

**The Mayor and Commissioners
of the Town of Elkton**

June 21, 2023

The Mayor & Commissioners of the Town of Elkton (the "Board") held a regularly scheduled meeting on this date at 12:00 p.m. The following persons attended the meeting either in person or virtually: Mayor Robert J. Alt; Commissioners Jean A. Broomell, Charles H. Givens, Sr., Robert M. Massimiano and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Chief of Police Carolyn Rogers; Director of Planning Jeanne D. Minner; Planning Assistant Quinn Krenzel; Director of Human Resources Andy Rodriguez; Director of Public Works J. Daniel Handley, P.E.; Director of Building & Zoning Charles A. Bromwell; and Assistant Town Administrator L. Michelle Henson.

Mayor Alt called the meeting to order at 12:00 p.m. and lead the participants in the Pledge of Allegiance.

ACTION: The minutes of the June 7, 2023 meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Broomell and approved by all present with no corrections.

ACTION: The Financial Report and the bills submitted for payment were approved on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Piner and approved by all present.

Public Hearing

Ordinance 4-2023 Group Homes in C-1 (Central Business District) Zone
Presented for Introduction - Ms. Jeanne Minner, Director of Planning

Mayor Alt declared the Public Meeting open at 12:03 p.m.

Ms. Minner presented Ordinance 4-2023 for the purpose of amending the Elkton Zoning Ordinance, Article X Permissible Uses Table in order to permit Group Homes in the Central Business District (C-1) Zone. Ms. Minner presented a map illustrating the areas in which Group Homes would be permitted pursuant to Ordinance 4-2023. A copy of Ordinance 4-2023 was read and placed in the record of the minutes.

Mayor Alt expressed concerns that group home employees may add to parking congestion in neighborhoods in which parking is limited. He questioned if language can be added to address the issue. Ms. Minner stated that a group home is considered a single family home, adding that the Town does not limit the number of cars parked adjacent to private residences. She stated she would discuss Mayor Alt's query with Town Attorney John P. Downs.

Hearing no additional comments or questions from the Board or those in attendance, Mayor Alt declared the Public Hearing closed at 12:12 p.m.

ACTION: The introduction of Ordinance 4-2023 Group Homes in C-1 (Central Business District) Zone was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Broomell and approved by all present.

Public Hearing

Resolution R6-2023 Strategic Demolition Fund Application in the Amount of \$300,000 for the Lead Paint Abatement Project - Armory

Mayor Alt declared the Public Hearing open at 12:14 p.m.

Ms. Minner presented Resolution R6-2023, supporting an application and receipt of financing for a grant from the State of Maryland's Revitalization Program Strategic Demolition for the costs associated with the Lead Paint Abatement Project for the Elkton Armory Drill Hall, located at 101 Railroad Avenue, Elkton, Maryland, 21921.

Ms. Minner stated the project to remediate lead paint in the drill hall, restrooms and entryway will cost approximately \$300,000.

Discussion ensued regarding the parameters of the project.

Hearing no additional comments or questions from the Board or those in attendance, Mayor Alt declared the Public Hearing closed at 12:17 p.m.

ACTION: Resolution R6-2023 - Strategic Demolition Fund Application in the amount of \$300,000 for the Lead Paint Abatement Project at the Armory was approved on a motion made by Commissioner Piner. The motion was seconded by Commissioner Massimiano and approved by all present.

Public Hearing

Resolution R7-2023 Strategic Demolition Fund Application in the Amount of \$60,000 for the Water Line Infrastructure Project - Elkton Music Hall

Mayor Alt declared the Public Hearing open at 12:17 p.m.

Ms. Minner stated the application associated with Resolution R7-2023 was withdrawn, as the developer desired to complete the project as quickly as possible.

Mayor Alt declared the Public Hearing closed at 12:18 p.m.

Public Hearing

Resolution R8-2023 Strategic Demolition Fund Application in the Amount of \$500,000 for the Acquisition and Stabilization of the Holly Hall Property.

Mayor Alt declared the Public Hearing open at 12:18 p.m.

Ms. Minner presented Resolution R8-2023, supporting an application and receipt of financing for a grant from the State of Maryland's Revitalization Program Strategic Demolition Fund for the costs associated with the acquisition and stabilization of the historic Holly Hall building, located at 259 South Bridge Street, Elkton, Maryland, 21921.

Ms. Minner stated the cost to acquire and stabilize the property is approximately \$500,000.

Ms. Minner stated the Town received a letter of support from Ms. Rhonda Workman, a copy of which was read and placed in the record of the minutes.

Hearing no additional questions or comments from the Board or those in attendance, Mayor Alt declared the Public Hearing closed at 12:25 p.m.

ACTION: Resolution R8-2023 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Annual Planning Report

Ms. Jeanne Minner, Director of Planning

Ms. Minner presented the 2022 Annual Planning Report, as required by the Maryland Department of Planning. A copy of Ms. Minner's report was placed in the record of the minutes.

