

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

## **MINUTES**

January 12, 2011

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.; Charles E. Hicks, V; Mary Jo Jablonski and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Finance Director Steven Repole; Chief of Police William E. Ryan; Planning Director Jeanne Minner; Code Enforcement Official John Smith; Administration Office Secretary L. Michelle Henson; and Town Attorney H. Norman Wilson, Jr.

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

### **Discussion – Rental Ordinance**

Mayor Fisona asked Mr. Wilson to provide an update on the status of the draft Rental Ordinance.

Mr. Wilson stated he met with Chief Ryan and Mr. Smith regarding the draft ordinance. He said the purpose of the ordinance was to register residential dwellings that were rented in order to protect inhabitants and the public. He said the ordinance was not intended to attack certain landlords; its intent was to provide clean and safe rental units.

Mr. Smith stated the ordinance should contain standards from the International Residential Code and Property Maintenance Code, as amended.

Discussion ensued regarding licensing of landlords and issuing permits for individual units, as opposed to entire complexes. Mr. Smith the purpose for issuing permits to individual units was to keep all residents from being affected by an issue caused by a single unit.

Commissioner Piner expressed concerns regarding the proposed ordinance. He said the Town’s Code contained the tools to address issues outlined by the proposed ordinance.

Commissioner Jablonski concurred with Commissioner Piner. She expressed concerns that the public should be provided the opportunity to give the Board input regarding the proposed ordinance.

Mayor Fisona stated the proposed ordinance was to be used to address property issues in town.

Mayor Fisona asked Messrs Wilson and Smith to reevaluate the proposed ordinance and bring it back for the Board's review, and said the final version would be made available for public review and input.

**Discussion – Artesian Water Maryland  
Water service to the proposed annexations of Tenby Ridge and Wilber  
Properties – Proposed Franchise Agreement**

Ms. Dian Taylor and Messrs Joe DiNunzio, John Thaeder, Bruce Kraeuter and Jim Buckland introduced themselves to the Board.

Mr. George stated the Town had an existing agreement to purchase water from Artesian Water Maryland in order to comply with the Maryland Department of the Environment's ("MDE") requirement to provide a supplement the Town's surface water plant during times of low water flow. He said the Town approached Artesian regarding the sale of additional water to service areas of potential annexation.

Ms. Taylor stated the Town's agreement with Artesian provided a minimum take of 50,000 gallons per day. She said the Town increased the draw in October however Artesian did not raise the minimum and bill the difference as called out in the contract.

Mr. DiNunzio stated MDE was clear on its directive requiring the Town to have 1.25 million gallons of water per day in reserve. He stated the requirement placed Artesian in the position of having to set aside that amount of water from its available inventory. Discussion ensued regarding the amount of reserve needed to service the areas of anticipated annexation.

Discussion continued regarding the parameters of Artesian's franchise agreement area with Cecil County, and whether the agreement provided Artesian exclusive water or water/sewer service rights in the area.

Mr. George suggested that representatives of the Town and Artesian arrange a meeting with MDE to discuss a broad and comprehensive approach of how Artesian can work with the Town to service its water needs.

Hearing no additional business to come before the Board, Mayor Fisona adjourned the meeting at 5:40 p.m.

---

L. Michelle Henson  
Administration Office Secretary