

**Town of Camden  
Regular Town Council Meeting  
Camden Municipal Building  
December 6, 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 November 30, 2021, in the following manner:

- a. The Official Bulletin Board,
- b. The official Town of Camden Web Site and,
- c. The Delaware State News

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, Public Works Manager Harold Scott Jr., Town Manager Jason Stewart, Town Solicitor Craig Eliassen, and Chief Marcus Whitney.

**AMENDMENTS**

Add item F under new business for in car camera server.

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the amendment.

**ANNOUNCEMENTS**

Town Hall will be closed December 24<sup>th</sup> and December 31, 2021.

**MINUTES**

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the November 1, 2021 regular meeting minutes.

**FINANCE REPORT**

Mrs. Yerkes stated that we received \$18,428.85 for RETT in the month of October and \$1,765,651.40 has been collected in taxes. January she will start the monitions process for delinquent property taxes.

**PANNING & ZONING REPORTS**

Ms. Cahall said there was a meeting last month for rezoning tax map No. NM 7-02-094.00-01.12.07.000, Carl P King Real Estate LLC, requesting a rezoning from C-1 to C-2. A motion was approved for the change from C-1 to C-2.

**CAMDEN WYOMING FIRE DEPARTMENT**

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

**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 stated that during this time of the year be cautious of your personal belongings.

Chief Whitney stated that they are underway with the security cameras for Newells Creek.

**TOWN MANAGER REPORT**

Jason Stewart congratulated Ms. Cahall, staff, and the Town of Wyoming for doing a job well done with the Christmas Parade. He said he is looking into purchasing a street sweeper. He will be speaking with the Fire Department and legal team to see how the Town can help them recoup their loss during the pandemic.

**MAYOR**

Mayor Torres thanked Town staff for an amazing parade. She stated that it was a wonderful parade and the children enjoyed it. She received an outpour of complements with a successful parade.

Mayor Torres addressed the complaints coming in regarding cyber bullying in the school district. She added the Police Department is heavily involved with the school district during this time. She received a complement from an individual thanking Officer Powell for going above and beyond handling a situation.

Mayor Torres announced she was able to have meals donated from Mission BBQ for an appreciation lunch for first responders, law enforcement, Town staff, and the Town of Wyoming.

**PUBLIC HEARING**

*Applicant requesting rezoning from C-1 to C-2, Tax map No. NM 7-02-094.00-01.12.07.000, Carl P King Real Estate LLC*

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

John Paradee with Baird Mandalas Brockstede- presented to request a rezoning from C-1 to C-2. The property is currently vacant with 10.52 acre and the applicant would like to rezone the property to allow a self-storage facility. A self-storage facility is permitted in a C-2 zoning area. He added the change of zone request is consistent with the Town of Camden's Comprehensive Plan and the Future Land Use Plan. Mr. Paradee stated that if the rezoning is granted this property will only be developed for a self-storage facility.

Mr. Paradee said that the self-storage facility is clean, well maintained, and low impact. The facility will have limited operation hours, small office with limited hours, access to units would be limited, generation of traffic flow is no more than 20 trips per day, security cameras and lighting.

Mayor Torres asked if there were some storage units inside and outside.

Mr. Lessard stated that modern day self-storage has more climate control, and, in this complex, there will be roughly 70,000 square feet of inside storage versus 28,000-30,000.00 square feet of outside storage. He said the buildings are geothermal, all electronic equipment, security, key access, gate entrance is digital, fully gated, lighting, and landscaping.

Councilwoman Rhodes asked where the access would be.

Mr. Paradee said it would be off East St and no separate entrance from Voshell Mill.

Mr. Eliassen asked Mr. Paradee if P.L.U.S review is required.

Mr. Paradee said P.L.U.S did not view the project as a major development. They also viewed the Towns Comprehensive plan because the Comprehensive plans says its mixed use and its consistent.

Mr. Eliassen asked Mr. Lessard how big the Milford parcel is.

Mr. Lessard stated it was roughly 10 acres.

Anita Beckel, 25 S. Main St- Wanted to know the history of the parcel and rezoning.

