

Town of Camden
Regular Town Council Meeting
Camden Municipal Building
December 5, 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 November 28, 2022, in the following manner:

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

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, Councilman Woodall, and Councilman Dougherty.

Council Absent: None

Staff Attending: Town Manager Harold Scott Jr., Town Clerk Sarah Cahall, Account Specialist Malori Lewis, Solicitor Craig Eliassen, CFO Tom Josiah, and Chief Marcus Whitney.

AMENDMENTS

None.

ANNOUNCEMENTS

Town Hall will be closed on December 26th, 2022 and January 2nd, 2023.
Camden-Wyoming Christmas Parade will be held on December 10th at 6:00 p.m.
Elections will be held on February 25th, 2023. Available seats- Two Council seats (3-year term).

MINUTES

A motion was made by Councilwoman Rhodes, seconded by Vice-Mayor Schock, to approve the November 7, 2022 regular meeting minutes.

A motion was made by Vice-Mayor Schock, and seconded by Councilman Dougherty, to approve the November 7, 2022 executive session meeting minutes.

FINANCE REPORT

Mrs. Cahall stated the delinquent taxes are \$31,168.59. There was \$18,414.00 in RETT that was received for the month of November.

Tom Josiah gave a comparison report on the current budget. He stated that we are currently within 42 percent of public safety and public works expenditures. He added that it appears that we are over budget. However, we are not because unbudgeted bond and capital improvement funds totaling \$150,000.00 were received from the State. As well as unbudgeted funds from ARPA totaling \$475,236.

Mayor King stated the \$150,000.00 that was received was used to renovate Town Hall, as it has been over 14 years since there have been any improvements.

ZONING REPORTS

Dan Ridgely informed Mayor and Council that Jennifer Reitz is working diligently on updating the Zoning Ordinance. He added she will be presenting the updated draft to the Planning Commission at January's meeting.

CAMDEN WYOMING FIRE DEPARTMENT

None.

CAMDEN WYOMING SEWER & WATER AUTHORITY

Dan Ridgely said there will be no rate increase for 2023.

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 added there were 91 hours of paid overtime and 2 hours of court overtime.

TOWN MANAGER REPORT

Mr. Scott Jr. stated that the rental and business licenses have been sent out. He added that Sunset Village Apartments has started breaking ground.

MAYOR

Mayor King wanted to acknowledge Senator Pardee for his contribution towards the \$150,000.00 that the Town of Camden received. He stated that he was misinformed and wanted to apologize to Senator Pardee for not acknowledging his contribution. He added that he is very appreciative of both Senator Pardee and State Representative Yearick's support.

PUBLIC HEARING

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

Resolution #2022-R-02; acknowledging the request of Rampros Holding LLC to annex map parcel 7-00-103.07-01.14.00-000, vacant lot adjacent to 4608 S. Dupont Hwy, into the Incorporated Camden Town limits.

Jim Provin stated he's in the process of tearing down the existing shed, and he will be putting in a gravel parking lot with 10 spaces to accommodate the chiropractor's staff. He added that in the future he would like to build an office.

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

NEW BUSINESS

Resolution #2022-R-02; acknowledging the request of Rampros Holding LLC to annex map parcel 7-00-103.07-01.14.00-000, vacant lot adjacent to 4608 S. Dupont Hwy, into the Incorporated Camden Town limits.

A motion was made by Vice-Mayor Schock, and seconded by Councilman Dougherty, to approve the annexation. All in favor; none opposed.

OLD BUSINESS

Townsend Property

Mayor King stated that the Town has been considering purchasing the Townsend property. He added the property was appraised at \$1,120,000, and the Town offered to purchase the property at \$1.1 million dollars.

Vice Mayor-Schock asked to make a motion to authorize Mayor King to execute all documents to purchase the Townsend property. To purchase the property, \$1 million dollars would come from ARPA funds and \$100,000.00 from RETT.

A motion was made by Councilman Dougherty, and seconded by Councilman Woodall, to authorize Mayor King to execute all documents to purchase the Townsend property. All in favor; none opposed.

Roll Call:

Mayor King- yes
Vice-Mayor Schock- yes
Councilman Dougherty- yes
Councilman Woodall- yes
Councilwoman Rhodes- yes
Motion Carries

PUBLIC COMMENTS

Dawn Gonzalez- Asked if the local representatives will be acknowledged.

Dan Ridgley- Asked if the public would be notified of any future use of the Townsend property after the Town purchases the property.

COUNCIL COMMENTS

Councilman Dougherty is happy with the purchase of the Townsend property.

Vice-Mayor Schock thanked the Town staff and the Police Department.

Councilman Woodall wished everyone Happy Holidays.

EXECUTIVE SESSION

To consider strategy with respect to pending and/or potential litigation and/or with respect to personnel issues.

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

ADJOURNMENT

A motion was made at 7:45 pm by Councilman Woodall, and seconded by Vice-Mayor Schock, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Town Clerk*