

**Camden Town Council Meeting
December 18, 2014**

The regular meeting of the Camden Town Council was called to order at 7:00 p.m. by Council President Jeff Sieber. Present were Members Kandance Funk and Richard Fite, attorney Anne Briggs, Clerk-Treasurer Pat Casserly, and six guests.

Motion to approve minutes from the November 20th meeting was made by Ms. Funk, seconded by Mr. Fite. The claims from November and December were reviewed by the Council and the Docket and Claims Allowance were approved by a motion from Mr. Fite, seconded by Ms. Funk.

Everett Snoeberger, Carroll County Zoning Appeals Board, enlightened the Council on some possible issues that may be brought to their attention and will involve zoning regulations. Home base businesses must operate entirely within the home and have a valid address. The ZPA has addressed issues of multiple lots zoned as one (this took place at the lake area) and lots with just an accessory structure. In a situation where an accessory structure (barn or shed) is built prior to the primary structure (the house), approval is given with the understanding a primary structure will be erected shortly and this is just a temporary situation. Property set backs have also been an issue in cases of structures built before zoning; these are classified as legally non-conforming structures until damaged more than 50% and then a variance can be issued if the original footprint of the building is used for rebuild. Mr. Fite mentioned a situation in Camden where a home was demolished and the new owner plans to build a garage for his business. Mr. Snoeberger stated the area will need to be rezoned and Area Plan is very hesitant to allow spot zoning.

Pete Wagoner provided a written statement from the CFRCC concerning the memorandum of understanding signed between the City of Logansport and SG Preston for a bio-diesel production facility to be built at a site in/near Logansport. The statement is attached and is part of the minutes. Mr. Wagoner stated SG Preston is focusing on Logansport and will know by month-end if a package can be nailed down. When asked the average wage the company would pay, Mr. Wagoner felt it would be around \$27/hour. The Commission is optimistic some type of development will still occur in the Corridor.

New Business

1. The Med Center had an inspection issue due to a window leak. Mr. Fite will contact the people who roofed the back section and ask them to check the situation.
2. An insurance quote from RME Insurance for liability insurance through Burnham and Flowers was accepted. The policy is a renewal of current coverage and will have a premium of \$15,713, an increase of \$137.
3. The 1782 Notice, setting the tax rate for 2015, was received. There were no changes in the adopted budget but once the property tax cap cuts are known, the Council will do an in-house budget reduction allowing for the loss in property tax revenue.
4. By a motion from Mr. Fite, seconded by Ms. Funk, *Ordinance 2014-5 Shut Off of Water Service and Related Matters* was adopted. The primary change in the ordinance is the timing of

when the water is disconnected for nonpayment. Customers will be allowed 30 days after the due date to pay before service is disconnected.

5. Following discussion, permission was given for Verizon to look for an area within Camden to build a tower. Motion was made by Ms. Funk, seconded by Mr. Fite. This will be exploratory and there are no other concessions.

6. Certain appointments will need to be made in 2015: Diane Wertz's term on the Camden-Jackson Twp. Library Board is not eligible for renewal due to Board term limits; Jeff Sieber was not interested in renewing his position on K-IRPC; and Pete Wagoner asked to have time to consider re-appointment to CCEDC. Mr. Sieber volunteered for the position on the Library Board. Following a motion from Mr. Fite, seconded by Ms. Funk an appointment to K-IRPC will not be made.

7. The Council will hold their year-end meeting December 29th at 4:00 in the town office.

8. Mr. Snavely is to look for resources for improved street resurfacings by a motion from Ms. Funk. Mr. Snavely feels some streets need to have more tar added which will result in more work and additional cost. Mr. E. Snoeberger suggested contacting Asphalt Institute or Purdue Technical Assistance Program for advice. The Council would like to encumber funds to help with the cost so a quote will be needed.

9. The Council approved paying the Library \$250 in 2015 for the use of the Reading Room.

10. All elected officials signed the "Annual Certification of Elected Officials" certifying compliance with the town's nepotism policy for hiring of employees and signing of contracts.

Old Business

1. The Council was given a copy of Flora's Golf Cart Ordinance #2014-4 which incorporated allowing off-road vehicles on public ways within Flora. Mr. Fite felt the ordinance would meet Camden's needs and moved the motion directing Mrs. Briggs prepare a similar ordinance for the January meeting. Motion seconded by Ms. Funk and passed.

2. The chlorine change over will take place after the first of the year. Mr. Snavely has not heard back from the state chemist office and does not expect any delays in the switch.

3. Mrs. Briggs expressed concern about the number of days allowed in nuisance violations letters. Following discussion, Ms. Funk moved the letters state the violation must be remediated within seven (7) days from the date the letter is written. Motion seconded by Mr. Fite and passed. The Town Marshal will then check to see that the matter is corrected; if the violation is not corrected, a ticket will be written. In another matter, Ms. Funk expressed frustration with the property at 546 E. Main Street. The property owners were warned to remove the garage because of it being a hazard but a roofless building is still standing. The Marshal will be directed to take pictures and another letter will be sent.

Citizens in attendance voiced objections to not being allowed time to comment on the golf cart ordinance. The Council and Mrs. Briggs stated the ordinance was discussed at prior meetings and time was offered then.

Misc.

The Town Office will be closed December 25th and 26th for Christmas.

The meeting adjourned at 7:55.

Camden Town Council

Jeff Sieber, President

ATTEST:

Richard Fite

P. A. Casserly
Clerk-Treasurer

Kandance Funk