

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

November 16, 2022

The 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., Robert M. Massimiano and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Finance Director Steven H. Repole, CPA; 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 Zoning Charles A. Bromwell; Assistant Town Administrator L. Michelle Henson and Town Attorney John Downs, Esquire. Commissioner Jean A. Broomell was excused from the meeting.

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 November 2, 2022 meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner 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 Annexation A4-2022**

Ms. Angela Maidment, representing Perch Creek Properties, LLC, owner of property located in the Third Election District, Cecil County, Maryland, and identified on Cecil County Tax Map 33C, Parcel 0669, consisting of approximately 37.726 unimproved acres, and further described in the Cecil County Land Records in Liber 4887, Folio 0199 Presented for Adoption

Mayor Alt declared the Public Hearing open at 12:05 p.m.

Ms. Angela Maidment, representing Perch Creek Properties, LLC, introduced herself to the Board. She stated the purpose of her appearance was to answer any questions regarding the requested annexation of the above referenced property. Ms. Maidment stated the property, which is adjacent to the existing Estes Truck Terminal, will be used for a maintenance shop and for parking of trucks and trailers.

Ms. Jeanne Minner stated the Planning Commission, at their November 7, 2022 meeting, recommended approval of the annexation. A copy of the Planning Commission's recommendations were read and placed into the record of the minutes.

Mayor Alt queried the Board for questions or comments regarding Annexation A4-2022. Hearing none, Mayor Alt queried the audience.

Hearing no additional comments, Mayor Alt declared the Public Hearing closed at 12:10 p.m.

**ACTION:** Annexation A4-2022 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

**Discussion - Proposed Artesian Interconnection Route 40 at Delaware Line**

Mr. Joe DiNunzio, President, Artesian Water Maryland

Mr. Joe DiNunzio, President, Artesian Water Maryland, introduced himself to the Board. Mr. DiNunzio stated the purpose of his appearance was to provide an update regarding a proposed interconnection at the Delaware line on Route 40 for water service from Artesian.

Mr. DiNunzio stated the proposed interconnection will provide reliability of service for the Town, as does the existing interconnection at Red Hill.

Mr. DiNunzio stated the proposed interconnection will provide service to the developing CLENE facility on Chesapeake Boulevard, as well as the Southfields project.

Mr. DiNunzio stated the agreement will be for an initial term of 10 years with up to (5) 5-year renewals, adding that it will require the purchase of a minimum of 50,000 gallons per day (gpd) with a maximum draw of 250,000 gpd, up to 1,000,000 gpd.

Ms. Lijie Li, representing KCI Technologies, the Town's engineer, confirmed the proposed construction costs of \$412,000, adding that the estimate is contingent upon location of existing utilities and potential alignment issues.

Mayor Alt questioned if Ms. Li anticipated any issues with the proposed interconnection. Ms. Li stated controls will be required to avoid affecting the Thompson Water Tower and/or Well #3.

Ms. Li, referring Artesian's proposed daily draw through the interconnection, provided the following water demand schedule: Phase I, scheduled completion in 2023, water demand 20,000 gpd; Phase 2, scheduled completion in 2024 or 2025, water demand 50,000 gpd; and Phase 3, scheduled completion in 2027, water demand 250,000 gpd.

Ms. Li stated the proposed interconnection would be a convenient backup water supply in event of emergency, and recommended that the Town explore additional water resources in order to be self-sustaining.

Mr. George noted that a force main is required on Chesapeake Boulevard as part of the CLENE facility development, adding that KCI is working on the specifications.

Ms. Li stated that KCI submitted construction documents to the Maryland Department of the Environment (MDE) for upgrades to the existing pump station at Chesapeake Boulevard in order to process the flow from the CLENE facility, noting that the upgrade will handle the flow from Phases 1 and 2, adding that the upgraded force main will be capable of handling flow up to Phase 3.

Mr. George advised the Board that Artesian requested to enter an agreement for the construction of, and delivery of water through the proposed interconnection on Route 40 at the Delaware line.

