

CAMDEN VILLAGE COUNCIL – REGULAR

THURSDAY, October 21, 2021

The meeting was called to order by Mayor, Karen Moss at 7:00 P.M. Roll call was taken as follows: Kelly Doran – absent, Toni Keesler – here, Judy Michael – absent, Debbie Hickman – here, Jeff Steele – here, Wendell Mackie – here and Karen Moss - here. The Pledge of Allegiance was led by Ashlen Schaffer and Maddie Colburn. Also, in attendance were Rusty Wilson, Village Administrator, Rebecca Wilson, Fiscal Officer, Nancy Melton, Clerk of Courts and Ben Gunderson, Deputy Village Administrator. Guests included Bob Gage, Gary Rust and Tom Hicks.

MINUTES

Jeff made a motion to approve the minutes of the September 16, 2021 meeting. Toni second. Roll call. 3 Yea. 1 abstain (Wendell abstain). Motion passed.

Karen made a presentation to Ashlen Schaffer and Maddie Colburn giving them a certificate for commendation of excellence, a bouquet of flowers and a book called “The Girl who shared Kindness” for their act of kindness during the Black Walnut Royalty contest.

PUBLIC PARTICIPATION

Bob Gage with Gresham/Smith an engineering firm, made a presentation proposing a new Dollar General Market on North Main Street in Camden. This is a new concept and Camden will be the first in Ohio to have one. Council was excited to hear about a grocery store coming back to Camden. Mr. Gage asked if Council would recommend we move forward with the next steps. Wendell made a motion to approve the continuation. Toni second. Roll call. 4 Yea. Motion passed.

REPORT FROM VILLAGE ADMINISTRATOR

Rusty mentioned that splash pad has been winterized for the year. He is waiting on a quote for the company that installed it for opening and closing every year since it has a lot involved. The 725 project is completed with seed and straw and the road is open. A new roof has been installed at the water plant done by Trent Skinner. There were trusses that had rotted in half but it has all new now and it looks really good. Karen said she feels you and the guys did an excellent job preparing for the Black Walnut Festival, everything looked so nice, the town looked pristine and we got a lot of compliments and we really appreciate all that you guys do.

REPORT FROM FISCAL OFFICER

Becky read a thank you card from Jan Greer for the sidewalk work in front of the Camden Commons (old school). She has a proposed cost from American Legal about getting the Village ordinances/codified codes put on line and will put a copy in the Mayor’s and Council’s mailboxes. Our original Town Hall Phase I loan is maturing on 10/23/2021 so does Council want to pay this off or renew/reinvest until the 2 loans can be combined. Debbie made a motion to renew/reinvest until they can be combined. Wendell second. Roll call. 4 Yea. Motion passed.

REPORT FROM CLERK OF COURTS

Nancy read her Mayor’s Court report for September 2021.

REPORT FROM DEPUTY ADMINISTRATOR

Ben mentioned the CRA (Community Reinvestment Area) Ordinance #1031-2021 and passing as an emergency. Toni made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and passing with 1 reading Ordinance #1031-2021 to implement sections 3735.65 through 3735.70 of the Ohio revised code, establishing and describing the boundaries of the Camden Community Reinvestment Area, designating a Housing Officer to administer the program and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council. Debbie second. Roll call. 4 Yea. Motion passed. Toni then made a motion to adopt Ordinance #1031-2021. Debbie second. Roll call. 4 Yea. Motion passed.

The Stewart Land Use LLC, zoning contract/agreement with a cost of \$20,000.00 was presented for approval. Debbie made a motion to approve the contract/agreement. Toni second. Roll call. 4 Yea. Motion passed.

Ben asked for a lunch stipend of \$25.00 or less to go over and review information for this contract. Debbie made a motion for \$25.00. Toni second. Roll call. 4 Yea. Motion passed.

The 107 East Central Ave. property which includes the RFP packet reviewed by our solicitor who found nothing wrong with it and it is good to go. I am asking permission to continue the process. If we get applications he has a scoring sheet and needs a board to do the scoring. Debbie made a motion to allow Ben to move forward with the RFP. Jeff second. Roll call. 4 Yea. Motion passed. Ben asked if Council wanted to do a group or a person for the scoring or delicate to Rusty who can decide on who to do the scoring or even if he wants to. Debbie asked Rusty and he said that's fine. She said Ben and Rusty can work on that together. Once the scoring is done Council still has to vote on it.

The TIF that was discussed at the last meeting, he has received a cost analysis from Bricker & Eckler and the scope of work that would be done, there is a \$10,000.00 cost to that. It is somewhat like the CRA only the TIF has different bases for what the funds could be used for. He also presented legislation regarding TIF's. He asked for permission to initiate the process and start creating that legislation. Debbie made a motion to move forward with this process. Toni second. Roll call. 4 Yea. Motion passed.

2 emails were sent regarding Phase 2 and medical marijuana due to the numerous calls Becky has received regarding medical marijuana if that is something we want the Village to allow we need to decide if we do and then what area we would want them but you can also ban them as well. Highlighted are 3 different option which are: banning them; allowing in certain areas; or a free for all. I would request that since this goes with the building moratorium to put a medical marijuana moratorium for a year or 6 months just for planning purposes as I'm going through the zoning process that way I knew what to put in the verbiage. He would also like a development moratorium but the last thing we would want is like an oil refinery going into a neighborhood and this would block new developments. Jeff asked if this would block the new Dollar General Market from being built and Ben replied that technically speaking because they have already received Council approval that would be allowed but if someone else came after we passed the moratorium then that could not happen. Jeff said there are several things in the pipeline and several Council members were against the moratorium. Ben said you can make the verbiage whatever you want and if you know a project is coming you could state that particular project. Debbie said but you might not state something and then find out the following week that it is something that we do want. Ben said so if you aren't interested in the development moratorium are you interested in the medical marijuana moratorium. Jeff said maybe we could do one on that until we get more information. Ben said as long as I have permission to pursue that, then I can get the document drafted and have that for the next meeting. I have a preliminary cost of \$2,000.00 to \$2,500.00 to draft the moratorium and I can get in contact with them tomorrow to confirm everything and then have it ready for the next meeting. Becky asked who was giving him those costs and Ben said Bricker and Eckler. She would like to contact our solicitor and see if they can do it and what they would charge as she feels it would be cheaper.

The last thing is the Phase 2 for the Town Hall an email was sent last week with a bunch of PDF drafts and I don't know if there are any questions regarding that. We do have the capital grant of \$100,000.00 for Phase 2 so we are pursuing the final costs so we can get that out to everyone.

OLD BUSINESS

Karen said she wanted to table the employee handbook for now as she may have found a more cost-effective way to do this.

Becky mentioned she had spoke to Frost Brown Todd regarding the ODOT Resolution and Ordinance and he was okay with the verbiage except for one section of the snow and removal. Debbie made a motion to approve the 1st reading of Ordinance #1030-2021 for ODOT to maintain and repair markings and signs on State Routes within the Village. Toni second. Roll call. 4 Yea. Motion passed.

Karen mentioned that the Principal from Preble Shawnee had reached out to her about the championship game which is the same night as our Trick or Treat and wanted Council's opinion on adjusting the hours. Council stated they would like to just leave as is.

Debbie mentioned the quotes received for the wall modification in Becky's office. She wants to make a motion we go with the quote by Chris Miley and we will find someone to paint it. Toni second. Roll call.

4 Yea. Motion passed.

NEW BUSINESS

Debbie asked Ben to display some pictures on the screen depicting why the Police Department is having trouble finding officers (portrayed fast food restaurants with signs showing starting pay to work there).

GENERAL DISCUSSION, THOUGHTS AND IDEAS

Karen expressed how pleased she was with the Black Walnut Festival and thanked everyone who volunteered/worked to make it so successful.

APPROVAL OF PURCHASE ORDERS

Jeff made a motion to approve the purchase orders. Debbie second. Roll call. 4 Yea. Motion passed.

APPROVAL OF BILLS

Jeff made a motion to approve the bills. Wendell second. Roll call. 4 Yea. Motion passed.

Toni made a motion to approve the August Financial Report. Jeff second. Roll call. 3 Yea. 1 abstain (Wendell). Motion passed.

Wendell made a motion to adjourn at 8:17 P.M. Toni second. Roll call. 4 Yea. Motion passed.

Rebecca Wilson, Fiscal Officer

Karen Moss, Mayor