

The Mayor and Commissioners of the Town of Elkton

MINUTES

July 13, 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 (arriving at 4:15), 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; Planning Director Jeanne Minner; Department of Parks & Recreation Director Mary Magaw; Administration Office Secretary L. Michelle Henson; and Town Attorney H. Norman Wilson, Jr.

Mayor Fisona called the Workshop meeting to order at 4:15 p.m.

Discussion – Community Center / Recreation Facility – Property Located at 655 North Bridge Street

Mr. Eric Schwab, owner of property located at 655 N. Bridge Street, introduced himself to the Board. He said he understood the Board expressed interest in discussing his property as a possible location for a Community Center / Recreation Facility. He stated he had no interest in selling the property outright but he would consider building a facility and selling the entire property to the Town. He expressed concern that the property, at 5 acres, did not contain the acreage for the type of facility the Board described in previous meetings. He asked the Board for specifics regarding the type of activities that would be held at the facility, and offered to draw a plan based upon the information.

Discussion ensued regarding Mr. Schwab’s plans for the property and existing structure. Mr. Schwab stated he received notice from the Maryland Department of the Environment (MDE) stating the site could be developed; however the existing structure and concrete foundation could not be demolished due to risk of disturbance and potential release of underlying contaminants.

Discussion continued regarding additional soils testing by MDE to determine the feasibility of constructing the facility. Ms. Minner stated MDE cleared the site for industrial/commercial use, adding that MDE may require additional testing in order to permit recreational uses.

Discussion – Community Center / Recreation Facility – Property Located at Route 40

Dr. Zahid Aslam introduced himself to the Board. He stated he was interested in partnering with the Town to build a Community Center / Recreational Facility on property he owned at 205 West Pulaski Highway.

Dr. Aslam provided a Power Point Presentation of a proposed 50,000 square foot facility, a copy of which was placed in the record of the minutes.

Dr. Aslam stated the proposed facility included areas for various sporting events, a banquet facility and commercial kitchen. Commissioner Givens questioned if the banquet room was optional. Dr. Aslam answered in the affirmative.

Dr. Aslam provided various financing scenarios for the proposed facility, stating it would cost between 12.9 and 16.3 million dollars.

Discussion continued regarding funding sources for the proposed project.

Dr. Aslam stated he had a contract to purchase adjoining properties if the Board was receptive to the proposed plan.

Discussion ensued regarding proposed uses for the facility. Commissioner Piner queried Ms. Magaw regarding her wishes for the facility. Ms. Magaw stated she needed 3 small classrooms in order to offer multiple activities simultaneously.

Discussion – Water Rate Adjustments – Municipal Financial Services Group

Mr. Ed Donohue, representing Municipal Financial Services Group (MFSG), introduced himself to the Board. Mr. Donohue stated the purpose of his appearance was to provide an update on the previous rate study performed by MFSG.

Mr. Donohue stated the previous rate study recommended increases in water and sewer rates, which the Board enacted. He said the increases in fees provided for costs associated with ongoing water and wastewater treatment operations and maintenance; debt service associated with the upgraded Wastewater Treatment Plant (WWTP); and establishment of an operating reserve fund.

Mr. Donohue stated the sewer rates projections were in line with original recommendations but the water rates projections rose considerably based upon the pass-through costs associated with the Town's purchase of water from Artesian Maryland. He provided a Power Point Presentation outlining the recommended increases. A copy of the presentation was placed in the record of the minutes.

Discussion ensued regarding alternative sources of water supply and associated costs.

Discussion continued regarding a neighboring county in which officials were studying the feasibility of establishment of an independent regional water authority.

Discussion ensued regarding the timeline for implementation of the recommended rate increases.

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Hearing no additional business to come before the Board, Mayor Fisona adjourned the meeting at 6:15 p.m.

L. Michelle Henson
Administration Office Secretary

A RECORDING OF THIS MEETING RETAINED
AT THE ADMINISTRATION OFFICE