

**Town of Camden  
Regular Town Council Meeting  
Camden Municipal Building  
February 6, 2023**

**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 January 31, 2023, in the following manner:

- a. The electronic sign,
- b. The official bulletin board,
- c. The Delaware State News,
- d. The Dover Post, and
- e. 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 Woodall.

Council Absent: Councilman Dougherty

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

**AMENDMENTS**

None.

**ANNOUNCEMENTS**

Town Hall will be closed on February 20th, 2023 in observance of President's Day.

The 2022 Municipal Election has been canceled for Saturday, February 25th, 2023. Councilman Schock and Councilman Woodall will remain in office for another 3-year term.

Allyssa Potter thanked Mayor King and Council for recognizing her at the Town Council meeting. She has been crowned Miss Camden Teen USA and will be competing to be Miss Delaware Teen USA in April.

## **MINUTES**

A motion was made by Councilman Woodall, seconded by Vice-Mayor Schock, to approve the January 9, 2023 regular meeting minutes. All in favor; none opposed.

## **FINANCE REPORT**

Ms. Lewis stated that the delinquent tax amount as of February 3<sup>rd</sup>, 2023 is \$16,266.18. She added that we received \$21,204.31 in RETT in the month of January.

## **CAMDEN WYOMING FIRE DEPARTMENT**

Jeff Brown gave a report that included but was not limited to fire and EMS calls. He added they are in the process of replacing their 2004 ladder Tower.

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

Dan Ridgley said they reorganized the chairperson to Mary Ann Faust in January.

Mayor King asked if Del-Dot and Century engineering have been in contact with them regarding the Camden Bypass.

Mr. Ridgley said Mr. Scott Sr. has been in discussion with Del-Dot regarding a new infrastructure line near the Townsend farm.

Councilman Schock asked if that will be both water and sewer.

Mr. Ridgley stated he believes that it will only be water and the County will handle the sewer.

## **FRIENDS OF HISTORIC CAMDEN**

Dan Ridgely said there will be a meeting on February 23<sup>rd</sup>, 2023.

## **POLICE REPORT**

Chief Whitney gave a report that included but was not limited to traffic arrests and criminal activity. He stated they have had 70 hours of paid overtime and 4 hours of court overtime. Chief Whitney said they have had a total of 4,300 calls for service for the year of 2022.

Vice-Mayor Schock asked if the calls for services affect traffic warnings and tickets.

Chief Whitney said yes, and explained how they monitor traffic contacts. He wants to see a certain number of contacts per hour, whether a warning or CPC. He wants to see a minimum of six contacts with the public during their shift, positive or otherwise.

Mayor King asked him to explain crime prevention.

Chief Whitney explained that is business check-ins.

Mayor King asked if that was including neighborhood check-ins.

Chief Whitney said yes. He also explained there is a program for vacation check-in. They have forms at the Police Department and the check-ins are twice a day at a minimum.

## **TOWN MANAGER REPORT**

Mr. Scott said the survey for the Townsend property should be completed by the end of the week. He attended a meeting with Del-Dot and Century Engineering in regards to the bypass, and they should be breaking ground in the spring of 2024. He added that he will be meeting with Del-Dot in the next few weeks about Tidbury Crossing Development. He said the Town will not be accepting the development until the Lochmeath Way is repaved. He stated that once the Town has the roads dedicated to them, he can foresee an issue with parking.

Councilman Woodall asked if there was an update on 218 Camden-Wyoming Ave.

Mr. Scott said there is a new owner and Macklin Construction has been hired to demo the property. He added the neighboring house won't allow them to use his property to gain access to 218 Camden-Wyoming Ave. Mr. Scott said he is going to ask for permission from other neighboring owners.

Vice-Mayor Schock asked if more signs be required once Tidbury Crossing is turned over to the Town.

Chief Whitney said restricted signs will be needed.

## **MAYOR**

Mayor King stated he will be reappointing the Planning Commission and Board of Adjustments members at March's Town Council meeting. He added that he met with Del-Dot regarding the bypass, and one of the things that has been time-consuming is that they are acquiring a lot of land and relocating residents.

**PUBLIC HEARING**

*Applicant is requesting a rezoning from C-1 to C-2, Tax map No. NM 7-02-094.08-01.55.00.000, High Tide Company.*

A motion was made by Vice-Mayor Schock, and seconded by Councilwoman Rhodes, to enter a public hearing. All in favor; none opposed.

Dan Woodall stated that he was granted a recommendation from The Planning Commission to rezone the property from C-1 to C-2 to accommodate any future needs of the business in conjunction with the Zoning Ordinance.

Ms. Cahall explained that the Planning Commission granted him the approval of recommendations to move forward to the Mayor and Council, and a P.L.U.S. review was not needed.

Dawn Gonzalez- 25 N. Launden Ln- She asked what the difference is between C-1 and C-2.

Mr. Scott explained that C-1 is more in Town and C-2 is a commercial Highway.

Ken Pennington- 168 Old Camden Rd- Asked if his water pressure would be affected.

Mr. Woodall explained how the water hook-up will work, and that it will not affect his water pressure.

A motion was made by Vice-Mayor Schock and Councilwoman Rhodes to exit the public hearing. All in favor; none opposed.

**NEW BUSINESS**

*Applicant is requesting a rezoning from C-1 to C-2, Tax map No. NM 7-02-094.08-01.55.00.000, High Tide Company.*

A motion was made Vice-Mayor Schock, and seconded by Councilwoman Rhodes, to approve the request to rezone tax map no. nm 7-02-094.08-01.55.00.000 from C-1 to C-2.

*Roll call:*

Mayor King- Yes, supports local people and local businesses.

Vice-Mayor Schock- Yes, good for the community and welcomes business.

Councilwoman Rhodes- Yes, good for the community and welcomes business.

Councilman Woodall- Abstain

*Motion carries.*

*First reading of the Land Use and Zoning Ordinances*

Jennifer Reitz explained this has been a 9-10 month project and she has been working diligently with the Town Staff, the Planning Commission, and the Friends of Historic Camden during this process. She added that all comments have been addressed during the draft process. She expressed

that additional uses were added, clarifying, and reorganizing the contents and language as well as maintaining the character of the Town and Historical area while properties are redeveloped.

A motion was made by Vice-Mayor Schock, and seconded by Councilwoman Rhodes, to accept the first reading of the Land Use and Zoning Ordinance. All in favor; none opposed.

#### **OLD BUSINESS**

None.

#### **PUBLIC COMMENTS**

Dawn Gonzalez- 25 N. Launden Ln- Asked if the Land Use and Zoning Ordinance Draft was presented to the public.

Mayor King stated that it was presented to the Planning Commission and the public.

Michael Smith- 12 S. Main St- Asked about the flow of the traffic when the bypass project starts.

Harold Scott Jr. explained the anticipated route of the traffic flow once the bypass is completed.

Daniel Ridgely- 215 Camden Wyoming Ave- Expressed his concerns about Savannah Farms development and maintaining the Town of Camden character.

#### **COUNCIL COMMENTS**

Mayor King and Council thanked the Town staff and the Police 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 by Councilman Woodall, seconded by Council Rhodes, to enter into an executive session. All in favor; none opposed.

#### **ADJOURNMENT**

A motion was made at 8:07 p.m. by Councilman Woodall, seconded by Councilwoman Rhodes, to adjourn the council meeting. All in favor; none opposed.

*Respectfully submitted,  
Sarah Cahall, Town Clerk*