

**Town of Camden  
Regular Town Council Meeting  
Camden Municipal Building  
September 13, 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 September 7, 2021, in the following manner:

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

Councilman Girty led attendees in the Pledge of Allegiance.

Mayor Torres led a moment of silence.

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

Council Absent: Vice-Mayor Schock,

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

**AMENDMENTS**

Corrections to revise August 2, 2021, meeting minutes in council comments from Councilman Woodall talked briefly about Police Salaries and that larger business are causing a need and doesn't want that to fall on ~~council~~ towns people. He said that is on the radar to help their salaries.

**PRESENTATION**

Marylyn Smith and Helen Wiles from Dover/Kent County Metropolitan Planning Organization (MPO) went into detail on how the MPO operates and works with local governments. She said they have been doing studies and plan on working with Mr. Stewart to develop a bike and pedestrian plan. MPO has developed a parklet pilot program. This is where you can take a parking space and convert it into an open space made for people and not a car. This could be used for a special event, a bike rack and much more. They are supplying mini grants of reimbursements up to \$3,000.00 for a parklet and developing a how to guide to make it easy to allow a parklet in a municipality. Ms. Wiles introduced a new MAPITT app and how it works for people in the community. This is used for all transportation issues from reporting a pothole, glass on bike lane, flooding on a road, traffic light timing, bus routes, and so forth. When these issues are reported it goes to the Department of Transportation or the municipalities to be advised.

Councilman Girty asked how involved they are with projects such as the Camden bypass.

Mrs. Smith said every year a letter is sent out to the Town Manager regarding upcoming projects that they are concerned with that needs to be submitted to the MPO for review. She said that when it's under review it can be analyzed through life safety, life traffic stress and other high elements. This will then move you from the bottom to the top because of safety, traffic, and environmental problems that will move your problems to the top.

## **ANNOUNCEMENTS**

Property taxes are due by the close of business on September 30<sup>th</sup>, 2021.

## **MINUTES**

A motion was made by Councilman Girty, seconded by Councilman Woodall, to approve the August 2, 2021 regular meeting minutes. All in favor; none opposed.

A motion was made by Councilwoman Rhodes, Seconded by Councilman Girty to approve the August 2, 2021 executive meeting minutes. All in favor; none opposed.

## **FINANCE REPORT**

Mrs. Yerkes said there was \$36,636.10 received from RETT for the month of July. She added that \$150,000.00 was received from the bonding and capital Funds. The Town has received a total of \$792,459.99 of taxes due.

## **PLANNING & ZONING REPORTS**

Mrs. Cahall stated that there was a preliminary meeting for ModWash in August.

## **CAMDEN WYOMING FIRE DEPARTMENT**

Mayor Torres said she spoke with Mr. Brown and noticed the volunteers are struggling with Traffic.

## **CAMDEN WYOMING SEWER & WATER AUTHORITY**

Councilman Woodall said there is a budget workshop meeting scheduled for September 13, 2021 at 7:00pm. He added they are working on a hydrant program and general operations are running smoothly.

## **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 stated that the community yard will be held on September 25, 2021. He said the Planning Commission Q&A was a success. Mr. Stewart said the Town needs to come up with a solution for Tamarac regarding the open space and retention pond. He would like to have a public meeting with the residents of Tamarac to develop some ideas. He said this must be cleaned up before the retention pond fails. Mr. Stewart said this comes with a cost and could potentially fall back on the residents because the Town cannot pay for it all. He said Commissioner Sweeny has been involved with these issues. He said that the County can't help with this because its in Town limits. Once, this is cleaned up the County has a program where they can take over the retention pond and the Town will no longer have to pay for it.

Councilman Woodall asked how a retention pond fails.

Mr. Scott Jr. said it's been at least 15 years since the pond and open space has been cleaned. He added everything is overgrown and can overflow.

Mayor Torres said this was brought to their attention because Commissioner Sweeny has been receiving several complaints from the 16 homeowners that are not incorporated in Town limits about the overgrown space and retention pond failing. She added that the County is willing to take it over once Tamarac cleans it up because it is the development's responsibility. Mayor Torres would like to come up with a solution with the residents of Tamarac to fix this issue. She would like them to be notified by mail.

Mr. Stewart said the cost to clean up the open space is roughly \$12,000.00 and the retention pond is around \$24,000.00 He did state it is a lot of money and will take about two weeks to complete if there are no issues.

Mayor Torres said that you're looking at it by dividing it per home, but 16 homes aren't included in Town limits. She stated that if the Town ends up cleaning it up this matter will be treated as a code violation, and they will be billed.

Mr. Stewart said he will begin mailing out letters and getting a public meeting set up.

Mr. Stewart said the deadline for 118 Main St is September 15, 2021. He said the equipment is out there now and they are planning on working it. He added that the owner is paid up on everything

and is ready to move forward with construction and hook up to the building, so it is ready to be used.

Councilman Girty asked what the owners plans were with the building.

Mr. Stewart said it will be a single-family Dwelling.

Councilwoman Rhodes asked if the water and sewer is hooked up, how long do they have until they fix the house.

Mr. Stewart stated that is up to council.

Councilman Woodall would like the condemnation process on the agenda for next month.

Councilman Woodall asked even if the water and sewer is hooked up can it still be in condemned status.

Mr. Scott Jr. said yes.

Mr. Eliassen asked if there was a building permit on file.

Mrs. Cahall said the one that was submitted is null and void. She said a new building permit must be resubmitted.

Mr. Stewart said the original plan was to hook up connections and turn into a duplex. He said the plans have changed to a single family.

Mr. Eliassen asked if we assume that the owner is going to submit a building permit.

Mr. Stewart said he can find out tomorrow, but it sounds as if he wants to sell.

Councilman Woodall asked how much yard is on the sides.

Mr. Scott Jr. said probably about 10 feet on each side.

Councilman Woodall asked Mr. Scott how the condemnation process works.

Mr. Scott Jr. explained they are given a 30-day notice to come up with a plan and if they don't have a plan then they can start demolition.

Councilman Woodall asked for 118 Main St to be included on the agenda for next month.

Mr. Eliassen stated we can start the process with voting next month.

Mr. Scott informed Mayor and Council that Tidbury Crossing development is in the final stages of completion with just the paving being outstanding.

Mr. Stewart said next month him, and Mrs. Yerkes will have a potential list of ways to use the ARPA funds.

Mr. Stewart said Halloween will be scheduled for October 30, 2021 from 6:00pm-8:00pm.

**MAYOR**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

*1<sup>st</sup> Reading Ordinance 2021-O-01 New Residential Construction School Bus Stop*

Mr. Stewart gave a brief synopsis that this Ordinance is to mandate that all new residential construction developments provide adequate school bus accommodations for pick up and drop off.

Chief Whitney asked if there were any provisions in the Ordinance that required a review from the Police and Fire Departments in reference to the placement of locations for the bus stop.

Mr. Stewart said that he can add a section to the Ordinance that plans must be reviewed by Camden Police Department and the Fire Marshall prior to review for the Director of Transportation for Caesar Rodney School District.

A motion was made by Councilman Woodall, seconded by Councilman Girty to approve the 1<sup>st</sup> Reading Ordinance 2021-O-01 New Residential Construction School Bus Stop. All in favor; none opposed.

*1<sup>st</sup> Reading Temporary Activities*

Chief Whitney informed Mayor and Council there is an active Ordinance 2008-O-10 which is already established to cover similar activities. He asks if the Town should adopt a new ordinance or amend the existing one.

Mr. Eliassen said he will look into that matter. He added amending the existing one is more transparent.

Mr. Stewart said that he will review the verbiage and he will look into adding yard sales to the existing Ordinance.

A motion was made by Councilwoman Rhodes, seconded by Councilman Woodall to approve the 1<sup>st</sup> Reading Temporary Activities. All in Favor; none opposed.

*1st Reading Planning Commission Site Plan Review- Expiration of Site Planning commission Approval*

Mr. Stewart explained this Ordinance will allow 2 years from the preliminary or final site plan approval for construction to begin. Site plans will only be allotted a 1-year extension.

A motion was made by Councilman Girty, seconded by Councilman Woodall. All in favor; none opposed.

*Traffic Control Overtime*

Chief Whitney would like to establish an overtime for traffic control. This will be used for school areas at congestive times. He added this may be hard to staff at times, however other agencies may be willing to help. Chief Whitney asked for \$10,000.00 for traffic control overtime.

A motion was made by Councilwoman Rhodes, seconded by Councilman Girty to approve \$10,000.00 from RETT for traffic control overtime. All in favor; none opposed.

**PUBLIC COMMENTS**

None.

**COUNCIL COMMENTS**

Councilman Woodall thanked Mr. Stewart. He also thanked Chief Whitney and other staff members for cleaning up the homeless camp.

Councilwoman Rhodes thanked staff.

**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 8:30pm by Councilman Girty, seconded by Councilman Woodall, to adjourn council meeting and enter executive session. Councilman Schock absent. All in favor; none opposed.

A motion was made at 9:47pm by Councilman Girty, seconded by Councilman Woodall, to adjourn executive session. Councilman Schock absent. All in favor; none opposed.

**ADJOURNMENT**

A motion was made at 9:50pm by Councilman Girty, seconded Councilwoman Rhodes, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,  
Sarah Cahall, Town Clerk*