

# CAMDEN VILLAGE COUNCIL – REGULAR

## THURSDAY, November 4, 2021

The meeting was called to order by Vice Mayor, Toni Keesler at 7:00 P.M. Roll call was taken as follows: Kelly Doran – here, Toni Keesler – her, Judy Michael – absent, Debbie Hickman – here, Jeff Steele – here, Wendell Mackie – here and Karen Moss - absent. The Pledge of Allegiance was given. Also, in attendance were Rusty Wilson, Village Administrator, Rebecca Wilson, Fiscal Officer and Ben Gunderson, Deputy Village Administrator. Guests included Bob Gage (Rep. for Dollar General Market), Tom Hicks, Dennis Davis and Chad Doran.

### MINUTES

Wendell made a motion to approve the minutes of the October 21, 2021 meeting. Jeff second. Roll call. 4 Yea. Motion passed.

### PUBLIC PARTICIPATION

Bob Gage, representing the Dollar General Market addressed Council in reference to Ben's phone call asking if anything else could be done with the exterior of the building (appearance) other than what was presented and approved last meeting. Tonight, he is presenting a new drawing with landscape designs, a retaining wall and the water retention facility. Ben asked about material changes on the front and North side of the building and upgrade the 2 facades which is not an issue for us. The product that is used makes it look like brick. Kelly said I think anything would look nicer other than just a standard metal building. Wendell made a motion approving the drawings with the landscape design and also the upgrades to the front and North side of the building. Kelly second. Roll call. 4 Yea. Motion passed. Ben also asked about a monument sign instead of a pole sign and Bob said he would check but he doesn't think they will budge. Kelly said it doesn't hurt to ask but if it's no than we already know what we will get.

### REPORT FROM FISCAL OFFICER

Becky asked if Council had reviewed the information on putting the Ohio Basic Code (Village Ordinances) on line with American Legal doing the work per their quotation. Jeff made a motion to move forward with the process. Kelly second. Roll call. 4 Yea. Motion passed.

Becky presented a contract between the Police Department and the school for our School Resource Officer with an increase to \$54,560.00 for the next year. Debbie made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2035-2021 a contract between the Camden Police Department and the Preble Shawnee School District. Jeff second. Roll call. 4 Yea. Motion passed. Debbie then made a motion to adopt Resolution #2035-2021. Wendell second. Roll call. 4 Yea. Motion passed.

Becky then presented the Resolution asking the County Auditor to provide the estimated dollar amount for our Police operating levy (2034-2021) and General operating levy (2033-2021) to be put on the ballot in May 2022. Debbie made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2033-2021 and #2034-2021. Wendell second. Roll call. 4 Yea. Motion passed. Debbie made a motion to adopt Resolution #2034-2021 and Resolution #2033-2021. Jeff second. Roll call. 4 Yea. Motion passed.

Becky then asked the Budget Committee to present the proposed budget for 2022. Kelly said we worked the numbers and we are solvent. He said to catch everyone up as you know you can get a job anywhere now so we gave all full-time employees a \$1.25 raise and the part time police officers a .60 cent raise. On the police department we need to continue our 24-hour coverage but to continue that and to have a full-time staff we are going to have to get this levy renewed and then at some point there has to be more money to operate this police department. It's taking a good amount of money away from the general fund, a good 50%. We discussed some ways to help off set these costs. This budget needs passed so that we can continue operations in January 2022. This is proposed until we actually close the system December 31, 2021. Kelly also asked Council to keep in mind the escalator for the water/sewer/trash bills that we need to reimplement that this coming year. Debbie made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2037-2021 the Proposed Budget of Revenues and Expenditures for 2022. Wendell second. Roll call. 4 Yea. Motion passed. Debbie made a motion to adopt Resolution #2037-2021. Wendell second. Roll call. 4 Yea. Motion passed.

**REPORT FROM DEPUTY VILLAGE ADMINISTRATOR**

Ben addressed Council with a binder which included the following contents.

The Medical Marijuana Moratorium that our solicitor prepared and please note that on section 2 this does prohibit all dispensaries and basically all sales related to medical marijuana however you can't prohibit research and development. Debbie made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2036-2021 a Medical Marijuana Moratorium. Wendell second. Roll call. 4 Yea. Motion passed. Debbie then made a motion to adopt Resolution #2036-2021. Kelly second. Roll call. 4 Yea. Motion passed.

Heritage Ohio is a group that targets the downtown area businesses. Kelly and I met with them and Camden Comeback and we feel this is an organization that will help bring people downtown and support the current businesses. The initial fee to join is \$5,000.00 which they would then do a downtown assessment on how to fully utilize the downtown buildings and make suggestions on how to improve the area. There is a \$950.00 annual fee which Camden Comeback will take care of as this will be a shared program between the Village of Camden and the Camden Comeback group. This will also get us on their website/map list of Historical Main Stream names. Wendell made a motion to approve the \$5,000.00 fee for the first year. Kelly second. Roll call. 4 Yea. Motion passed.

