

**Town of Camden
Regular Town Council Meeting
Camden Municipal Building
August 1, 2022**

CALL TO ORDER

Mayor King 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 July 25, 2022, in the following manner:

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

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

Mayor King led a moment of silence.

Council Attending: Mayor King, Vice-Mayor Schock, Councilwoman Rhodes, and Councilman Dougherty.

Council Absent: Councilman Woodall.

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

AMENDMENTS

None.

ANNOUNCEMENTS

Property taxes are due by the close of business on September 30th, 2022.

Town Hall will be closed Monday, September 5th in observance of Labor Day.

September's Council Meeting is scheduled for September 12th, 2022

MINUTES

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the July 11, 2022, regular meeting minutes. All in favor; none opposed.

A motion was made by Vice-Mayor Schock, seconded by Councilwoman Rhodes, to approve the July 11, 2022, executive meeting minutes. All in favor; none opposed.

FINANCE REPORT

Mrs. Yerkes stated there was \$37,883.83 received from RETT for the month of July. Delinquent taxes for FY22 are \$13,899.99. Mrs. Yerkes said a total of \$213,154.30 for FY23 taxes has been collected. She added that there was an error with the tax billing, and she corrected 364 accounts and they have been mailed out.

CAMDEN WYOMING FIRE DEPARTMENT

Mayor King and Council presented the Fire Department with a check donation in the amount of \$100,000.00.

Harold Scott Jr. added they their Crab Feast is August 20th.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Mr. Dan Ridgely said they are financially in good standing. The water tower is paid off on Upper King Rd. He added they are expecting \$200,000.00 of impact fees from Sunset Village. He said they are planning on repairing the North well. He said the department will be looking into locating some of the copper and lead pipes and abating them.

FRIENDS OF HISTORIC CAMDEN

None.

POLICE REPORT

Chief Whitney gave a report that included but was not limited to traffic arrests and criminal activity. He said the paid overtime is down by 52.5 hours and court overtime was 2 hours.

TOWN MANAGER REPORT

Mr. Scott Jr. said that Five Guys is under construction. He acknowledged and thanked Mayor King for his participation and ideas on redecorating the King meeting room and Town Hall

MAYOR

Mayor King thanked Town Staff, Police Department, and the Council for all their support. He added he takes pride in the appearance of Town Hall and the Police Department and thanked Landon Yearick for the community reinvestment funds to help renovate Town Hall.

OLD BUSINESS

None.

NEW BUSINESS

Jennifer Reitz- Proposal to review and revise Zoning Ordinance

Jennifer Reitz from University of Delaware is a Certified Planner, and she will be updating and revising the Zoning Ordinance. She would like to focus on the Heritage overlay and Historic overlay. She will be looking into areas such as signage, on-street parking, EV charging, and adding new usage to the Zoning Ordinance.

Mayor King thanked Dan Ridgely for volunteering his time.

Discussion on purchasing property for Public Works Department

Craig Elliseen said the Townsend property is an attractive parcel to possibly purchase for the Public Works needs. He is currently working through the diligence items at the time.

Mayor King said the Public Works building needs growth because the entire building was built on the entire parcel. He would like to subdivide the property into 3-4 parcels in the front and possibly build houses to help offset the cost.

Purchase of streetlights for King Blvd, Tidbury Crossing, & Newell's Creek connector

Mr. Scott Jr. said the lights will be on King Blvd, and the connector between Tidbury Crossing and Newells Creek he's been in contact with JR Smith who's a contractor with Delmarva Power and he's awaiting quotes. He added that after reviewing the plans for Tidbury Crossing, a railing needs to be installed over the bridge and signs before the Town accepts the streets.

Condemnation at 218 Camden-Wyoming Ave.

Property owner Gilbert Howdershelt said he gave the tenants proper notification to have a contractor come into the house to assess the property.

Vice-Mayor Schock asked what the contractor was for.

Mr. Howdershelt said he was going to assess the property since the house is condemned and has a contract to fix it.

Mayor King asked if they gave him a time frame.

Mr. Howdershelt said no because the tenants are still in there.

Chief Whitney said the Police Department is not responsible to remove the tenants. The landlord needs to file the proper eviction steps.

Mr. Elliseen said the Landlord needs to be working on bringing the property up to code and clearing the property of tenants.

Mr. Howedershelt said he has paperwork from Court 16 to file, but he hasn't submitted it yet.

Mayor King asked if he has taken steps to file for the eviction process since he was at the last council meeting.

Mr. Howedershelt said it was rejected and he has to give them an assessment of the damage.

Vice-Mayor Schock asked if the house had active utilities.

Mr. Howedershelt said the water is shut off.

Erica Hewitt- the tenant said she hasn't received an eviction notice from the Courts.

Mayor King advised Mr. Howdershelt that he needs to file the proper eviction notice.

PUBLIC COMMENTS

Dawn Gonzalez- Asked if the streetlights for developments can be discussed in the plan review. She also asked how residents can be aware of the discussion that is being made in the plan review process.

Mayor King said the contractors go through the planning commission. He advised her that there are planning commission meetings.

Charles Christensen- Asked when the Town takes over development does the town do an assessment that meets the Towns requirements

Mr. Scott Jr. said yes, it's all done during the building process. Everything must be up to standards before it accepts.

Dan Ridgley- Suggested the Townsend property could be a park, museum, community center, or expansion of public works.

COUNCIL COMMENTS

Councilman Dougherty is in favor of purchasing the Townsend property. He thanked Council for their interest in the property and believes it will be beneficial for the Town.

Vice-Mayor Schock thanked the Town staff and the Chief of Police for all their hard work.

Councilwoman Rhodes stated she is in agreement with the Townsend property and thanked the Town staff and the Chief of Police. She added that Matt Brown from the Camden-Wyoming Fire Department appreciated the donation to the Fire Department.

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 8:36 pm by Councilman Dougherty, seconded by Vice-Mayor Schock, to enter executive session and not return for a vote. All in favor; none opposed.

ADJOURNMENT

A motion was made at 8:36 pm by Councilman Dougherty, seconded by Vice-Mayor Schock, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Town Clerk*