Maxine Wayson, 300 North St- Asked if the rezoning could be tabled so residents can be made aware. She feels as if this is changing the historic part of Camden.

Councilman Woodall reiterated that this is a request to rezone and it's a low impact project.

Justin King stated that the parcel is currently zoned C-1 which will allow a shopping center, apartments, or movie theater. He said C-2 will allow that parcel to have less impact. He added the Town Ordinance prohibits boats, motor homes, rv's, and vehicles.

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

## **NEW BUSINESS**

*Applicant requesting rezoning from C1-C2, Tax map No. NM 7-02-094.00-01.12.07.000, Carl P. King Real Estate LLC.*

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

Roll Call:

*Vice-Mayor Schock- Yes*

*Councilman Girty- Yes*

*Mayor Torres- Yes*

*Councilwoman Rhodes- Yes*

*Councilman Woodall- Yes*

*Purchase of new electronic sign*

Mr. Stewart stated that the electronic sign needs to be replaced. He said the funds will come from capital improvement funds.

Vice-Mayor Schock asked to have the Camden Police Department logo on the sign.

A motion was made by Councilman Girty, seconded by Vice-Mayor Schock to purchase a new electronic sign selecting First State Sign in the amount of \$11,750.00 and allowing the Town Manager authority to move forward with the additional cost to include the Town of Camden Police Department logo.

*Proposed starting pay increase- Police Department*

Chief Whitney advised Mayor and Council that his Police Department starting pay is one of the lowest in the County. ARPA funds will be used as a one-time expense including FICA and pension the amount would be \$78,687.97 for a sworn personal. He stated that going forward this would have to be budget.

Councilman Woodall asked Chief Whitney if that amount would make his department competitive.

Chief Whitney stated he was satisfied because they also offer other benefits.

A Motion was made by Councilman Girty, seconded by Councilwoman Rhodes, to approve a one-time use of ARPA \$84,687.97 for starting pay increase and will have to be maintained during the budget process. All in favor; none opposed.

*ARPA Premium Pay*

Mrs. Yerkes stated that she has spoken with the attorneys and the ARPA premium pay is an allowable use for civilian employees working during the pandemic. Mrs. Yerkes presented to Mayor and Council a one-time non-recurring amount of \$9,000.00 per person.

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve ARPA Premium Pay for Town staff at \$9,000.00 per person onetime pay totaling \$54,000.00. All in favor; none opposed.

*Overgrowth Cleanup Project*

Mr. Stewart went over the issues with the retention pond and the sections between Aldi and Lowes. He said he met with all the contractors at each site explaining what needed to be cleared out and cleaned.

A motion was made by Vice-Mayor Schock, and seconded by Councilwoman Rhodes, to approve Envirotech in the amount of \$8,820.55 utilizing the ARPA funds for the overgrowth cleanup project at the retention pond in Tamarac and the area near Aldi and Lowes. All in favor; none opposed.

*In Car Camera Server*

Chief Whitney went into detail about the current in car camera system. The server that the camaras are connected to needs to be replaced.

A motion was made by Councilman Woodall, and seconded by Vice-Mayor Schock, to approve the in-car camera server in the amount of \$24,628.98 utilizing \$7,348.98 from RETT

**OLD BUSINESS**

*Police Department 1.5% pay increase after a promotion to a half rank*

Chief Whitney explained there is currently a 3 % pay increase between Corporal and Sergeant. This will allow him to open the ranks and promote in house and this will be performance based.

A motion was made by Vice-Mayor Schock, and seconded by Councilwoman Rhodes, to approve the Police Department 1.5% pay increase after a promotion to a half rank. All in favor; none opposed.

**PUBLIC COMMENTS**

None.

**COUNCIL COMMENTS**

Vice-Mayor Schock thanked Ms. Cahall, Mr. Scott Jr., and Mrs. Yerkes on planning the Christmas Parade

Councilman Girty thanked the Police and Fire Department for their quick response and hard work on a car fire that occurred.

Councilwoman Rhodes thanked staff, Police Department, and Fire Department

**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 8:45pm by Councilman Girty, and seconded by Councilwoman Rhodes, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,  
Sarah Cahall, Town Clerk*