

# CAMDEN VILLAGE COUNCIL – REGULAR

## THURSDAY, JULY 19, 2018

Mayor: Lisa Moss

Fiscal Officer: Rebecca Wilson

Village Administrator: Rusty Wilson

Council: Kelly Doran (absent), Debbie Hickman, Ernest Crabtree, Toni Keesler, Judy Michael and Wendell Mackie

Guests: Nancy Melton, David White, Ed Steiner, Bob Stallman (MVLt), James Nelson, Wayne Davis, Darlene Kimball (VFIS), Carolyn Rodeffer, Ben Tucker, David Shull and Tom Hicks

The meeting began at 7:00 P.M. with the Pledge of Allegiance. Ernest made a motion to approve the minutes from the June 27, 2018 meeting as written. Judy second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Judy made a motion to approve the minutes of the July 11 special meeting as written. Toni second. Roll call. Debbie – yea, Ernest – nay, Toni – yea, Judy – yea and Wendell – nay. Motion passed.

Public Participation: Bob Stallman with Miami Valley Lighting addressed Council regarding some questions about the contract between them and the Village plus to answer any questions that may come up. He presented a breakdown on what the contract consists of. Camden currently has full street lighting service (all inclusive), which means you only contact them for all street light needs. There are 150 street lights in Camden that they service. He proposed a new agreement beginning 1/1/19 which would cancel our current contract. They would change out all 150 mercury vapor and high pressure sodium fixtures to LED in 2019 and 2020. Miami Valley Lighting would share the cost with the Village to do this but they would pay all costs associated with 118 mercury vapor change outs. There would be a small savings over the last 3 year of the proposed agreement. The new agreement would last until 12/31/23. Darlene Kimball with VFIS Insurance addressed Council and reviewed our current policy with our new Council members. She also presented the current years proposal, which increased by 4% and renews today. Figures went from \$35,266.00 to \$36,821.00 and part of that is the new vehicles recently added and property values. Judy made a motion to approve the proposal and renew the contract. Ernest second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Beth Wright, assistance director with Preble County Solid Waste Management addressed Council regarding the public recycling bins at the Camden Maintenance Barn and overall illegal dumping. She would like to work with Camden to keep the bins here and she has talked with the commissioners about the Solid Waste District paying for the camera service to monitor the area and fine those for dumping things other than recycling. They would also put bigger and clearer signage letting people know what is supposed to go into the bins and that the area is being recorded at all times. Council asked what the best approach was for allowing them to pay for the video service. Becky told Beth she recommends their solicitor come up with a contract stating the Solid Waste Management is responsible for paying for the video service that is on Camden property that way it's in writing who is responsible. Beth said she would also leave some brochures telling people what is recyclable and what isn't. she also said she has a meeting coming up and would get the approval and hopefully move forward. David White addressed his property at 90 South Second Street and stated he has a new letter from the Village stating he needs to get his property remedied in the next 30 days which is pretty much impossible since the police have run him off and won't grant him access. Judy stated that when he came before Council months ago, he was going to make some improvements to the property and you say you have been working on the house for years and there just doesn't seem to be much progress for someone who claims to have been working on it for years. David said there are many reasons behind that mainly being his salvage operation was ran out of Camden however, he still has his salvage operation. Judy said which do you want to concentrate on more, your salvage operation or repairing you home. He said luckily this year I don't have any huge problems on my plate except this house and I would love to be able to address it in its entirety. And I have something else I've not had in a while and that's money. Debbie asked David why he feels he needs to go inside the house to clean up the outside of the house which seems like the main issue and it's really unfair to your close neighbors to have all the debris and couldn't that be a start to your clean up. He said he has been working on that like weed eating the yard and removing a small trailer that had a lot of brush on it. Rusty said it has come to a point where there is just no saving it. He said a letter went out today and he also posted in the Register Herald which gives you 60 days to either bring it up to code or demolish it. If you don't take care of it the Village will demolish it and assess your taxes. Judy said if I lived across the street or next door I wouldn't have wanted this to go on as long as it has and have to sit on my porch and look at that property. Debbie said I haven't been on Council very long but I know this has been a problem for years and the town has been very kind to you letting it go this long and you have been given a lot of chances and nothing ever changes that much. He stated am I going to be arrested for

going on my property. Judy said you've been given 60 days now if you try to live there then there will be a problem but just to work on it is fine. Rusty said you have 60 days to bring it up to code and if you can do that than that's great. Wendell said 60 days to make it complete and Debbie said to avoid a demolition it would have to be a huge improvement. David Shull addressed Council regarding his property at 154 South Main Street which has also been condemned and he is getting water and electric turned soon. Rusty said it's the same thing, the yard is covered in junk, trash which creates rodent, raccoons, cats you name it. David said I've cleaned up a lot and Rusty said it's still not acceptable. He said he keeps getting letters and citations for things he hasn't even gone to court for. Rusty said and you will continue to get fines until it is cleaned up. Judy asked David how long he has owned the house and he said two years. She said in the two years there has been trash, junk and stuff and that's why you continue to get letters. Rusty said it needs cleaned up period because people don't want to look at that mess. David said the neighbors don't have a problem with what is there I've talked to them. Debbie said well, I disagree with that because right across the street is Ruthayn Dearth and she can't stand to look at it. Judy said it looks like a junk yard and flea market. David said I will clean it up but I just got off of light duty and there is only so much a person can do on his own. Rusty said bottom line the structure is good but the yard is why it is condemned. You get all that junk gone and the yard cleaned up and it will all go away. He said I will get it cleaned up then I want them signs off my house. Rusty said you get it all cleaned up, get water and electric and get the structure livable where someone could occupy the house then I will remove the signs. Rusty said you have two weeks to get the yard cleaned up or you will hear from me again. Wayne Davis addressed Council and stated Rusty had notified them that they were in violation of high grass and weeds and he just wanted to let Council know it was taken care of today and he apologizes but their mowers were broke. They also have been closing on a house and getting the stuff moved into the house on Sugar Valley and it probably looks like a junk yard but it is temporary and will be cleaned up soon. Calvin Nelson addressed Council asking approval to build a pole barn (30 x 40) and he presented a drawing and he did have the property surveyed and it's well within the property line. Wendell made a motion to approve his request to build a pole barn. Toni second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Ben Tucker addressed Council and asked what he was in violation of when it sits in his driveway. Toni stated that we have an ordinance on the books that states heavy use vehicles cannot drive on residential streets, which you are doing to get to your driveway. Plus it has been seen at the grocery, on fire runs and then again it is on our residential streets. He said ok that is all he wanted to know.

Committee/Staff Reports: Rusty reviewed his report with Council highlighting projects such as the Shank property which has been seeded and straw put down and is complete, repairs to water service at 52 North Liberty, catch basin repair at corner of Terry and Donna Drive, the Town Hall repairs to begin in 3-4 weeks and well #1 needs a pump and pipe replaced for an additional amount of \$6,116.00. Ernest made a motion to allow Boone Well Drilling to replace and make repairs to well #1. Judy second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Rusty said he started marking sidewalks last week and did Liberty Street first. He passed out notices and also mailed to landlords their notices plus ORC was given with the notices. A blue "X" means they need replaced and must be done so within 60 days by a contractor of their choice or the Village will have it done and we will assess their taxes. He stated if you have a contractor and they are a little behind that is fine just let him know and keep him updated on the progress.

Old Business: Ernest made a motion to approve the 2<sup>nd</sup> reading on Ordinance #1023-2018 for Indigent residents. Toni second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – nay. Motion passed. Debbie said Kelly asked her to mention before they can build a gazebo he needs a motion by Council to say we can build it in town. Debbie mentioned she prefer to wait on even a possible build until after the bicentennial because if we do build there won't be enough time to get grass and flowers put back to make it look nice where right now we have a beautiful setting. Ernest said let's just table it until Kelly is back. Judy asked if we had received any more applications for the Mayor's Court job. Becky said only 1 more was received. Ernest said the deadline was today and the Mayor said we will wait until next meeting to make the decision.

New Business: Judy made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #1093-2018 (to apply for OPWC funding). Toni second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Judy made a motion to adopt

Resolution #1093-2018. Wendell second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Ernest made a motion to adopt Resolution #1094-2018 to amend the certificate of estimated resources and expenditures as an emergency. Wendell second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Ernest made a motion to approve the Village having a School Resource Officer and also to accept the contract presented. Wendell second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed.

Toni made a motion to approve the purchase orders. Judy second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed.

Judy made a motion to approve the bills. Ernest second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed. Toni made a motion to approve the June Financial Statement. Judy second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed.

Toni made a motion to adjourn at 8:54 p.m. Ernest second. Roll call. Debbie – yea, Ernest – yea, Toni – yea, Judy – yea and Wendell – yea. Motion passed.

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Rebecca Wilson, Fiscal Officer

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Lisa Moss, Mayor