

The Mayor and Commissioners of the Town of Elkton

MINUTES

July 11, 2012

A public meeting (workshop) of the Mayor and Commissioners of the Town of Elkton (“the Board”) was held on this date at 4:00 p.m. with the following persons present: Mayor Joseph Fisona, Commissioners Charles H. Givens, Sr.; Mary Jo Jablonski and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Finance Director Steven H. Repole; Planning Director Jeanne D. Minner; Zoning Administrator J. Craig Trostle, Jr.; Department of Public Works Director J. Daniel Handley; Administration Office Secretary L. Michelle Henson; and Town Attorneys H. Norman Wilson, Jr., Clara Campbell and Jason Allison. Commissioner Charles E. Hicks V was excused from the meeting.

Also in attendance, representing Cecil County: Commissioners President James Mullin, Michael Dunn, Tari Moore, and Robert Hodge; County Administrator Al Wein; Department of Public Works Director Scott Flanigan and Anthony Di Giacomo, Principal Planner;

Mayor Fisona called the Workshop meeting to order at 4:00 p.m.

Mayor Fisona stated Commissioner Hicks would not be attending the workshop, as he was accompanying his daughter on an out-of-town trip. He said the discussion of Ordinance 4-2012 Vacant Building Registration would be discussed at a later meeting when Commissioner Hicks was present.

Discussion – Long Range Planning for the Muddy Lane Area

Mayor Fisona thanked the Cecil County Commissioners and county staff for attending the meeting. He said the purpose of their appearance was to discuss long-range planning for the Muddy Lane area.

Mr. Wilson stated since he represented the Town and County, he had requested the attendance of attorneys Clara Campbell on behalf of the County, and Jason Allison on behalf of the Town.

Commissioner Mullin stated the County recently heard a rezoning request from Tenby Ridge, LLC, pertaining to property located on Muddy Lane. He said Tenby Ridge was in the process of annexation of the property into town limits, and had requested the zoning change from Manufacturing to Residential, in order to develop the property after annexation.

Commissioner Mullin noted that Muddy Lane was a county road that served in- and out-of-town properties. He said it was in the Town’s growth area, and it made good planning sense for the road to become a Town road.

Mr. Wein stated the County Commissioners tabled their decision regarding the request of Tenby Ridge, LLC to rezone the property in order to further discuss Muddy Lane with the Board.

Mr. George questioned if the County had any discussions with Amtrak to improve the underpass on Muddy Lane. Mr. Flanigan stated the County discussed the narrow road with the Maryland Department of Transportation, but had not discussed the issue directly with Amtrak.

Discussion ensued regarding safety improvements needed for pedestrians, bicyclists and motorists. Commissioner Jablonski questioned if data had been collected regarding pedestrian safety on Muddy Lane. Mr. Di Giacomo stated the Wilmington Area Planning Council (WILMAPCO) included the area in its Bike Plan for the Elkton area. Mayor Fisona stated he and Commissioner Mullin had a WILMAPCO meeting on Thursday July 12th, at which time he would request additional information.

Commissioner Hodge stated it made more sense planning-wise for citizens to deal with one governmental entity regarding potential development.

Commissioner Mullin suggested that the County's DPW and Planning staff meet with their counterparts in the Town and provide feedback to their respective Boards.

**Discussion – Redevelopment of 214 North Street
Frank Hodgetts, President, Home Partnership, Inc.**

Messrs. Frank Hodgetts and Don Lassahn introduced themselves to the Board. Mr. Hodgetts stated the purpose of their appearance was to discuss plans to redevelop the building located 214 North Street in Elkton. He stated the non-profit organization Home Partnership, Inc. was the contract purchaser of the property, and planned to redevelop it into affordable senior housing apartments.

Mr. Hodgetts provided a Power Point Presentation regarding the proposed development. A copy of the presentation was placed in the record of the minutes.

Mr. Hodgetts stated the proposal was scheduled to be heard by the Town's Historic Architectural Review Committee on July 12th. He stated he would be requesting an amendment to the Town's Zoning Ordinance in which increasing the building size by more than 25% was prohibited.

Mr. Hodgetts stated he was applying for State grant funds for the project. He said the state required local government support of the project, which could be in the form of discounted permit fees, tax credits, etc. He said he planned to request tax credits from the Town as well as Cecil County and a Resolution of Support from the Town.

Discussion ensued regarding income and rent structures.

Mr. Hodgetts stated the funding process was highly competitive, and requested the Board's support as soon as possible. He said he hoped the project, if funded, would start in September 2013.

Discussion – Town Charter C7-8 Election Dates; Filing as Candidates; Terms of Office

Commissioner Jablonski stated she wanted to discuss changing the Town's Election date from the fourth Tuesday in May, which was close to the Memorial Day holiday. She stated the Memorial Day weekend usually started the graduation and vacation seasons, and said voter turnout might improve if the election was held earlier. Referring to the annual Maryland Municipal League (MML) conference in June, she stated an earlier election would provide ample time to change attendee registration information, if the makeup of the Board were to change.

She stated that the date of installation of newly elected officials did not necessarily have to change.

Discussion ensued regarding the budget process. Mayor Fisona expressed concern regarding a new Board voting on the budget. Commissioner Jablonski stated the budget would be voted on by the previous Board under "Old Business", prior to installation of new Board members. Discussion continued regarding amendment of the candidate filing deadline.

Hearing no additional business to come before the Board, Mayor Fisona adjourned the meeting at 6:09 p.m.

L. Michelle Henson
Administration Office Secretary

A RECORDING OF THIS MEETING RETAINED
AT THE ADMINISTRATION OFFICE

