

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

July 5, 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 Charles H. Givens, Sr. and Robert M. Massimiano; Town Administrator Lewis H. George, Jr.; Director of Finance Steven H. Repole; 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; Assistant Town Administrator L. Michelle Henson and Town Attorney John P. Downs, Esquire. Commissioners Jean A. Broomell and Earl M. Piner, Sr. were excused from the meeting.

### **Notice of Closed Meeting**

On Wednesday, June 21, 2023, during a regularly scheduled meeting of the Mayor & Commissioners of the Town of Elkton (the "Board"), a Closed Meeting was requested and approved by all present 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. Attendance: 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.; Director of Planning Jeanne D. Minner; 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 21, 2023 meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano 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 Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

### **Town Administrator's Report**

#### **Ordinance 4-2023 Group Homes in C-1 (Central Business District) Zone Presented for Adoption**

Mr. George presented Ordinance 4-2023 Group Homes in C-1 (Central Business District) Zone for adoption. He stated Ordinance 4-2023 amends the Elkton Zoning Ordinance, Article X Permissible Uses Table, permitting Group Homes in the Central Business District (C-1) Zone.

**ACTION:** 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 Massimiano and approved by all present.

**Discussion - Singerly Fire Company Request for Increased Funding**

Messrs. Robert Muller and Sam Goldwater, representing Singerly Fire Company (Singerly), introduced themselves to the Board.

Mayor Alt stated he previously met with Messrs. Muller and Goldwater, who projected that Singerly will begin drawing upon its savings in 2027 in order to meet operating and capital expenses, stating if that trend continued, Singerly will be bankrupt in 2032.

Mayor Alt stated that the Town currently contributes \$161,510 annually to Singerly, stating this amount is based upon the Town's Real Property assessment. Messrs. Muller and Goldwater requested that the Town increase that amount to \$1.2 million annually, which is 1/3 of Singerly's annual budget.

Mayor Alt stated every penny in Real Property Taxes equals \$135,000 in revenue, adding that a 7-cent increase would be necessary to generate Singerly's requested increase. Mayor Alt asked the Board to consider a 2-cent increase in Fiscal Year 2025, followed by a 2-cent increase in Fiscal Year 2026 and a 3-cent increase in Fiscal Year 2026. He stated if the Board does not support this increase then the matter could be placed before the Town's citizens via referendum.

Discussion ensued regarding Singerly's financial issues.

Mayor Alt stated his plans to meet with County Executive Danielle Hornberger and Department of Emergency Services Director Wayne Tome, Sr. to discuss global funding of Singerly.

Mayor Alt expressed his desire to identify and address blighted properties in the Hollingsworth Manor neighborhood. He asked Mr. Bromwell to identify (10) properties that could potentially be obtained by the Town. He expressed his desire to partner with Habitat for Humanity or similar entity.

Discussion ensued regarding the Hollingsworth Manor neighborhood.

Mayor Alt requested weed removal along North Street.

Mayor Alt requested maintenance of the Bridge Street and North Street bridges.

Mayor Alt stated he met with staff members who are interested in forming a collective bargaining unit for non-sworn personnel. He requested that the matter be scheduled for July 12th workshop for the entire Board to discuss.

### **Commissioner Massimiano's Report**

Commissioner Massimiano commended the July 4th fireworks event.

Commissioner Massimiano stated the recent Maryland Municipal League Summer Convention was a success.

### **Commissioner Givens' Report**

Commissioner Givens echoed Commissioner Massimiano's comments regarding the July 4th fireworks event.

Commissioner Givens questioned the status of the Armory. Mr. George stated that Ms. Minner applied for a lead abatement grant to address lead paint in public areas of the building. He stated those areas would be one step closer to public use once deemed free of lead paint.

Commissioner Givens questioned the status of 219 North Street. Mr. George stated the cost estimates for rehabilitation of the building for use by the Elkton Police Department (EPD) exceeded what was budgeted. He further stated that a secure area of the Armory was identified for EPD records storage.

Commissioner Givens questioned the status of the South Street extension project. Mr. George stated potential costs associated with acquisition of rights-of-way on certain parcels made the project too expensive to pursue.

Commissioner Givens relayed concerns from residents at 155 East High Street regarding an overflowing commercial dumpster. Ms. Henson advised Commissioner Givens that Mr. Bromwell addressed the matter with the property owner.

### **Public comment**

Ms. Alicia Calhoun, representing the Elkton Alliance, questioned the timeframe for removal of safety fencing at the perimeter of a fire-damaged property. Mayor Alt stated his anticipation that the fencing would remain for an as-yet to be determined amount of time.

Hearing no additional business to come before the Board, Mayor Alt adjourned the meeting at 12:41 p.m.

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L. Michelle Henson  
Assistant Town Administrator

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION  
OFFICE

Mayor & Commissioners Meeting Minutes  
July 5, 2023

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](http://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.