

Town of Camden
Regular Town Council Meeting
Camden Municipal Building
June 7, 2021

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 June 1, 2021, in the following manner:

- a. The electronic sign,
- b. The Delaware State Newspaper,
- c. The Dover Post Newspaper,
- d. The Official Bulletin Board, and
- e. 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, Councilman Woodall, Councilman Girty and Councilwoman Rhodes.

Council Absent: None.

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

Roll Call:

Mayor Torres
Vice-Mayor Schock
Councilwoman Rhodes
Councilman Woodall
Councilman Girty

AMENDMENTS

Motion to move item #6 to after item 7 by Councilwoman Rhodes and second by Vice- Mayor Schock all in favor; none opposed.

ANNOUNCEMENTS

Town hall will be closed July 5, 2021.

MINUTES

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the May 3, 2021 regular meeting minutes. All in favor; none opposed.

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the May 17, 2021 public workshop minutes. All in favor; none opposed.

FINANCE REPORT

Mrs. Yerkes said that \$72,124.67 was received from RETT. She said the delinquent taxes are \$5,861.14.

PLANNING & ZONING REPORTS

Mrs. Cahall stated that Chick Fil-A will be remodeling their building. She added that Sunset Village will have their final hearing on June 16, 2021, at 7pm at Town Hall.

CAMDEN WYOMING FIRE DEPARTMENT

Jeff Brown gave a report that included but was not limited to fire calls.

Mr. Brown said the next project they are working on is replacing their ladder truck. He said the cost for a new truck with no equipment is 1.4 million and they are hoping to purchase one in 2025.

Mayor Torres asked if any fundraiser were coming up.

Mr. Christopher McPhail said there is one scheduled for the last Saturday in August and tickets should be available in the next week or so. They are currently working on the publication for the flyer.

Vice-Mayor Schock was very impressed with the detailed report that Mr. Brown gave to them. He thanked Mr. Brown.

Mayor Torres suggested that if no one from the fire house can be in attendance for their reports, they can email it to Sarah Cahall. She said someone on Council can read the report to keep the public aware of the volume of work the Fire Department is involved in.

Mr. Brown informed them that Camden Wyoming Fire Department is the 2nd busiest department in the County.

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.

TOWN MANAGER REPORT

Mr. Stewart said the demolition of 1 Main should be completed by the end of the week. He added that the Camden Plus Memorandum of Understanding (MOU) is ready for him to sign it with council's approval.

Mr. Stewart stated that the total tax bill will increase from \$231.00 to \$254.00 effective July 1, 2021. He added the tax was not increased just the trash.

MAYOR

Mayor Torres said A Walk in Their Shoes will be held at Camden Town Hall on June 16, 2021 from 6-8pm.

PUBLIC HEARING

FY 2021 Budget

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

NEW BUSINESS

COLA

A motion was made by Councilman Woodall, seconded by Councilman Girty, to approve the 1.3% COLA increase from the FY 2021 budget. All in favor; none opposed.

Tax Discount

A motion was made to approve the \$20.00 early bird tax credit and be paid on or before August 2, 2021, by Councilman Woodall, seconded by Councilman Girty, All in favor; none opposed.

Mural Project

Mr. Stewart said the project will be drawn up by Caesar Rodney and will utilize Whatcoat Church building. He said it will be between Council and Whatcoat to choose the design. He said the project should start in the spring of next year.

Employee Vacation Roll Over

Mr. Stewart asked to have the vacation rollover extended from July 1st to December 31st just for the year of 2021.

Chief Whitney suggested that all employees should have the same calendar time frame to use or lose their vacation time.

Councilman Woodall said they should manage their vacation properly.

Mrs. Cahall added that spring and summer are usually their peak season for inspections and enforcement and that department is extremely busy.

Councilwoman Rhodes agrees with switching it to calendar year.

Chief Whitney suggested a vacation buy out.

Mayor and Council asked him for more detail to move forward.

A motion was approved to allow the vacation roll over until December 2021 by Councilman Girty, seconded by Councilwoman Rhodes. Four in favor; one opposed.

Mayor Torres-yes

Vice-Mayor Schock-no

Councilwoman Rhodes-yes

Councilman Girty-yes

Councilman Woodall-yes

Motion approved.

