

The Mayor and Commissioners of the Town of Elkton

MINUTES

October 14, 2009

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; Earl M. Piner and C. Gary Storke; Town Administrator Lewis H. George, Jr.; Assistant Town Administrator Kim Kamp; Finance Director Steven Repole; Zoning Administrator J. Craig Trostle; Director of Planning Jeanne Minner; 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.

Test Well No. 4 Water Appropriation and Use Permit Application

Mr. George stated he received a query from the Maryland Department of the Environment (“MDE”) Water Supply Program regarding the status of the Town’s Water Appropriation and Use Permit Application for Test Well No. 4, and subsequently asked Mr. Gernand to provide an update to the Board regarding the application. He said if the Board decided to move forward with the application the implications were that when the permit was issued there would likely be conditions that would be costly to the Town, such as installation and continual monitoring of test wells.

Mr. Gernand stated Advanced Land & Water completed a Hydrogeologic Report on April 23, 2009 in which it was determined there was a good supply of water at the site but noted the need for ongoing monitoring of water and salinity levels and adjacent private wells.

Discussion ensued regarding the length of time the permit would be valid. Mr. Gernand stated the permit would be valid for 12 years but it could be cancelled by MDE prior to the expiration.

Mayor Fisona questioned the number of monitoring wells that would be required. Mr. Gernand stated he anticipated MDE would require 3 wells. Discussion ensued regarding locations of the monitoring wells.

Commissioner Jablonski questioned if the Town had a back up plan regarding private wells. Mr. George answered in the affirmative, stating funds were allocated for repairs to private wells, if needed.

Discussion ensued regarding Artesian Water Company’s pumping activities near the state line and the impact to the aquifer.

Discussion continued regarding costs associated with the monitoring wells.

Commissioner Storke questioned the amount of water needed by the Southside LLC development. Mr. Schneider, representing Southside LLC, stated the development, when completed, would require 625,000 gallons of water per day. Commissioner Storke stated the Town was applying for 700,000 gallons of water per day, and expressed concerns that the Town was investing a large amount of money to get 75,000 gallons of water per day. He expressed concerns that the aquifer could not sustain that amount of production, and asked how the Town would make up the difference in order to comply with the agreement between the Town and Southside, LLC.

Mayor Fisona queried the Board for a consensus to proceed with the application process. It was the consensus of the Board to proceed with the application process.

Rental Ordinance

Ms. Kamp and Mr. Trostle presented a draft Rental Ordinance via Power Point, copies of which were placed in the record of the minutes.

Discussion ensued regarding the notification procedure for rental units in Town. Ms. Kamp stated all rental units would require a representative within Cecil County to receive notices, arrange inspections, etc.

Discussion ensued regarding the expenses associated with creation of a housing inspection department. Mr. Repole stated the personnel cost was approximately \$170,000 and equipment for department added approximately \$30,000. Ms. Kamp stated the fees collected by the Easton, Maryland inspection program did not sustain the program. She added the city of Rockville's program was self-sustaining but the fees were very high.

Commissioner Jablonski queried Mr. Trostle for his input. Mr. Trostle stated the current procedure in the Zoning Department was to respond to complaints, which resulted in inspections. He said the department did not inspect individual apartments.

Discussion ensued regarding requiring landlords to obtain business licenses.

Mayor Fisona queried the Board for a consensus to budget the costs associated with a Rental Inspection Department. It was the consensus of the Board to defer creation of a Rental Inspection Department until it could sustain itself.

Hearing no additional business to come before the Board, Mayor Fisona adjourned the meeting at 6:30 p.m.

L. Michelle Henson
Administration Office Secretary

A RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE