

CAMDEN VILLAGE COUNCIL – REGULAR

Thursday, August 4, 2022

The meeting was called to order by Mayor Toni Keesler at 7:00 P.M. Roll call was taken as follows: Kelly Doran – here, Judy Michael – absent, Debbie Hickman – here, Jeff Steele – here, Kate Duskey – here, Carla Risner - here and Toni Keesler - here. The Pledge of Allegiance was given. Also, in attendance was Ben Gunderson, Deputy Village Administrator. Guests included Debbie Mason.

MINUTES

Kelly made a motion to approve the minutes of the July 21, 2022 regular meeting. Carla second. Roll call. 5 Yea. Motion passed.

PUBLIC PARTICIPATION

Debbie Mason addressed Council with an update on the Black Walnut Festival. A few changes this year with the cooperation of the school and the busing on Friday, we can have people start to set up at noon on Friday. Also, vendor parking will be behind the school which is better for the vendors with loading and unloading their products.

Toni mentioned that earlier in the week interviews were held for the Clerk of Courts position and Patsy Capps was asked to fill that position. She would start on August 22, 2022 at \$13.00 per hour/part time. Kelly made a motion to hire Patsy Capps. Jeff second. Roll call. 5 Yea. Motion passed.

REPORT FROM DEPUTY ADMINISTRATOR

Ben presented the Project Green CRA who has requested 100% CRA and Ben said he has gotten a verbal approval from the School Board for 100% which is for the first 15 years and he would like to do a TIF for the last 15 years. He presented a breakdown power point with all the figures. He is requesting from Council to work with legal counsel on this project and he presented quotes from Frost Brown Todd and Bricker & Eckler. Kelly made a motion to allow Ben to work with Bricker & Eckler on this project for legal advice. Debbie second. Roll call. 5 Yea. Motion passed.

He discussed the email from Frost Brown Todd on the Medship program and getting a bond counsel and getting ahead of the game and start developing a TIF. Kelly said I wouldn't do anything until we get what we need first from them. Jeff said put that on the back burner until we hear from them.

He mentioned the Preble County Development Partnership and a letter for our annual fees which he thinks is a necessity for the Village on projects we plan on doing. The amount of the annual fees is \$5,019.00. Kate made a motion to pay the fees and continue our membership. Kelly second. Roll call. 5 Yea. Motion passed.

Ben said he has started the comprehensive plan which is in the preliminary stages right now with the help of Shannon Steele. He has formed a steering committee to help with ideas and he said to plan on progress in the upcoming months.

OLD BUSINESS

Debbie would like to have the sidewalk project extended to Spring due to the economy and rising costs of everything right now. We aren't canceling the project just giving more time for people to plan and save for the expenditure. Kelly said why don't we just make it Summer or Fall of next year. Debbie made a motion to extend the sidewalk project to be completed by Labor Day of 2023. Carla second. Roll call. 5 Yea. Motion passed.

Jeff said Camden Comeback would like to use the Town Hall for Ghost hunting. The Pharmacy is having a retirement party for Carol on the 11th and would like to use the Bicentennial Park.

Toni reminded everyone about the Band of Flight concert Saturday and the band will start setting up around 2:30 p.m. with the performance at 6:00 p.m.

NEW BUSINESS

Ben presented to Council a letter from the Police Department asking for a \$5.00 increase for both Stemp and Powers. Ben said due to the economy and the fact that both levies may not pass and after speaking with most of Council the general consensus is it would be better to put both officers on salary. Therefore, the request is to make Lieutenant Stemp salaried at \$55,000.00 and Corporal Powers at \$47,000.00. Jeff asked with these raises where does it leave the employees working because this amount being proposed includes what they have worked overtime so far. Are you still going to work more than 8 hours a day? We don't want a gap in service. Kelly said salary doesn't mean 40 hours a week. It means you work when you are needed. Kelly said we are on board but we need more details so that we all know how this is going to work. Jeff said I am good with making the decision tonight but I want to talk with the Chief and if I don't like the answers than we can resend the motion. Jeff made a motion to allow the increases. Kelly second. Roll call. 5 Yea. Motion passed.

Kelly made a motion to approve the change to Ordinance #1036-2022 the North Main Street TIF with sidewalks added to the verbiage. Debbie second. Roll call. 5 Yea. Motion passed. Kate made a motion to approve the 1st reading of Ordinance #1036-2022. Kelly second. Roll call. 5 Yea. Motion passed.

Carla mentioned she has been working with the Chief on the National Night Out event which we would like to close the gap a little and bring out the Council, Mayor and community and make it a fun event for the kids. She presented some paperwork showing the sponsorships that has been secured, the items that they will be getting and the costs. She would like to ask Council for \$1,000.00 to help make this night happen. Jeff said let's make it not to exceed \$1,500.00 just in case something should come up. Jeff made a motion for \$1,500.00. Kelly second. Roll call. 5 Yea. Motion passed.

Kelly mentioned he had talked to Becky this week about keys and passwords for her office and that should something happen to her we would be in trouble. He wants to make it clear that this Council and the Mayor have access to the doors and anything locked and the Mayor should have a key to them and passwords whether they need secured in another way but you (Mayor) can work that out. Kelly said he has also talked with people about them stepping on water meter lids down to their knees so maybe we can do a one call to have everyone inspect their meter lid and if it's not secure call here and the guys can come out and fix them. Kelly asked that the guys don't continually park out front because we are blocking people access to the Post Office and Drs. Office. Kelly would also like Council to think about reallocating our water bills within the three categories.

Debbie mentioned that last August, we hired Ben as an intern for 1 year and that anniversary is coming around. He has a lot of things going on right now and if we lost him then I don't know what we would do, but he has an offer for the Village. Ben presented an agenda that showed all the projects that he has going on right now. He then presented a Resolution asking for what he would like to receive in compensation as well as OPERS pickup for himself as part of the package. If Council agrees to the Resolution, we would do the Ordinance first that would allow the OPERS pickup. It would be done as an emergency to be effective the next pay period and with only 5 Council members here all would have to be in favor of it to pass as an emergency. Kelly said if we don't hire Ben, I don't know anyone on the board or around here that can pickup where he has left off or even begin to create what he has and we are just getting started. Kelly made a motion to hire Ben as a full time Deputy Village Administrator and Ben said you would need to do the Ordinance first. Kelly made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Ordinance #1037-2022 to pickup the OPERS contribution for the employee Deputy Village Administrator. Kate second. Roll call. 4 Yea. 1 Nay (Jeff). Kelly made a motion to accept the 1st reading of Ordinance #1037-2022 to pickup the OPERS contribution for the employee Deputy Village Administrator. Kate second. Roll call. 4 Yea. 1 abstain (Jeff). Kate made a motion to approve the first reading of Resolution #2052-2022 authorizing the hiring of Ben Gunderson to fulltime Deputy Village Administrator at \$50,000.00 per year. Carla second. Roll call. 4 Yea. 1 Abstain (Jeff).

GENERAL DISCUSSION, THOUGHTS AND IDEAS

Lieutenant Stemp asked that a start date be mentioned for their new salary because it wasn't mentioned in the original motion. Kate made a motion that the raises for Lieutenant Stemp and Corporal Powers begin the next pay period which would be August 13, 2022. Debbie second. Roll call. 5 Yea. Motion passed.

APPROVAL OF PURCHASE ORDERS

Jeff made a motion to approve the purchase orders. Carla second. Roll call. 5 Yea. Motion passed.

APPROVAL OF BILLS

Jeff made a motion to approve the bills. Carla second. Roll call. 5 Yea. Motion passed.

APPROVAL OF JUNE FINANCIAL STATEMENT

Jeff made a motion to approve the report. Carla second. Roll call. 5 Yea. Motion passed.

Kelly made a motion to adjourn at 8: 59 P.M. Jeff second. Roll call. 5 Yea. Motion passed.

Rebecca Wilson, Fiscal Officer

Toni Keesler, Mayor