Mayor Alt queried the Board for a consensus to move forward on an agreement with Artesian Water for a proposed interconnection on Route 40 at the Delaware line.

It was the consensus of the Board to move forward on the creation of an agreement with Artesian Water for a proposed interconnection on Route 40 at the Delaware line.

**Resolution R10-2022 Cecil County Hazard Mitigation Plan Adoption**

Mr. John Donohue, Deputy Director, Cecil County Department of Emergency Services

Messrs. John Donohue, Deputy Director and Michael Berth, Emergency Planner, Cecil County Department of Emergency Services (CCDES), introduced themselves to the Board. Mr. Donohue stated the purpose of their appearance was to request the Board's adoption of Elkton's portion of Cecil County's Hazard Mitigation Plan (the Plan).

Mr. Berth stated the Federal Emergency Management Administration (FEMA) requires a Hazard Mitigation Plan from local governments. He stated the current plan, as being presented, took approximately 1 year to complete. Mr. Donohue added that Resolution R10-2022 provides the Board's official approval of the Plan.

**ACTION:** Resolution R10-2022 Cecil County Hazard Mitigation Plan was adopted on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Mayor Alt thanked Messrs. Donohue and Berth for attending a walking tour of flood-prone areas in order to further discussion regarding flood mitigation.

Mr. Donohue expressed his goal of increased communication and interaction between CCDES and county municipalities.

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

#### **Proclamation P38-2022 Small Business Saturday November 26, 2022**

Mr. George presented Proclamation P38-2022, declaring Small Business Saturday on November 26, 2022. A copy of Proclamation P38-2022 was read and placed in the record of the minutes.

**ACTION:** Proclamation P38-2022 was approved on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Givens and approved by all present.

Mayor Alt stated he requested an update on the proposed SportsPlex at Southfields from Messrs. Mike Browne and Brad Carillo, representing Sideline Properties.

Mr. Browne provided a Power Point presentation of the proposed SportsPlex, a copy of which was placed in the record of the minutes.

Mr. Browne stated the proposed SportsPlex has the potential to provide substantial revenue for the Town of Elkton. Mayor Alt noted that the Ripken Stadium provides approximately \$47 million to Harford County.

Mr. Browne stated the proposed SportsPlex will include an outdoor theater and outdoor restaurant and a 2 1/2 story, open-air market which is designed at 650 feet long and 50 feet wide. He stated the roof is designed as an outdoor seating area, which includes grass and a running track.

Regarding his request for bond issuance from the Town of Elkton, Mr. Browne stated the required feasibility study has commenced and should be completed in January, 2023. Mr. George stated the Town's bond counsel, Davenport & Company, LLC, recommended that the Town wait for the completed feasibility study prior to moving forward on the bond process.

Discussion ensued regarding the feasibility study and bonding process requirements.

### **Mayor Alt's Report**

Mayor Alt stated the deadline to register for the Town of Elkton's Annual Holiday Decorating contest is December 16<sup>th</sup>, and winners will be announced on December 21<sup>st</sup>. Mayor Alt invited businesses to participate in the annual event.

Mayor Alt requested an update on the amended trash / recycling collection schedule from the Town's trash hauler, Waste Management (WM). Mr. Handley stated the new schedule was not without issues, adding that the trash and recycling from the majority of neighborhoods had been collected.

### **Commissioner Piner's Report**

Commissioner Piner provided an overview of Parks & Recreation activities. A copy of Commissioner Piner's report was placed in the record of the minutes.

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

Commissioner Massimiano stated he and Town staff as well as CCDES representatives toured flood-prone areas with Mr. Chris Becraft of Underwood Associates to discuss flood mitigation. Commissioner Massimiano stated Mr. Becraft provided a thorough overview of flood mitigation projects that he has been involved with.

Hearing no additional business to come before the Board, Mayor Alt adjourned the meeting at 1:11 p.m.

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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](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.