

The Mayor and Commissioners of the Town of Elkton

MINUTES

October 11, 2023

The Mayor and Commissioners of the Town of Elkton (the "Board") conducted a workshop meeting on this date at 12:00 p.m. The following persons participated in person or via computer: 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.; Finance Director Steven H. Repole; Director of Building & Zoning Charles Bromwell; Director of Human Resources Andy Rodriguez; Director of Public Works J. Daniel Handley, PE; Chief of Police Carolyn Rogers; Planning Assistant Quinn Krenzel; Assistant Town Administrator L. Michelle Henson; and Town Attorney John P. Downs, Esquire.

Mayor Alt called the workshop meeting to order at 12:00 p.m.

Administration of Oath of Office - Elkton Police Department

Officer Julian Bolling
Officer Timothy Wilmot
Officer Charles Lane

Mayor Alt administered the Oath of Offices to Elkton Police Department Officers Julian Bolling, Timothy Wilmot and Charles Lane.

Commissioner Givens offered his congratulations to the newly sworn Officers, expressing pride in watching Officer Wilmot grow as a student at Elkton High School.

Discussion - Southfields of Elkton Project Update

Mr. Ray Jackson, Stonewall Capital

Mr. Ray Jackson, Representing Stonewall Capital, developer of Southfields of Elkton (Southfields) Planned Unit Development (PUD) introduced himself to the Board. He stated the purpose of his appearance was to provide an update regarding the Southfields project. Mr. Jackson provided an overview of the project via Power Point Presentation, a copy of which was placed in the record of the minutes.

Mr. Jackson stated tenants are now occupying the logistical center. He expressed his plans for a ground-breaking ceremony in November for the residential / commercial phase of Southfields.

Discussion ensued regarding the completion of the water tower and related infrastructure for Southfields.

Discussion continued regarding prospective retail and restaurant-associated tenants. Mr. Jackson stated the planned Sports Plex is generating interest among potential commercial tenants.

Discussion - Republic Services Trash & Recycling Collection Transition Update
Mr. Dominic Fulginiti, Municipal Services Manager

The following representatives appeared on behalf of Republic Services, the Town's Trash and Recycling Collection Contractor: Messrs. Dominic Fulginiti, Municipal Manager; George Heath, Division Manager; and Andre Wilburn, Operations Supervisor. Mr. Fulginiti stated the purpose of their appearance as to discuss the upcoming transition from the Town's previous trash and recycling collection services to Republic Services.

Mr. Fulginiti stated that delivery of new trash and recycling carts will commence during the week of October 23rd, adding that a flyer containing collection and contact information will be included with each cart. He stated that Republic will assist the Town with utilizing a 3rd party contractor to collect and remove the carts associated with the previous contractor.

Discussion ensued regarding removal of carts associated with the previous contractor.

Commissioner Givens questioned how landlords will receive information regarding the new service. Mr. Dan Handley, Director of Public Works, stated information will be provided during a scheduled landlord meeting at 2:00 p.m.

Mr. Handley, referring to the lower costs associated with disposal of recyclables, stated that the importance of appropriate handling of recyclable materials will be stressed to the public.

Mayor Alt reiterated his previous statement that he does not want to see Department of Public Works (DPW) having to follow the new collection vendor to assure that trash and recycling is collected.

Discussion ensued regarding Mayor Alt's previous queries regarding collection of residential units on Main Street. Mr. Handley stated he will discuss options with the landlords during the upcoming meeting. Mr. Fulginiti stated collection will occur pursuant to the contract under the original terms, adding that changes to the schedule and/or containers may be requested upon a 90-day review.

Introduction - Delmarva Power Sr. External Affairs Specialist
Ms. Kristina S. Brown

Ms. Kristina Brown, Delmarva Power Sr. External Affairs Specialist, introduced herself to the Board. She stated she serves as the point of contact for the Board, stating that she will assist with tasks such as street light installation as well as assistance with citizen requests.

General Discussion

Mr. David Maher, Esquire, representing the American Federation of State, County and Municipal Employees (AFSCME), introduced himself to the Board. He stated the purpose of his appearance was to provide answers to questions the Board may have regarding amendment to the Town Charter to provide for creation of a collective bargaining unit for non-sworn employees.

Mayor Alt, referring to the Board's ongoing discussions regarding the request of non-sworn employees to establish a collective bargaining unit, stated the Board will meet with Town Counsel to discuss the process of amending the Town Charter to provide for creation of a collective bargaining unit for non-sworn employees.

Commissioner Broomell

Commissioner Broomell stated a resident appeared before the Planning Commission to request an amendment to the Town Code by establishing time limits for commercial construction activity.

Counsel to the Planning Commission Ms. Lisa Blackson, Esquire, stated the Town Code addresses noise from residential areas. She requested that the Town Code be amended to address noise from construction activity on a commercial property when it abuts residential zones.

Motion for a Closed Meeting

ACTION: Pursuant to State Government Statutory Authority to Close Session, General Provisions Article, §3-305(b) (7) To consult with counsel to obtain legal advice on a legal matter; Commissioner Massimiano made a motion for a Closed Meeting. The motion was seconded by Commissioner Givens 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 1:09 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.