2nd Reading Adopting the ICC 2018 Building Codes & Building Valuation Data

Mr. Stewart advised Mayor and Council that he is amending thirteen ordinances to follow the 2018 ICC building Codes & Building Valuation Data. Ordinance #78- Adoption of the International Code Council Valuation of Building Permits, Ordinance #88-Adoption of the 2018 Edition of the International Property Maintenance Code, Ordinance #89- Adoption of the 2018 Edition of the International Building Code, Ordinance #90- Adoption of the 2018 Edition of the International Residential Code, Ordinance #91 Adoption of the 2018 Edition of the International Fire Code, Ordinance #92- Adoption of the 2018 Edition of the International Plumbing Code, Ordinance #93- Adoption of the 2018 Edition of the International Mechanical Code, Ordinance #94 Adoption of the 2018 Edition of the International Performance Code for Buildings and Facilities, Ordinance #95 Adoption of the 2018 Edition of the Wildland-Urban Interface Code,

Ordinance #97 Adoption of the 2018 Edition of the International Existing Building Code, Ordinance #98 Energy Conservation Code, Ordinance #99 Adoption of the 2018 Edition of the International National Electrical Code, and Ordinance #100 Fuel Gas Code. He did advise council there is a 180-day period to revise and transition the Ordinance.

A motion was made by Councilman Woodall, Seconded by Councilwoman Girty, to accept the 2nd reading of adoption the 2018 ICC Building Codes & Building Valuation Date. All in Favor; none opposed.

OLD BUSINESS

FY 2022 Budget 2nd Reading

Mr. Josiah stated there is an 8% increase with the 2022 Budget from the 2021 budget. He stated that last year fund balance was not used because there was an influx in building permit revenue. He added with growth comes responsibilities and stick to the plan.

Mayor Torres added that there was a number increase from the workshop. Mr. Sweeney is to present the Town of Camden with a check from Levy Court in an unknown amount.

Chief Whitney stated that it was voted by Chief Council and the funds will be divided evenly between other agencies in Kent County.

Mayor Torres said that at the Public Workshop meeting the fund balance would be used to cover the budget.

Councilman Woodall asked Mr. Josiah about his line-item increase.

Mr. Josiah stated he has been with the Town of Camden for a while now and with the changeover in staff he is going to support the staff and help them when he is needed. He advised Councilman Woodall to look at the 2022 budget plan and he will notice where his services start to decrease.

Mayor Torres added that Mr. Josiah fee has not increased it was his service.

Mrs. Yerkes told Councilman Woodall there was a reason for Mr. Josiah service. She advised Councilman Woodall that during the 6 months of a previous employee was left in shambles and was left in a poor condition and her and Mr. Josiah have been working diligently together.

Mayor Torres asked about the credit card processing fees.

Mrs. Cahall suggested moving forward with any type of credit card payment whether its commercial or just in general if it is more than \$1,000.00 then a check needs to be provided and not a credit card.

Craig Eliassen said it was a good idea to have a threshold with processing credit card payments.

A motion was approved by Vice-Mayor Schock, seconded by Councilwoman Rhodes. All in favor; none opposed.

PUBLIC COMMENTS

Maxine Wayson- 300 William St said there is an environmental impact with the apartment complex going up and they have elevated the land where the 6ft fence is proposed to go. She suggested a 9ft fence.

Mr. Stewart stated when the apartment complex is completed, there will be a 6ft fence around two sides and a 3ft fence on East St per ordinance.

Councilman Woodall told her she could ask for a variance if she wants to build a fence.

Mrs. Wayson said her concern would be the space between the two fences will be used by homeless people, drinking, and doing drugs.

Mrs. Cahall said a fence can go on the property line.

Councilman Woodall asked if she has experienced additional flooding in her yard or new standing water.

Mrs. Wayson said yes, and she called Mr. Stewart.

Mr. Stewart said he contacted the superintendent on site, and they did take care of it multiple times.

Councilman Woodall said that if the storm water management system is not working with that new development, she needs to contact DNREC.

COUNCIL COMMENTS

Councilman Woodall thanked Chief Whitney for the presence of the officers, and they are doing a great job.

Councilwomen Rhodes thanked Town staff and 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 8:24pm by Vice-Mayor Schock, seconded by Councilwoman Rhodes, 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 by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Town Clerk*