

## **Camden Town Council**

### **Regular Meeting**

**April 14, 2011**

The Camden Town Council met in regular session on April 14, 2011, at the Camden-Jackson Township Public Library. Mr. Wagoner opened the meeting at 7:00 with the Pledge of Allegiance. Present were Council members Richard Fite and Andy Kelly, Attorney Anne Briggs, Deputy Clerk-Treasurer Lynette Martin, and five guests.

Mr. Fite made the motion to approve the minutes from the March 10<sup>th</sup> meeting. Mr. Kelly seconded the motion, and the motion passed. Mr. Kelly made the motion to approve the minutes from the March 29<sup>th</sup> meeting. Mr. Fite seconded the motion, and the motion passed. Mr. Fite made the motion to approve the April Docket. Mr. Kelly seconded the motion, and the motion passed.

### **Service Agreement**

A service agreement with Buckeye for all three generators was reconsidered. After some discussion, Mr. Fite made a motion to contract Buckeye for a one year trial period to do preventative work and run load tests. Mr. Kelly seconded the motion, and the motion passed.

### **Utility Issues**

Mr. Wagoner reviewed that O. W. Krohn & Associates had done a rate study as our expenditures are running above the revenue. Property tax revenue is declining, assessed valuation is down 37% since 2008, and property caps has caused us to lose \$22, 500 in revenue. The water rates were last raised in 1998 and sewer in 2008 before the State mandated updates. Krohn gave three options for the council to consider. Originally it was decided to go with the middle option which would be a 44% increase in water and a 45% increase in wastewater. A hydrant fee will also be added. After much consideration, Mr. Kelly made a motion that we accept Option One which has more conservative numbers. It will result in a 33% increase in water and a 30% increase in wastewater. Mr. Fite seconded the motion, and the motion passed. The increase will be in two phases; the first is to be in July, and the second will be January, 2012. Mrs. Briggs will begin drafting an ordinance to reflect Option One.

### **Grant Updates**

**Housing Rehab Project**—Mr. McCarty was in attendance and addressed the council. Twelve homes have been remodeled and all work is expected to be done by Friday, April 22, 2011. Mr. McCarty will then be up to do inspections, and the State Inspector will also come up to inspect. Mr. McCarty related an incident involving a past participant in an earlier project. After investigating the claim, it was decided that the problem being questioned was not work that had been done during this project. One participant may lose her house. If this happens, she pays nothing back. When the bank sells the house, and it is under \$21,000.00, the money will go to the town. If it is over \$21,000, it will go to the state. Mr. Wagoner commended Mr. McCarty for his resolution of the claim from the earlier project and also for completing the present project on time.

**Water Line Project**—A contract has been awarded to F & K Construction in the amount of \$648,050.00 for the Water Distribution System Upgrade. Contracts will be signed as soon as the funds for the project have been released. Mr. Fite made a motion to give Mr. Wagoner the authority to sign the contract for engineering work of \$90,000.00. Mr. Kelly seconded the motion, and the motion passed. Work is to begin within 45 days of signing the contract.

### **Ordinance Issues**

**Parked Vehicles**—Mr. Wagoner had discussed this issue with Mr. Larimore, Deputy Town Marshall. It was suggested that if a vehicle is parked in one spot longer than a week, it shall be moved. Mr. Briggs was asked to draft an ordinance to that effect.

**Property Clean-Up**—Three home owners received letters from Mrs. Briggs about cleaning up their properties.

**Electronic Devices/Equipment**—Electronic devices and equipment are not allowed in landfills, dumpsters, or burn piles. No ordinance is necessary as this is already mandated by the state. We just need to police it and enforce it.

**Ordinance Violations Bureau**—Mrs. Briggs reported that we do have an Ordinance Violations Bureau. It states an offender would go into the clerk and pay a fine for said offense. No changes are necessary; we just need to enforce what we have.

### **Indiana Landmarks**

Mr. Tom Kleckner of Indiana Landmarks addressed the council on their Carroll County Survey Project. A new Carroll County book, a result of the survey, is to be published and available in June. The Town and the Library will receive a copy. Mr. Kleckner asked the council to consider donating \$1500.00 towards this project. Mr. Wagoner explained that monies are tight, but that they would take it under consideration and see what could be done. No commitment was made at this meeting. Mr. Wagoner thanked Mr. Kleckner for his presentation.

### **Annexation**

After some discussion, Mr. Fite made a motion to annex the West Section of the Camden Cemetery and the north portion of the Jackson-Township Park that is located outside the town limits. Mr. Kelly seconded the motion, and the motion passed. Mrs. Briggs will begin to draft such an ordinance,

### **Miscellaneous**

1. There is a public hearing on a grant to study where to locate an EMS garage. People are encouraged to attend this meeting. It is Monday, April 18, 2011, at 7:00, in the Commissioners' Room at the Court House.
2. Mr. Wagoner attended a Board Meeting for the Hoosier Heartland in Wabash, Indiana. The project is on schedule even though some changes have been made in the order of things being done. It is still targeted to be completed in 2013.

The meeting adjourned at 8:10 by a motion from Mr. Fite.

Camden Town Council

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Peter F. Wagoner, President

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Richard Fite, Vice-President

ATTEST:

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Lynette Martin  
Deputy Clerk-Treasurer

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Andrew Kelly, Member