ACTION: The 2022 Annual Planning Report was accepted on a motion made by Commissioner Broomell. The motion was seconded by Commissioner Givens and approved by all present.

Collective Bargaining Agreement

Elkton Police FOP Lodge 124 - Cpl. Tom Saulsbury

Mr. Andy Rodriguez, Director of Human Resources

Mr. Rodriguez presented the Collective Bargaining Agreement (CBA) between the Town and the Elkton Police Fraternal Order of Police (FOP) Lodge 124, for approval.

Mr. George stated the CBA has a 5-year term, and includes a number of incentives for the members of FOP 124.

ACTION: The CBA between the Town and FOP Lodge 124 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

Neighborhood Youth Panel Update

Ms. Dawn Rodenbaugh, Program Administrator

Ms. Dawn Rodenbaugh stated the Neighborhood Youth Panel (NYP) offers diversion programs to first time juvenile offenders in order to avoid incarceration and/or recidivism. She presented an overview of Neighborhood Youth Panel (NYP) activities, a copy of which was placed in the record of the minutes.

Discussion ensued regarding the offenses committed by program participants.

Ms. Rodenbaugh thanked the Board for the Town's continued financial support and use of Town Hall to conduct meetings.

Presentation - Certified Seal
Certified Seal - Request for Contract Renewal
Mr. Fred Graff and Mrs. Mary Graff

Mr. Graff stated the current street sweeping contract between the Town and Certified Seal will expire on June 30, 2023, and requested a renewal for the term July 1, 2023 through June 30, 2024. He expressed his desire to maintain the terms of the current agreement, with the addition of an Administrative fee of \$125 per month.

ACTION: The request to renew the street sweeping contract for the term July 1, 2023 through June 30, 2024 with the addition of an Administrative fee of \$125 per month was approved on a motion made by Commissioner Piner. The motion was seconded by Commissioner Broomell and approved by all present.

Town Administrator's Report

Mr. George stated the water tank at the Southfields project is proceeding. He stated electrical work will be completed at the adjacent Well House #4.

Mayor Alt's Report

Mayor Alt stated he is looking forward to the opening of the Elkton Music Hall.

Mayor Alt requested enforcement of illegal camping activity.

Mayor Alt commended Commissioner Givens and the volunteers who hosted the Juneteenth event on June 19th at the Neighborhood Community Center (NCC).

Commissioner Givens' Report

Commissioner Givens stated the Juneteenth celebration was well attended, and expressed his hope for the event to grow to include all members of the community.

Commissioner Givens recognized Ms. Alicia Calhoun, Executive Director of the Elkton Alliance, in attendance.

Commissioner Givens, referring to fencing that was placed around property damaged in a recent fire, questioned if the structure will affect vendors participating in the upcoming Fall Fest Event. Ms. Calhoun answered in the affirmative, adding that the Alliance has identified alternative placement sites for vendors, if needed.

Commissioner Givens questioned the timeframe for training associated with new Automated External Defibrillators (AED's) that have been placed in locations at town buildings. Mr. George stated he will follow up with Larry Waldrige regarding training.

Commissioner Givens questioned the status of the Armory. Mr. George stated that once lead paint is addressed the targeted areas can be opened for programs.

Commissioner Broomell's Report

Commissioner Broomell, referring to the upcoming Fall Fest Event, questioned if the North Street stage could be relocated to accommodate vendors. Discussion ensued regarding placement of the stage.

Commissioner Broomell requested replacement of handicapped parking signage adjacent to the same-day surgery entrance at Union Hospital.

Commissioner Massimiano's Report

Commissioner Massimiano stated he is looking forward to the Maryland Municipal League (MML) Convention next week.

Commissioner Piner's Report

Commissioner Piner expressed appreciation to Commissioner Givens and Wrights AME Church for the Juneteenth Celebration Event.

Commissioner Piner requested maintenance of the bridges located at Route 213 and North Street. Mr. George stated he will contact the State Highway Administration (SHA).

Commissioner Piner stated summer camp is in full swing at the NCC.

Public Comment

Ms. Pat Opal questioned the status of the Delaware Avenue Pedestrian Bridge project. Mr. George stated SHA will send the project contractor the notice to proceed on July 31st.

Motion for Closed Meeting

ACTION: Pursuant to State Government Statutory Authority to Close Session, General Provisions Article, §3-305(b) (3) To consider the acquisition of real property for a public

purpose and matters directly related thereto; Commissioner Givens made a motion for a Closed Meeting. The motion was seconded by Commissioner Massimiano and approved by all present.

Mayor Alt announced that the Public Meeting will not reconvene.

Hearing no additional business to come before the Board, Mayor Alt adjourned the meeting at 1:17 p.m.

L. Michelle Henson
Assistant Town Administrator

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE

Note: The minutes of regularly scheduled public meetings conducted by the Mayor and Commissioners of the Town of Elkton, following their approval, are posted at www.elkton.org. The minutes, in hard copy format, are retained indefinitely by the Town of Elkton, Administration Office, 100 Railroad Avenue, Elkton, Maryland 21921.