

Minutes

CAMDEN TOWN COUNCIL

PUBLIC MEETING

November 13, 2008

The regular meeting of the Camden Town Council was called to order by President Peter Wagoner at 7:00pm with the Pledge of Allegiance. Present were Members Andy Kelly and Richard Fite, Clerk-Treasurer Pat Casserly, attorney Anne Briggs and three (3) citizens.

Minutes from the October 9th regular meeting were approved by a motion from Mr. Fite, seconded by Mr. Kelly. The October 30th planning meeting minutes were approved by a motion from Mr. Kelly seconded by Mr. Fite.

The November docket was accepted as presented by a motion from Mr. Fite, seconded by Mr. Kelly.

Housing Grant Projects

An update was given on the rehabilitation of owner-occupied homes in Camden who were awarded grant funds. This year's round of home improvements is nearing completion. Citizens who have been awarded funds were reminded they are required to stay in compliance with the town's ordinances as a stipulation of the program. Homeowners who are violating the nuisance ordinance by not maintaining their property will need to get in compliance.

There is a list started for people interested in applying if the town requests another grant. Mr. Fite asked if there are other companies that write housing rehab grants. He was told there are but they are hard to find.

Employee Manual

The final versions of the job descriptions and the employee manual have been received. The Council will review them to ensure all the requested changes have been made. Adoption is expected at the December Council meeting with an effective date of January 1, 2009. Mr. Wagoner stated the council has worked on this process since last summer and has met with the employees to incorporate their ideas in the final document.

NWISWD Grant

The town was awarded \$17,500 from Northwest Indiana Solid Waste District for the purchase of a new leaf vacuum thanks to the efforts of Ken Smith, Municipal Civil Corp. The current vacuum is expected to be sold for \$7,000 to \$8,000. The net outcome will be a new leaf vac at no cost to the taxpayers. Mr. Fite asked if the town has a “no burn” ordinance, which it does not have. The town follows IDEM’s burn regulations. He questioned why there would be burning since the town has the leaf vac to remove leaves and requested a “no-burn” ordinance be investigated.

Utility Service Wireless Communications Management Contract

The Council approved entering into an agreement with Utility Service for the placement of antenna on the water tower. The company, who has the maintenance agreement for the tower, will be responsible for securing companies interested in putting communication antenna on the tower and ensuring the antenna are properly installed so as to not do damage. The town will receive 70% of the yearly fees collected as compensation. Although the company will have more contacts with nation-wide companies interested in locating wireless communication antenna here, FairNet has already expressed an interest and will be referred to Utility Service Management. The agreement was accepted by a motion from Mr. Fite, seconded by Mr. Kelly.

Carroll County Comprehensive Plan

Mr. Wagoner introduced the Carroll County Comprehensive Plan stating several public meeting were held to get input from the citizens of Carroll County. People have had ample opportunity to express their opinions. The Comprehensive Plan is required by state statute and provides the framework for zoning ordinance. The current zoning ordinance was written in 1971 and needs updated. Land use before 1971 were grandfathered in as will the land uses prior to the new zoning ordinance.

Town citizens will see little change with this plan and zoning revisions. The plan designates uses for open land and encourages development close to municipalities. The

Hoosier Heartland Corridor will be controlled by an overlay district which is nearing completion and was influenced by the plan.

Motion to sign “A Resolution Approving the Carroll County Comprehensive Plan” was made by Mr. Fite, seconded by Mr. Kelly and passed.

Wastewater Improvement Project and Rate Increase

The preclosing for the SRF loan will be November 19th and closing on November 24th. The contract for construction will be signed as early as possible after receiving notice of release of funds. The public hearing was held and there was not public input. **Ordinance 2008-6, “An ordinance Amending Rates and Charges for the Use of the Sewage System and Related Services of the Town of Camden”** was read and discussed. The rate increase is necessary to cover the general inflation of expenses and to cover the cost associated with the \$320,000 loan. The Council took the matter of an increase very seriously and is sensitive to the citizens other expenses but realizes this project must be done to stay in compliance with IDEM requirements. Motion to adopt Ordinance 2008-6 was made by Mr. Kelly, seconded by Mr. Fite and passed.

The Council also authorized the **Financial Assistance Agreement** with the State of Indiana for the loan program. The agreement was executed by Mr. Wagoner’s signature.

HHC And HWY 75 Extension

Mr. Wagoner attended a meeting concerning the HHC and received a projected timeline on road construction. The segment from Lafayette to Delphi was the focus of this meeting. Everything is on track and there are no known obstacles in the section from Lafayette to the Carroll County Line. The entire project is expected to be complete in five years. People will notice work being done on both ends of the project – Lafayette and Logansport. Bridge will be the first visible construction. IDEM has modified the plan to allow for the extension of HWY 75 to the HHC. This improvement will be a joint project of state, federal and local funding. Due to the current economic conditions, it is always possible funds may be cut but the feeling is funds are available. The County Commissioners will let the contract for HWY 75 engineering to the extension thanks to a grant and earmarked dollars. The possibility of the extension is very encouraging.

Miscellaneous Business

- The sign is now posted at the ponds for the burn pile restrictions and the limited use of the shooting range. Mr. Wagoner thanked Mr. Snavelly and Mr. Mears for

placing the sign where it is easily visible. People have noticed that junk is being taken to the burn pile and this is not allowed.

- The yearly maintenance contract with Keystone Consulting Services, Inc. was accepted by a motion from Mr. Kelly, seconded by Mr. Fite. The fee of \$3,700 will cover maintenance for the billing, budget, and payroll and capital asset programs through 2009.
- There was no update on establishing an animal control program for the town.
- There will be a joint meeting with the Township Trustee and his Advisory Board on November 25th, 7:00pm at the fire station.
- The Library Board will allow the town to continue using the Reading Room for monthly and special meetings. A fee of \$250 per year was requested along with the stipulation the town is responsible for clearing snow from the sidewalk leading to the library east side door (Reading Room door). Mrs. Briggs was instructed to prepare an inter-local agreement to be signed at the December meeting.
- The Town Office will be closed November 27 & 28 for Thanksgiving.

Meeting adjourned by a motion from Mr. Fite at 8:00.

Camden Town Council

Peter F. Wagoner, President

Richard Fite, Vice-President

Andrew Kelly, Member

ATTEST:

P.A. Casserly
Clerk-Treasurer