

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

December 6, 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.; Director of Finance Steven H. Repole; Assistant Finance Director A. Beth Moran; Elkton Police Chief Carolyn Rogers; Planning Assistant Quinn Krenzel; Director of Human Resources Andy Rodriguez; Human Resources Specialist Danielle Pelagatti; Director of Building & Zoning Charles A. Bromwell; Director of Parks & Recreation Mary C. Magaw; Director of Public Works J. Daniel Handley, P.E.; DPW Logistics Coordinator Bryan MacQueen; Assistant Town Administrator L. Michelle Henson; Town Attorney John P. Downs, Esquire.

ACTION: The minutes of the November 1, 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 Piner. The motion was seconded by Commissioner Givens and approved by all present.

Mayor Alt presented Singlerly Fire Company VP Will Muller a check in the amount of \$161,510.

Public Hearing

Resolution R12-2023 Amending Town of Elkton Charter §C9-4 Collective Bargaining

Mayor Alt declared the Public Hearing open at 12:04 p.m.

Mayor Alt presented Resolution R12-2023 for the purpose of amending the Town of Elkton Charter §C9-4 to permit Collective Bargaining for non-sworn personnel. A copy of Resolution R12-2023 was read and placed into the record of the minutes.

Mayor Alt queried the Board for questions regarding Resolution R12-2023. Commissioner Givens expressed support for Resolution R12-2023.

Mayor Alt queried those in attendance for questions or comments regarding Resolution R12-2023. Mr. Jeramie Kivler questioned if wages could be negotiated. Mayor Alt re-read the portion of Resolution R12-2023 pertaining to wages.

Hearing no additional questions or comments, Mayor Alt declared the Public Hearing closed at 12:12 p.m.

ACTION: Resolution R12-2023 was approved on a motion made by Commissioner Piner. The motion was seconded by Commissioner Massimiano and approved by all present.

Presentation – Southfields Development Bond Documents
Ms. Kimberly Min, Esquire, Craig Heron, Partner, Whiteford Law

Ms. Kimberly Min, Esquire, the Town’s Counsel regarding the Southfields Development Special Tax District and Bond process, introduced herself to the Board. She stated the purpose of her appearance was to discuss documents associated with the revenues from the Southfields Special Tax District as well as Bonds that will be issued on behalf of Southfields and the planned Sideline SportsPlex facility.

Ms. Min provided a Power Point presentation of the documents, a copy of which was reviewed and placed in the record of the minutes.

Ms. Min requested the Board’s authorization for Mayor Alt to execute the documents.

Ms. Min advised the Board that only properties located within the Special Tax District (STD) will be assessed, adding that no other district within the Town will be included. She stated that the Town can foreclose on any property owner within the STD that does not pay the Special Tax.

Mr. George stated that Cecil County Finance collects all Real Property taxes and forwards the funds to the Town. He added that Municap has been engaged to advise Cecil County of the amount of Real Property taxes to collect within the STD. He stated that Bank of New York (BNY) Mellon has been authorized to invest the STD funds in Dryfuss Securities to generate income for the Town as well as BNY Mellon.

Ms. Min, referring to the planned Sports Plex, stated that while separate transactions, they are still related in that public improvements, such as roads and infrastructure, will be required for this section as well.

Ms. Min stated the SportsPlex will be publicly financed via the issuance of Bonds. She stated the property upon which the SportsPlex will be located will not be owned by Sideline, the owner / developer, but by the Maryland Economic Development Commission (MEDCO), which will in turn lease the property to Sideline. She added that MEDCO will issue the bonds, and use the proceeds to pay for construction and operations of the facility.

Ms. Min noted that an issue for the Board to consider is that the property upon which the SportsPlex will be located will be owned by MEDCO, subsequently Special Taxes will not be collected. She said

Ms. Min directed the Board’s attention to the Memo of Understanding (MOU) and Contribution Agreement in which the Town will agree to contribute the required Special Taxes to

support the Bonds. She added that the Sideline will be required to reimburse the Town if it has the funding to do so after it meets its other financial obligations.

ACTION: The request for the Board's authorization for Mayor Alt to execute documents associated with the issuance of Bonds and other financial transactions associated with the Southfields and SportsPlex developments was approved on a motion made by Commissioner Piner. The motion was seconded by Commissioner Massimiano and approved by all present.

Discussion – Southfields Update – Ray Jackson / Stonewall Development

Mr. Ray Jackson, representing Stonewall Development, and Mr. Ryan Humphrey, representing RMA, engineer for the project, introduced themselves to the Board. Mr. Jackson stated the purpose of their appearance was to provide an up to date overview of the Southfields Planned Unit Development (PUD).

Mr. Jackson stated a groundbreaking event was held on December 1st, adding that construction activity will soon commence on the west side of Route 213.

Mr. Jackson stated the water tower has been completed. Referring to the planned Frenchtown Park, he asked to meet with staff to begin the process to develop that portion of the PUD.

Mr. Jackson expressed his desire for improved efficiency regarding submittal and review of plans associated with the PUD.

Mr. Humphrey requested that the Planning Department and the Town's engineer provide contingency approvals of plans vs. requiring resubmissions.

Discussion ensued regarding the process of plan review and requirements of resubmittals.

Elkton Alliance

Requests for Waivers of Alcohol Prohibition – List of 2024 Events

Mayor Alt reviewed requests for Waivers of Alcohol Prohibition associated with Elkton Alliance events in 2024. He read the list of events, a copy of which was placed in the record of the minutes.

Chief Rogers stated she had no issues with the events and associated street closures.

ACTION: The request for Waivers of Alcohol Prohibition for Elkton Alliance 2024 events was approved on a motion made by Commissioner Broomell. The motion was seconded by Commissioner Givens and approved by all present,

Town Administrator's Report

Resolution R13-2023 Surplus Vehicles – Elkton Police Department

Mr. George presented Resolution R13-2023 for the purpose of declaring vehicles from the Elkton Police Department as surplus. He stated the vehicles will be sold at auction. A copy of Resolution R13-2023 was read and placed in the record of the minutes.

ACTION: Resolution R13-2023 Surplus Vehicles – Elkton Police Department, was approved on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Piner and approved by all present.

Resolution R14-2023 Surplus Vehicles and Equipment – Department of Public Works

Mr. George presented Resolution R14-2023 for the purpose of declaring vehicles and equipment from the Department of Public Works as surplus. He stated the vehicles and equipment will be sold at auction. A copy of Resolution R14-2023 was read and placed in the record of the minutes.

ACTION: Resolution R14-2023 Surplus Vehicles and Equipment – Department of Public Works, was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Mayor Alt's Report

Mayor Alt offered congratulations to former EPD Officer Lindsay Zigenfuss, who recently appeared on the Wheel of Fortune program

Mayor Alt stated he attended the Southfields Groundbreaking Event on December 1st. He stated that there was apparently an issue with staff receiving invitations to the event.

Mayor Alt stated he may have a resolution to the former Minihane's Pub property within the next month.

Mayor Alt reminded all in attendance that the December 13th workshop is scheduled for 6:00 p.m. to provide residents of Frenchtown Road with the opportunity to discuss concerns about Southfields with the Board.

Mayor Alt expressed his desire to participate in the State of Maryland's 250th Anniversary celebration on July 4, 2026.

Mayor Alt advised the Board of his intention to cut costs, and expressed his desire to incentivize staff to provide input.

Mayor Alt, referring to the recent increase in trash and recycling collection fees, stated the Town has received requests from residents to discontinue their service. Mayor Alt stated he will discuss the requests with Town Attorney Mr. Downs.

Commissioner Broomell's Report

Commissioner Broomell queried if the recent “Fill a Cop Car” toy donation drive was successful. Officer Anthony Devine answered in the positive, stating about 300 toys filled his Police vehicle.

Commissioner Broomell expressed her appreciation to Town Attorney Steve Bers for his guidance regarding the Collective Bargaining process.

Commissioner Broomell requested an update regarding resident concerns at Danford Drive. Chief Rogers stated Officer Devine walked the neighborhood with Zoning Officials. Mayor Alt stated several Code violation notices were subsequently sent to residents and property owners.

Discussion ensued regarding ongoing issues associated with the neighborhood.

Commissioner Piner’s Report

Commissioner Piner reported that the Neighborhood Community Center (NCC) is busy with winter programs.

Commissioner Piner stated he has received positive feedback regarding the Town’s new trash and recycling hauler.

Commissioner Piner expressed frustration that Town staff was not at the Southfields groundbreaking event.

Commissioner Piner expressed his desire to honor Elkton native Mr. Bernard Purdie. He stated the owners of the Elkton Music Hall indicated they would participate in the event.

Commissioner Massimiano’s Report

Commissioner Massimiano stated he attended the Southfields groundbreaking event.

Commissioner Massimiano stated the Christmas Tree Lighting Event was well attended despite the rainy weather.

Commissioner Givens’ Report

Commissioner Givens questioned if security cameras are in place at the NCC. Chief Rogers answered in the affirmative.

Public Comment

Mr. Lee Lewis, representing the Rotary Club of Cecil County, stated the Rotary will celebrate its 100th Anniversary on April 12, 2024. He asked the Board’s permission to install banners on Town light poles throughout the Downtown.

Commissioner Broomell queried if the Rotary has another option if the Board does not grant permission to hang the banners on Town poles. Mr. Lewis answered in the negative

Hearing no additional business to come before the Board, Mayor Alt adjourned the meeting at 1:58 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.