Zoning Ordinance section 240-26 and table 240-15, zoning C-2 Conditional use/Private Cigar Lounge striking through section 2 (F). All in favor; None opposed.

NEW BUSINESS

PUBLIC COMMENTS

Mrs. Cahall said she received an email from Mrs. Crowell for Thanking Vice-Mayor Schock for assisting her with her vehicle situation on Saturday.

Jamie Fenske thank Councilwoman Rhodes on her existing role as well as Vice-Mayor Schock.

COUNCIL COMMENTS

Councilman Girty asked about large trucks being limited on the main streets.

Councilwoman Rhodes thanked Harold Scott Jr. for a fabulous job with removing the snow in Tamarac.

Mayor Torres thanked Harold Scott Jr., Fred Wyatt, and CWSWA for the work during the snow.

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 Councilman Woodall, to adjourn the council meeting. All in favor; none opposed.

ADJOURNMENT

A motion was made at 8:39pm by Vice-Mayor Schock, seconded by Councilman Woodall, to adjourn the council meeting and enter executive session without returning to the regular council meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Town Clerk*