Ben would like to plan a strategic planning meeting to put all of Council's goals together to see how they view certain projects and ideas that are being tossed around so that he can get things going in the right direction. He would like to create a 4-hour workshop with a keynote speaker and lunch maybe on a Saturday. Becky said Saturdays are out for her and Rusty. Kelly said let's have Council submit everything to Ben and then maybe condense it to a 2-hour meeting and Ben can also suggest some dates. Ben said he would form a questionnaire and also put in some dates and send it to everyone.

He mentioned a Village of Camden Facebook page and creating one to put out essential information. He spoke to Debbie Mason and she said for the first few months she would kind of incorporate all the information from the Website page to the Facebook page and after that she would build in a cost for it. Debbie said I'm all for a page but not paying for it. Becky said that's why we started the website was to put information out to the public. Ben said Facebook is more accessible to reach people everywhere like for our RFP's. The Mayor and Camden Comeback have their pages but there are certain things that they don't want to put on there. Ben said the plan is that I get all the pictures and get everything together and when Debbie goes to put it on the website she would also put it on Facebook. Debbie said I would like a Facebook page but don't want to pay for it. Becky said Karen has a Facebook page and has removed some negativity, Matt and the Police Department had a Facebook page and they had to take theirs down. Ben said you are going to attract negative comments but we will create a social media policy and if it's negative comments we can get rid of them. Kelly said you have to be extremely careful with that as a municipality. Kelly said I don't think that's right to delete or tell someone you don't want their comments. Ben said every municipality has negative comments on their pages but it's important to have the public comments. Debbie said we can try it for a bit and if we don't like it we can just shut it down. Kelly made a motion to create a Facebook page with Debbie's comment about no cost (Ben said Debbie Mason will lump it with the website cost). Wendell second. Roll call. 4 Yea. Motion passed.

107 East Central RFP discussed earlier about a Village contribution whether or not we want to roll that in, as we do have someone who is interested and he is heavily weighing his decision on whether or not there is a Village contribution. Kelly said I think there needs to be a worm on the hook and the bait. When we bought that there was a general feeling that we were going to contribute something and I think it should be the same as what the cost was going to be to tear it down. Kelly made a motion contingent upon the finding of our solicitor that we do a \$40,000.00 contribution at the completion of the project when they get their final inspection not in between or anything else but when it is completed. Debbie second. Roll call. 4 Yea. Motion passed.

**OLD BUSINESS**

Debbie made a motion to approve the 1<sup>st</sup> reading of Resolution #2028-2021 for ODOT to remove and control snow and ice off state routes within the Village limits. Section 2.2 was removed prior to Council approving. Wendell second. Roll call. 4 Yea. Motion passed.

Debbie made a motion to approve the 2<sup>nd</sup> reading of Ordinance #1030-2021 for ODOT to maintain and repair markings and signs on state routes with the Village limits. Wendell second. Roll call. 4 Yea. Motion passed.

**NEW BUSINESS**

Debbie and Kelly both nominated Ben to replace Karen as the Village of Camden representative for Preble County Development Partnership. Ben accepted.

**GENERAL DISCUSSION, THOUGHTS AND IDEAS**

Kelly mentioned that he has been on Council for over 20 years and that the Auditors during their review of Village proceedings are questioning how overtime is calculated. He has talked with both Steve Haughey and Joe Schoeller (both solicitors with Frost Brown Todd) and both have said that the way we are doing it is not illegal. He said it may not be customary on how it is calculated but it's not illegal. Becky remembers when Council changed it by doing it the way it has been done for all these years because it was discussed in executive session but the situation we have is it's been a customary long-standing method for all these years that we the Council has signed off on for over 20 years on the way overtime was calculated. In the future we can look at how that's handled but for now we need to let the Auditor's know that this is how it's been done and that Council agreed to it and we need our legal Counsel to get a letter to the Auditor's stating that. It would be different if we had 300 or more people but we are just a small group and it's not life changing or a substantial amount of money. Kelly would like to make a motion that we concur that this has been the long-standing practice of the Village and the Councils and Mayors have signed off on the calculations for 20 years and see that this information is done on letterhead from our solicitor to give to the auditors. Becky said we just need to show in the minutes that this has been discussed for our solicitors to form a letter with this information.

**APPROVAL OF PURCHASE ORDERS**

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

**APPROVAL OF BILLS**

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

**APPROVAL OF SEPTEMBER FINANCIAL REPORT**

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

Wendell made a motion to adjourn at 8:34 P.M. Jeff second. Roll call. 3 Yea. 1 nay (Kelly Doran). Motion passed.

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Rebecca Wilson, Fiscal Officer

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Karen Moss, Mayor