

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

## **MINUTES**

February 17, 2021

In order to comply with Governor Larry Hogan's declaration of a State of Emergency as part of Maryland's 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 Special virtual workshop meeting on this date at 11:00 a.m. The following persons participated 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.; Assistant Town Administrator Joseph V. Zurolo; Planning Director Jeanne D. Minner; Director of Public Works J. Daniel Handley, P.E.; Zoning Administrator Charles A. Bromwell; Chief of Police Carolyn Rogers; Director of Parks & Recreation Mary C. Magaw; Senior Administrative Specialist L. Michelle Henson; and Town Attorneys John P. Downs, Esquire and Lisa Blackson, Esquire.

Mayor Alt called the virtual workshop meeting to order at 11:00 a.m.

### **Discussion - Southfields Planned Unit Development**

Mayor Alt stated the purpose of the special workshop meeting is to discuss questions and concerns from staff regarding the Southfields Planned Unit Development (PUD).

Mr. Ray Jackson, representing Stonewall Capital, Ms. Lijie Li, P.E. and Mr. Ryan Flickinger, P.E., representing KCI Technologies, the Town's contracted engineering service, were introduced to the Board.

Mayor Alt stated the Town's current waiver of Major Facilities Fees for residential development expires in May, 2022. He expressed his desire to extend the waiver for the developer of residential units at the PUD.

Mr. Ray Jackson stated he and his engineers have held regular meetings with Town staff to discuss construction of phases associated with the PUD.

Mr. Jackson, referring to the development of well no. 4 at the PUD site, stated the proposal from KCI Technologies for development of the site called for 58 weeks to completion, and questioned if the timeframe could be shortened.

Mr. Flickinger stated the timeframe associated with development of well no. 4 can be shortened. Discussion ensued regarding the design of the tower and associated appurtenances.

Ms. Minner stated the Health Department requires that recordation of a subdivision must include an understanding of when water/sewer is available to the properties, adding that the department will not sign off on a subdivision plat until the water/sewer provision is assured.

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Mr. Jackson stated the assurance will be included in a developer agreement that has been requested by D.R. Horton, the builder of the residential phases of the PUD.

Discussion ensued regarding goals of residential construction, including multi-family and single-family homes on parcels D and C, respectively.

Mr. Jackson stated the potential of construction of a medical facility adjacent to the proposed sports fields.

Discussion continued regarding commercial development within the PUD, including a gas station, hotels, restaurants and retail businesses.

Mr. Jackson stated he will send monthly updates to the Board regarding the PUD.

Mayor Alt queried if Mr. Jackson would grant an easement for potential placement of infrastructure associated with a possible future water service interconnection. Mr. Jackson answered in the affirmative.

Discussion continued regarding potential senior citizen-specific housing and medical-related services. Ms. Blackson stated any addition of medical facilities require amendments to the Town's PUD Ordinance. She stated her recommendation of permitting medical facilities via a Special Exception with specific conditions.

Mr. George, referring to the Special Tax District created to fund infrastructure related to the PUD, questioned the timeframe for issuance of the bonds associated with the district. Mr. Jackson stated bond issuance will occur upon commencement of construction.

Mayor Alt stated he is aware of a potential business locating at the Logistics Center, stating this entity will require a large amount of water. Discussion ensued regarding the entity's purchase of water from Artesian Water Maryland.

Discussion continued regarding the Town's permitted daily water withdraws.

Mayor Alt, referring to the current waiver of Major Facilities fees for new residential development, expressed support for entering an agreement between the Town and the builder of the PUD residential properties in order to waive Major Facilities fees for (6) years beyond the current waiver expiration of May, 2022.

Commissioner Broomell stated she expected to discuss staff concerns regarding the waiver of Major Facilities fees, noting that the revenue from the fees is used for operation and maintenance of the Town's Water and Wastewater Treatment Facilities.

Discussion ensued regarding the planned water tower and its contribution to the Town's water distribution system.

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Hearing no additional comments or questions, Mayor Alt adjourned the virtual workshop meeting at 12:49 p.m.

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L. Michelle Henson  
Senior Administrative Specialist

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION  
OFFICE