

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

July 6, 2022

The Mayor and Commissioners of the Town of Elkton (the "Board") held a regularly scheduled meeting on this date at 12:00 p.m. The following persons were present: Mayor Robert J. Alt, Commissioners Jean A. Broomell (via Zoom), Charles H. Givens, Sr. and Robert M. Massimiano; Town Administrator Lewis H. George, Jr.; Director of Human Resources Andy Rodriguez; Chief of Police Carolyn Rogers; Director of Public Works J. Daniel Handley, P.E.; Director of Planning Jeanne D. Minner; Director of Zoning Charles A. Bromwell; Assistant Town Administrator Michelle Henson; Administrative Assistant Catheline Adams; and Town Attorney John P. Downs. Commissioner Piner was excused from the meeting.

Mayor Alt called the meeting to order at 12:00 p.m. and lead the participants in the Pledge of Allegiance.

**ACTION:** The minutes of the June 1, 2022 meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present with no corrections or amendments.

**ACTION:** The financial report and the bills submitted for payment were approved on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Givens and approved by all present.

**Mayor & Commissioners 2022 Scholarship Presentation**

Ms. Trinity Vasquez

Ms. Nadiya Olusoga

Commissioner Givens presented the Mayor & Commissioners 2022 Scholarship awards to Elkton High School Graduates Ms. Trinity Vasquez and Ms. Nadiya Olusoga. Ms. Olusoga's award was accepted by her Mother due to a work schedule conflict.

**Public Hearing - Annexation A1-2022 - Presented for Approval**

Mr. Alexander A. Correa and Ms. Tiffany E. McClain, owners of property located in the Third Election District, Cecil County, Maryland, and identified on Cecil County Tax Map 033B, Parcel 1023, consisting of approximately .46 acres with improvements erected thereon, addressed as 423 Delaware Avenue, and further described in the Cecil County Land Records in Liber 5137, folio 195

Mayor Alt declared the Public Hearing open at 12:08 p.m.

Mr. George presented Annexation A1-2022, regarding property addressed as 423 Delaware Avenue, for approval. He stated Annexation A1-2022 will be effective 45 days from the date of approval.

Mayor Alt queried the Board and those in attendance for comments regarding Annexation A1-2022. Hearing none, Mayor Alt declared the Public Hearing closed at 12:09 p.m.

**ACTION:** Annexation A1-2022 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

### **Town Administrator's Report**

#### **Ordinance 2-2022 Presented for Adoption**

For the purpose of amending Town of Elkton Zoning Ordinance Article XI Planned Developments clarifying Open Space and Active Recreation Space Requirements

Mr. George presented Ordinance 2-2022 for adoption. He stated Ordinance 2-2022 amends the Town of Elkton Zoning Ordinance Article XI Planned Developments by clarifying Open Space and Active Recreation Space Requirements. A copy of Ordinance 2-2022 was placed in the record of the minutes.

**ACTION:** Ordinance 2-2022 was adopted on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Givens and approved by all present.

#### **Ordinance 3-2022 Presented for Introduction**

For the purpose of amending the Code of the Town of Elkton Title 13, Chapter 13.04.090 Major Facilities Charges

Mr. George presented Ordinance 3-2022 for introduction. He stated Ordinance 3-2022 amends the Code of the Town of Elkton Title 13, Chapter 13.04.090, Major Facilities Charges, by eliminating the provision of splitting the collection of Major Facilities Fees and also deletes the current waiver of Major Facilities Fees.

**ACTION:** Ordinance 3-2022 was approved for introduction on a motion made by Commissioner Givens. The motion was seconded by Commissioner Broomell.

### **Discussion**

Commissioner Massimiano questioned the benefits of requiring 100% payment of Major Facilities Fees at the time of building permit issuance. Mr. George stated Major Facilities Fees should be paid in full at the onset of construction.

Mayor Alt stated he is in favor of introduction of Ordinance 3-2022, stating the current economic situation of rising interest rates will be a consideration for him prior to voting for approval.

**VOTE:**

Ordinance 3-2022 was approved for introduction by all those in attendance.

**Certified Seal Street Sweeping Contract**

Presented for Renewal

Mr. George presented the street sweeping contract renewal between Certified Seal and the Town. Mr. George stated the contract included an increase from \$105 per hour to \$115 per hours. Mayor Alt stated he was aware that owners Mr. and Mrs. Fred Graff requested a temporary surcharge until fuel prices stabilize, and asked Mr. George to negotiate the request with Mr. & Mrs. Graff.

**Amendment of Annexation Agreement - EMD Lands LLC**

Mr. George presented a requested amendment to an Annexation agreement between EMD Lands, LLC and the Town of Elkton. He stated the agreement, executed in 2006, required the payment of \$10,000 per lot associated with a planned development located on property north east of the Muddy Lane/Red Hill Road intersection. Mr. George stated EMD Lands LLC requested elimination of the \$10,000 per lot, adding that they subsequently agreed to pay \$5,000 per lot.

**ACTION:** The request to amend the Annexation Agreement with EMD Lands LLC was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

Mr. George advised the Board that he will be meeting with KCI Technologies to tour the Armory to initiate improvements to the structure to provide for public use.

**Mayor Alt's Report**

Mayor Alt stated the recent July 4th Fireworks event was one the Town's best. He stated he heard no complaints regarding traffic.

Mayor Alt stated the Elkton Little League served from its concession stand, and added his desire to increase participation in the July 4th event.

Mayor Alt stated he attend the recent Maryland Municipal League (MML) Convention in Ocean City. He expressed his desire for more Town staff to attend the annual conference in order to obtain additional training.

### **Reappointments - Housing Board of Appeals**

Mayor Alt requested the Board's approval to reappoint Ms. Sarah Guns to the Housing Board of Appeals to the term ending January 31, 2025.

**ACTION:** The request to reappoint Ms. Sarah Guns to the Housing Board of Appeals to the term ending January 31, 2025 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

Mayor Alt requested the Board's approval to reappoint Mr. Willard Bryan to the Housing Board of Appeals to the term ending January 31, 2025.

**ACTION:** The request to reappoint Mr. Willard Bryan to the Housing Board of Appeals to the term ending January 31, 2025 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Broomell and approved by all present.

Mayor Alt requested maintenance of hedges adjacent to Locust Lane, between Hermitage Drive and Booth Alley.

Mayor Alt requested a \$500 donation to the Toys for Tots Campaign.

Mayor Alt asked Mr. George to schedule one-on-one meetings with the Board.

Mayor Alt stated the Paris Foundation obtained a grant to improve space it sub-lets from the Maryland Rural Development Corporation at the Family Education Center in Hollingsworth Manor.

### **Commissioner Massimiano's Report**

Commissioner Massimiano stated the project to string lights above Main Street is nearly completed.

Commissioner Massimiano stated he received positive feedback regarding the Town's July 4th Fireworks.

Commissioner Massimiano stated he is attending a fundraising golf tournament on Friday, July 8th, benefitting Toys for Tots.

Commissioner Massimiano echoed Mayor Alt's support of staff attendance at the MML convention.

### **Commissioner Broomell's Report**

Commissioner Broomell concurred with the positive comments regarding the Town's July 4th Fireworks.

### **Commissioner Givens' Report**

Commissioner Givens agreed with the Board's comments regarding the Town's July 4th Fireworks, adding his desire for increased community involvement and attendance.

Commissioner Givens stated he attended the Juneteenth commemoration at Wrights AME Church, adding that Pastor Brown hopes to grow the event each year.

Commissioner Givens expressed concerns regarding accumulating trash at dumpsters in the Windsor Village and Rudy Park neighborhoods.

Discussion ensued regarding Waste Management (WM), the Town's contracted waste hauler. Mayor Alt stated representatives from WM will attend an upcoming Landlord's meeting to discuss services.

Commissioner Givens expressed appreciation for the removal of a blighted building at 213 East High Street.

### **Public Comment**

Mr. Marcus Webster, representing Voices of Hope, asked the Board's support for recognition of September as Recovery Month.

Hearing no additional business to come before the Board, Mayor Alt adjourned the meeting at 12:52 p.m.

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L. Michelle Henson  
Assistant Town Administrator

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION  
OFFICE

Note: The minutes of regularly scheduled public meetings conducted by the Mayor and Commissioners of the Town of Elkton, following their approval, are posted at [www.elkton.org](http://www.elkton.org). The minutes, in hard copy format, are retained indefinitely by the Town of Elkton, Administration Office, 100 Railroad Avenue, Elkton, Maryland 21921.