

The Mayor and Commissioners of the Town of Elkton

MINUTES

February 12, 2020

A public meeting (workshop) of the Mayor and Commissioners of the Town of Elkton ("the Board") was held on this date at 12:30 p.m. with the following persons present: 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, CPA; Jeanne D. Minner, Director of Planning; Senior Administrative Specialist L. Michelle Henson and Town Attorney John P. Downs, Esquire.

Mayor Alt called the workshop meeting to order at 12:30 p.m.

Mayor Alt advised the members of the audience that workshops provide the Board with an opportunity for informal discussion about issues and projects. He stated those in attendance will be welcome to ask questions.

Employee of the Quarter Presentation

Mayor Alt presented the Employee of the Quarter Award for the fourth quarter 2019 to Elkton Police Officer Lindsay Ziegenfuss.

Discussion Elkton Chamber and Alliance Business Activity Update

Elkton Alliance (the Alliance) Executive Board members Mr. Brad Carrillo, President, Ms. Danielle Carroll, Vice President, Ms. Margie Blystone, Treasurer and Ms. Cindy Fetterolf, Secretary, introduced themselves and Executive Director Ms. Jessica Price to the Board. Ms. Carroll stated the purpose of their appearance is to provide an overview of the Alliance's current and future goals and mission.

Ms. Carroll stated the Alliance is moving from its current designation of Chamber of Commerce to a non-profit classification, stating the Alliance goal of focusing on economic development.

Mr. Carrillo stated the Alliance participated in a SWOT exercise, which identifies an organization's strengths, weaknesses, opportunities and threats. He stated the SWOT exercise helped the Alliance realize the need to expand its efforts beyond Main Street and encompass the entire town.

Mayor Alt questioned the timeline for the Alliance's change in designation. Ms. Carroll stated the June 30, 2020 is the target date.

Commissioner Piner expressed support for the Alliance's efforts to involve the entire town.

Mr. Carrillo stated the Alliance's desire to continue its partnership with the Board through workshop discussions regarding the Board's goals. He stated the Alliance's goal of establishing a memo of understanding between the Board and the Alliance in order to identify goals.

Commissioner Givens expressed support for communications beyond the Alliance membership.

Commissioner Broomell questioned if the Alliance will utilize newspaper advertising. Ms. Price answered in the affirmative.

Ms. Carroll stated the Alliance is investing in customer relation software which will identify the Alliance's audience and assist with future advertising.

Commissioner Broomell expressed support for the Alliance's planned growth, stating it is time to build upon past successes.

Ms. Fetterolf expressed the Alliance's goal to involve larger businesses as stakeholders, adding that some companies assign employees to volunteer hours. She stated utilization of volunteers from outside of Elkton can provide the Alliance with county-wide exposure.

Ms. Price provided an overview of the Alliance's activities over the past year. A copy of the overview was placed in the record of the minutes.

Ms. Blystone expressed the Alliance's goal of working with other municipalities to cross-promote events.

Discussion - Petition for Annexation

Mr. Dwight Thomey, Esquire, Representing Mr. Robert McKnight, Glorious Presence Church, Owner, Concerning a parcel of land identified on Tax Map 316 as Parcel 0669, consisting of approximately 37.72 unimproved acres, situated in the Third Election District, Cecil County, State of Maryland, located on the East side of Maloney Road and the South side of U.S. Route 40, Elkton, Maryland, and further described in the Cecil County Land Records Deed Reference 00498/00995

Mr. Dwight Thomey, Esquire introduced himself to the Board. He stated the purpose of his appearance is to discuss the above referenced petition, which was originally presented to the Board on February 5th.

Mr. Thomey stated the Board is required to accept the Petition for Annexation in order for him to proceed with the process at the County level.

Mr. Thomey stated that his clients understand that they proceed at their own risk in attempting to gain access to Chesapeake Boulevard from the parcel. He stated he anticipates the process to access Chesapeake Boulevard will take several months, adding that his clients will withdraw the petition if they are not successful.

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Commissioner Broomell requested clarification of Mr. Thomey's statements regarding access for the parcel. Mr. Thomey stated his clients will need to acquire permission to cross adjacent properties in order to obtain access to Chesapeake Boulevard.

Mayor Alt stated if the parcel was already within Town limits the Board would support the project. He noted there are several issues associated with the parcel, and expressed his opposition regarding access to Maloney Road.

Mr. Thomey stated if the parcel was annexed then the Town would have control.

Mayor Alt, noting that the parcel is currently undergoing rezoning at the County level, stated he has no interest in changing the zoning designation. Commissioner Massimiano concurred with Mayor Alt.

Commissioner Broomell, agreeing with Mayor Alt's opposition to accessing Maloney Road, stated the property is land-locked with likely no access to Chesapeake Boulevard. She stated she will not support the Petition for Annexation at this point.

Mr. Bolis stated there is no intention to access Maloney Road, adding that he is working to establish access from the property to Chesapeake Boulevard.

Mr. Thomey requested a letter of support from the Town to the County regarding the rezoning request.

Mr. Downs advised the Board against accepting the Petition for Annexation until the owners can provide proof that they can obtain access Chesapeake Boulevard.

Mayor Alt advised the petitioners to obtain and establish access to Chesapeake Boulevard and to re-present the matter at a subsequent meeting.

Mr. George stated the current County zoning of the parcel is RM, noting that rezoning it to Commercial would result in the residences at Maloney Road being sandwiched between two Commercial areas.

Mr. Sellers stated the RM zoning designation provided for the potential of 250 to 275 apartment dwellings.

Ms. Minner stated the County will need to approve any change in zoning, and if denied, the parcel will remain in RM for 5 years, regardless of whether it is annexed.

Ms. Betty Williams stated her opposition to the planned Southfields development.

Ms. Rose Brown expressed concerns regarding wells in the area.

Mr. Joe Kinney stated he has proof of pollution on his property.

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Ms. Helen Boyer stated the parcel is unsuitable for large scale development due to wetlands.

Mr. Gary Collins asked the Board to table the Petition for Annexation until after the Southfields development project is completed.

Mr. Amos Wilson expressed opposition to rezoning the parcel, adding his concerns regarding increased traffic.

Mr. Tim Cornell expressed concerns regarding area wells. Mr. George stated a well exploration project in 2006 affected 2 area well pumps.

Discussion

Mayor Alt asked the Board to consider funding the Assistant Planner position that had not been filled after the retirement of the previous employee. Commissioners Broomell and Givens expressed support for hiring an Assistant Planner.

Mayor Alt noted several Officers will be retiring from the Elkton Police Department in the next few years. Mr. George stated 3 Officers are in the process of retiring. Mayor Alt stated it is time to begin recruitment for new Officers.

Hearing no additional business to come before the Board, Mayor Alt adjourned the virtual workshop meeting at 1:52 p.m.

L. Michelle Henson
Senior Administrative Specialist

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE