

The Mayor and Commissioners of the Town of Elkton

MINUTES

December 9, 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.

Motion for a Closed Meeting

Pursuant to State Government Article § 10-508 (a) (7) consult with counsel to obtain legal advice; Commissioner Jablonski made a motion for a Closed Meeting at 4:01 p.m. The motion was seconded by Commissioner Storke and approved by all present.

Mayor Fisona announced the public workshop would reconvene after the Closed Meeting.

Mayor Fisona called the Workshop meeting to order at 4:48 p.m.

Policy Discussion - Credit or Transfer of Major Facility Fees

Mr. George stated the Town received a request from a property owner on behalf of a developer regarding a transfer of major facility fees from an existing, vacant apartment building at 110 Collins Street, which was slated for demolition, to a proposed Senior Housing apartment building project located on East High Street.

Mr. George stated the Town did not have a mechanism in place to transfer hook up fees. Mr. Trostle added the Town had not previously transferred hook up fees from one property to another, adding that, in the case of a demolished building, credits were given for previously paid hook up fees for new construction on the same property.

Mayor Fisona stated the developer of the new apartment building offered to demolish the old building at no cost to the Town. He stated the building was an eyesore and needed to be removed from the neighborhood. Commissioner Jablonski questioned the cost for demolition of the building. Mr. Trostle estimated the costs between \$30,000 and \$50,000. Commissioner Jablonski stated the developer planned to create a parking lot at the site.

Commissioner Givens questioned who would utilize the proposed parking lot. Discussion ensued regarding who would benefit from the proposed parking lot.

Mr. Wilson stated the developer's plans were contingent upon the Board's decision.

Commissioner Piner stated the building was a blight on the neighborhood and expressed support for its demolition. He suggested that the Board consider alternatives for the site, such as a playground.

Commissioner Storke expressed concerns regarding the parking lot. He stated the neighborhood was zoned Residential, which did not permit parking lots. He questioned if the Board planned to change the Ordinance to permit the lot.

Commissioner Jablonski questioned if a policy could be created to address requests regarding hook fee credits, adding a time limit for using the credits should be incorporated into the policy. Commissioner Piner suggested a 2-year time limit to utilize the credit. Mr. George suggested a Blight Reduction Program which would provide incentive for developers to improve blighted properties.

Mayor Fisona queried the Board regarding placing the request to transfer water and sewer hook up fees from the Collins Avenue address to the proposed Senior Housing apartment project on the December 16, 2009 meeting agenda for a decision. It was the consensus of the Board to place the request on the December 16, 2009 meeting agenda. Commissioner Storke opposed bringing the matter before the Board.

Mr. George stated the Town received a request from the Cecil County Public Schools for a \$52,000 reduction in fees related to renovations at the Elkton High School. It was the consensus of the Board to reduce the fees related to renovations at the Elkton High School.

Wilber Properties, LLC - Petition for Annexation

Mr. Dwight Thomey, Esq., representing Wilber Properties, LLC, stated the purpose of his appearance was to follow up on a previously submitted annexation request for property located at Red Hill and Delancy Roads. He stated his clients previously submitted a concept plan for the Board's review, and asked for the Board's opinion regarding the annexation request.

Discussion ensued regarding access and egress issues on Red Hill and Delancy Roads. Discussion continued regarding water and sewer service to the proposed development.

Mayor Fisona queried the Board regarding presentation of the annexation petition at the December 16, 2009 Mayor and Commissioners Meeting. It was the consensus of

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the Board to hear the annexation petition at the December 16, 2009 Mayor and Commissioners Meeting.

Hearing no additional business to come before the Board, Mayor Fisona adjourned the meeting at 5:54 p.m.

L. Michelle Henson
Administration Office Secretary

A RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE