

Minutes

Camden Town Council 2011 Planning Meeting January 26, 2011

The Camden Town Council met to discuss goals and objectives for the New Year at 6:30pm in the Camden Town Office. Present were Council Members Peter Wagoner, Richard Fite and Andy Kelly, and Clerk-Treasurer Pat Casserly.

The Clerk-Treasurer gave a review of the revenue and expenses in 2010 focusing on the water and wastewater departments. Both departments had expenses that exceeded revenue. The Council was given a spread sheet outlining the line items and a summary of the expenses by category. The water rates have not been adjusted since 1999 but the expenses have increased. The SRF loan principle reached a balloon point and will require a principle payment of \$28,000 this year and will continue to increase yearly by \$1,000 each year until paid off in 2019 with a final payment of \$37, 739. Although the wastewater rates were increased in 2009 due to the wastewater project, the rate adjustment was not sufficient to cover the increased electrical cost. The monthly REMC bill is between \$1,600 and \$1,800. Mr. Snavelly is working to find a way to cut the power consumption. The Clerk-Treasurer was instructed to investigate the procedure required to raise rates.

A review of the budget for 2010 showed budget funds remained and a transfer could be made into the Rainy Day Fund. A resolution will be prepared for the February council meeting authorizing the transfer of \$2,445 from the General Fund into the Rainy Day Fund.

The town will have two major expenses in 2011 – the water line project and the additional restrooms in the community building. The town has a grant match of \$30,000 for the water lines and the restrooms will cost \$45,236. Funds could be transferred from other line items to pay for the projects but Mr. Fite expressed concerns about using the street funds and not having the money to do street repairs in 2012. Following discussion, it was determined that an additional appropriation will be requested, in an amount to be determined, on the restroom project.

Other Projects:

1. Housing Rehab – The council discussed trying for a fourth round of housing improvements through CDBG. The number of qualifying applicants may be difficult to reach in a fourth round but an attempt will be made in late fall. Mr. Kelly expressed concerns about the contractors applying shingles in the cold weather. Star Development will be contacted.

2. HVAC in the Medical Center – Mr. Wagoner stated the air conditioning unit at the Medical Center is old and may need replaced this summer. Funding options will need investigated.
3. Street Maintenance – Regular street maintenance will take place this summer. Funds, \$16,500, were encumbered from 2010 into 2011 to pay for the work.
4. The Main Street Revitalization Project will be re-submitted for a CDBG Downtown Revitalization Grant in 2012.
5. The Town Council would like to meet with the Jackson Township Trustee and his Board sometime in February.
6. Annexation of certain sections was briefly discussed. There are properties that have town services but are not within the corporate limits and they need to be brought in.
7. The zoning regulations are close to being approved by the county. Once they are, the town will need to adopt an updated version. There is a section in Camden that is residential but it is still zoned agriculture. A change in zoning will be sought on those properties.

Meeting adjourned at 7:40 by a motion from Mr. Fite.

Camden Town Council

Peter F. Wagoner, President

Richard Fite, Vice-President

Andrew Kelly, Member

ATTEST:

P.A. Casserly
Clerk-Treasurer