

The Mayor and Commissioners of the Town of Elkton

MINUTES

February 9, 2022

In response to COVID-19, and in order to limit public gatherings during this time, the Mayor and Commissioners of the Town of Elkton (the "Board") conducted a hybrid virtual workshop meeting on this date at 12:00 p.m. The following persons participated in person or via computer and/or telephone: Mayor Robert J. Alt; Commissioners Jean A. Broomell, Charles H. Givens, Sr., Robert M. Massimiano and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Steven H. Repole, CPA; Director of Planning Jeanne D. Minner; Director of Building and Zoning Charles A. Bromwell; Director of Public Works J. Daniel Handley, P.E.; Director of Human Resources Andy Rodriguez; Human Resources Specialist Renee McCormick; Chief of Police Carolyn Rogers; Assistant Town Administrator L. Michelle Henson; and Town Attorney John P. Downs, Esquire.

Mayor Alt called the workshop meeting to order at 12:00 p.m.

Introduction-Jeffrey Emmons, Sr. External Affairs Specialist, Delmarva Power

Mr. Jeffrey Emmons, Sr. External Affairs Specialist, Delmarva Power, introduced himself to the Board, stating that he filled the vacancy left as a result of Ms. Linda Burris' retirement. Mayor Alt welcomed Mr. Emmons.

Discussion - Southfields Update

Mr. Ray Jackson, representing Stonewall Capital, developer of Southfields, introduced himself to the Board. He stated the purpose of his appearance was to provide an update of the Southfields project.

Mr. Jackson advised the Board that his company recently acquired the Patriots Glen Golf Course.

Mr. Jackson announced that Trammel Crowe, developer of the commercial portion of Southfields, plans for occupancy in March, 2022, adding that 700 to 1,000 employees are expected.

Mr. Jackson stated development of the residential areas will commence as well as retail, hotel and gas station sites.

Mr. Jackson stated that Mr. Michael Browne, Sideline Properties, facilitated required easements for construction of the water tower and well house.

Mr. Jackson stated Stonewall Capital is working with Green Vest on the west side of the development, addressing stream bank erosion and providing restoration work.

Discussion - Request to Amend the Town of Elkton PUD Ordinance

Mr. Sean Davis, representing Morris Ritchie Associates, presented a list of requested amendments to the Town's Planned Unit Development (PUD) Ordinance. A copy of Mr. Davis' requested amendments was placed in the record of the minutes.

Commissioner Piner queried if Mr. Davis had discussed the requested amendments with Ms. Jeanne Minner, Director of Planning. Mr. Davis answered in the negative. Mr. Jackson stated the purpose of Mr. Davis' presentation was to determine if the Board would approve of presenting the requested amendments to the Town's Planning Commission. It was the consensus of the Board to refer the requested amendments to the Town's Planning Commission.

Ms. Minner advised the Board that the current PUD Ordinance requires 50% single family or senior housing, adding that Mr. Davis' requested amendments removes that requirement and inserts additional townhouses, contrary to the Board's previously stated desire to reduce the development of townhouses.

Mayor Alt asked Ms. Minner to provide feedback regarding the requested amendments to the Board.

Discussion - Critical Area Map Amendment Update

Ms. Lisa A. Hoerger, Regulations and Mapping Coordinator for the State of Maryland Critical Area Commission, introduced herself to the Board. She stated the purpose of her appearance was to provide an overview of the Critical Area Mapping Update. Ms. Hoerger provided a Power Point presentation, a copy of which was placed in the record of the minutes.

Ms. Minner advised the Board that she asked Ms. Hoerger to appear in order to discuss the updates which will affect property owners within the designated Critical Area. She stated affected owners will be advised of updates via U.S. Mail.

Ms. Minner stated that the updated, amended Critical Area Maps will be presented to the Board.

Discussion - Waste Management Services

Mr. Paul Beane, Waste Management Public Sector Area Sales Representative, introduced himself to the Board. He stated the purpose of his appearance was to discuss the services provided by Waste Management (WM).

Mr. Beane stated WM utilizes GPS technology to track collection vehicles. He stated missed stops can be identified and addressed without extended delay in pickup service.

Mr. Handley stated Ms. Tracy Goudy maintains a daily log of calls regarding trash and recycling collection, which she reviews with WM.

Commissioner Broomell queried if WM provided education materials to residents. Mr. Beane answered in the affirmative.

Discussion ensued regarding provision of 96-gallon receptacles for residents. Mr. Beane stated WM could incorporate new receptacles into the next contract, adding that each can costs \$50, which would result in approximately \$4,600 in additional costs to the Town.

Discussion - VOIP Services

Mr. Chris Valeski, representing, introduced himself to the Board. He stated the purpose of his appearance was to discuss Voice Over Internet Protocol (VOIP) telephone service with the Board. Mr. Valeski stated VOIP transfer all voice calls over the internet vs. use of traditional telephone lines. He stated VOIP technology can transfer calls to designated cell phones.

Chief Rogers questioned if VOIP provided voice mail to employees who do not have a designated telephone. Mr. Valeski answered in the affirmative.

Hearing no additional comments or questions, Mayor Alt adjourned the virtual workshop meeting at 1:55 p.m.

L. Michelle Henson
Assistant Town Administrator

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE