

The Mayor and Commissioners of the Town of Elkton

MINUTES

February 15, 2012

The Mayor and Commissioners of the Town of Elkton (the "Board") held their second regularly scheduled meeting in February on this date at 7:00 P.M. The following persons were present: Mayor Joseph L. Fisona; 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 H. Repole; Elkton Police Chief William E. Ryan; Director of Planning Jeanne Minner; Administration Office Secretary L. Michelle Henson and Town Attorney H. Norman Wilson, Jr., Esquire.

Mayor Fisona called the meeting to order, and led the Pledge of Allegiance.

ACTION: The minutes of the February 1, 2012 meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner 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 Jablonski. The motion was seconded by Commissioner Givens and approved by all present.

Budget Amendment 2012-009

Mr. Repole presented Budget Amendment 2012-009 to reallocate \$3,817 in savings from Approved and Previously Purchased Capital Items to the purchase of (1) portable radio and ancillary items.

ACTION: Budget Amendment 2012-009 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Hicks and approved by all present.

Budget Amendment 2012-010

Mr. Repole presented Budget Amendment 2012-010 to budget \$26,250, a portion of the revenue received from an Easement agreement with Chesapeake Utilities, for the replacement of (4) heat exchangers on the Municipal Building.

ACTION: Budget Amendment 2012-010 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Jablonski and approved by all present.

Mayor Fisona asked Mr. George to present the Town Administrator's Report in the interim prior to the 7:10 Public Hearing.

Town Administrator's Report

Policy for Managing Recovered Abandoned Property by Department of Public Works

Mr. George presented the Policy for Managing Recovered Abandoned Property by Department of Public Works (DPW) for approval. A copy of the policy was placed in the record of the minutes.

ACTION: The Policy for Managing Recovered Abandoned Property by Department of Public Works was approved on a motion made by Commissioner Jablonski. The motion was seconded by Commissioner Hicks and approved by all present.

Big Elk Creek Sediment Bar Removal Project

Mr. George, referring to a previous discussion by the Board regarding removal of a sediment bar located in the Big Elk Creek to the west of the Delaware Avenue bridge, stated he contacted the Town's engineering firm, KCI Technologies (KCI) for a proposal to assist in obtaining waterway construction permits for the project. Mr. George said the consultation fees for just the permitting process exceeded \$8,000; adding that he did not recommend pursuing the project due to the initial and subsequent costs.

Discussion ensued regarding the costs associated with the project and possible funding resources. Mayor Fisona queried the Board regarding deferral of the project until a funding source could be identified.

ACTION: The request to defer the Big Elk Creek Sediment Bar Removal Project until a funding source is identified was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Hicks and approved by all present.

Union Hospital of Cecil County Refinancing Request

Ms. Laurie Beyer, Chief Financial Officer, and Ms. Cheryl Guth, Esquire, introduced themselves to the Board.

Ms. Beyer stated she was requesting the Board's support for Union Hospital of Cecil County's (UHCC) refinancing of 3 bond issues, which would result in savings of \$400,000 per year for UHCC. A copy of Ms. Beyer's request was placed in the record of the minutes.

Ms. Beyer stated her presentation consisted of 2 requests: the first of which was to refinance a series 2000 bond through which the Town served as a conduit bond issuer and the second request was to utilize the Town's \$10 million bond capacity. She said the

Town would have no financial exposure under the bonds. Ms. Guth reiterated that the Town incurred no financial exposure or liability under the bonds.

Mr. Repole stated the Town was currently reviewing the Fiscal Year 2013 Budget, and he could not determine if any of the \$10 million capacity would be needed for capital improvements until the budget was finalized. He said he could provide a definitive answer by the end of March 2013.

Ms. Beyer stated the refinancing timeline was June 2013.

Commissioner Piner suggested the Board consider UHCC's requests separately.

ACTION: The request for the Town to serve as a conduit bond issuer in order for UHCC to refinance its series 2000 bond was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Public Hearing – Annexation A1-2011 Wilber Properties, et al

Mayor Fisona declared the Public Hearing open at 7:14 pm.

Mr. Dwight Thomey, Esquire, and Mr. Bernard DiSabitino introduced themselves to the Board.

Mr. Thomey stated he represented Mr. DiSabitino and other owners of approximately 60 acres of property located on the southwest side of the intersection of Delancy and Red Hill Roads.

Mr. Thomey stated the owners would retain the property's current Multi-Residential zoning designation (R-3), and that he property would be developed into apartments and condominiums.

Discussion ensued regarding traffic volume on Delancy Road.

Ms. Minner provided the Planning Department's report and plan regarding the proposed annexation. She stated the Planning Commission recommended approval of the annexation. A copy of Ms. Minner's report was placed in the record of the minutes.

Mayor Fisona queried the audience for comments regarding the annexation.

Ms. Kim Magaw, resident of Delancy Road, spoke in opposition to the annexation. She expressed concerns regarding the number of proposed apartments and condominiums, resulting in increased traffic volume. She expressed concerns regarding increased Police calls as well.

Ms. Magaw requested down zoning of the parcel to lower the number of housing units that could be built.

Commissioner Hicks questioned if the R-3 zoning designation accommodated single family homes. Ms. Minner answered in the affirmative.

Hearing no additional comments, Mayor Fisona declared the Public Hearing closed at 7:38 pm.

ACTION: Annexation A1-2011 Wilber Properties et al was approved on a motion made by Commissioner Jablonski. The motion was seconded by Commissioner Hicks and approved by all present.

Mr. George stated Annexation A1-2011 would be effective March 31, 2012.

Old Business

Mayor Fisona, referring to Commissioner Jablonski's previous announcement that the Elkton Senior Apartments were at capacity, stated a recent study by the Wilmington Area Planning Council (WILMAPCO) indicated that Elkton had the largest percentage of seniors in Cecil County.

Mayor Fisona's Report

Mayor Fisona stated the Maryland Department of Transportation was hosting an Open House for the AVI Decals to Easy Pass transition on February 21, 2012 from 5:00 – 7:00 pm at Perryville High School.

Appointment to Planning Commission

Mayor Fisona requested a motion to appoint Mr. Edward Ginder to the Planning Commission for the term February 16, 2012 – January 31, 2015.

ACTION: The request to appoint Mr. Edward Ginder to the Planning Commission for the term February 16, 2012 – January 31, 2015 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Jablonski and approved by all present.

Appointment to Board of Zoning Appeals

Mayor Fisona requested a motion to appoint Mr. Charles Cramer to the Board of Zoning Appeals for the term February 15, 2012 – January 31, 2015.

ACTION: The request to appoint Mr. Charles Cramer to the Board of Zoning Appeals for the term February 15, 2012 – January 31, 2015 was approved on a motion

made by Commissioner Jablonski. The motion was seconded by Commissioner Piner and approved by all present.

Appointment to Housing Authority Board

Mayor Fisona requested a motion to reappoint Commissioner Charles Hicks to the Housing Authority Board for the term February 15, 2012 – January 31, 2017.

ACTION: The request to reappoint Commissioner Charles Hicks to the Housing Authority Board for the term February 15, 2012 – January 31, 2017 was approved on a motion made by Commissioner Jablonski. The motion was seconded by Commissioner Givens. Commissioner Hicks did not participate in the vote. The record of the vote is as follows:

Mayor Fisona: Aye

Commissioner Givens: Second

Commissioner Hicks: Did not vote

Commissioner Jablonski: Motion

Commissioner Piner: Aye

Appointment to Board of Supervisors of Elections

Mayor Fisona requested a motion to appoint the following persons to the Board of Supervisors of Elections: Ms. Karen Lofthouse, Ms. Kingsley Shaffer and Ms. Kay Michael for the term February 15, 2012 – January 31, 2014.

ACTION: The request to appoint Ms. Karen Lofthouse, Ms. Kingsley Shaffer and Ms. Kay Michael to the Board of Supervisors of Elections for the term February 15, 2012 – January 31, 2014 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Reappointment to the Board of Supervisors of Elections

Mayor Fisona requested a motion to reappoint Ms. Paula Newton and Ms. Jill Vamos to the Board of Supervisors of Elections for the term February 15, 2012 – January 31, 2014.

ACTION: The request to reappoint Ms. Paula Newtown and Ms. Jill Vamos to the Board of Supervisors of Elections for the term February 15, 2012 – January 31, 2014 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Jablonski and approved by all present.

Appointment to Bicycle Advisory Committee

Mayor Fisona requested a motion to appoint Mr. Brian Murphy to the Bicycle Advisory Committee.

ACTION: The request to appoint Mr. Brian Murphy to the Bicycle Advisory Committee was approved on a motion made by Commissioner Jablonski. The motion was seconded by Commissioner Givens and approved by all present.

Commissioner Jablonski's Report

Commissioner Jablonski, referring to 2 parking spaces located near 105 North Street, stated the spaces were used by delivery vehicles. She asked if the spaces could be designated parking spaces, as delivery trucks were blocking the view of a new business located at 105 North Street.

Commissioner Jablonski requested that the parking schedule be amended to 4:00 pm to encourage afternoon traffic downtown. Mr. George stated he would introduce an Ordinance to amend parking schedules if the Board so chose.

Commissioner Jablonski requested placement of parking schedules on meters.

Commissioner Piner's Report

Commissioner Piner stated the Board previously discussed the condition of the former RMR facility on Bridge Street. He expressed concerns that the building was in a blighted condition and had remained so for several years. He stated the Board needed to provide support for Code Enforcement to address abandoned and blighted properties throughout Town. Commissioner Jablonski stated the Town had a blighted property ordinance, and agreed with Commissioner Piner that it had to be enforced uniformly. Commissioner Hicks echoed the statements made by Commissioners Piner and Jablonski. Commissioner Hicks suggested that the Town utilize standards and ordinances in place in other municipalities that have successfully addressed blighted property issues.

Commissioner Givens agreed, referring to properties on Stockton Street and North Street at which trash was allowed to accumulate.

Commissioner Givens questioned the status of sidewalk repair on East Main Street. Mr. George stated the Department of Public Works (DPW) scheduled a sidewalk repair project for the spring.

Commissioner Givens congratulated Commissioner Jablonski being awarded "Citizen of the Year". Mayor Fisona and Commissioners Hicks and Piner echoed Commissioner Givens' congratulations.

Commissioner Hicks' Report

Commissioner Hicks asked the Board to consider a full time Grant Writer for the Town. Discussion ensued regarding staff who currently perform grant writing for the Town.

Public Comment

Ms. Rebecca McKinney requested increased Code Enforcement in the Hollingsworth Manor neighborhood.

Mr. Harold Mink stated he owned property on Muddy Lane, adjacent to the former Bingo Truck Stop property. He stated the owners resided out of state, and asked the Board's assistance in removal of trash and tires that had been dumped on the property over the past several years. He also asked for assistance in requiring the owners to secure the property to deter trespassing and additional trash dumping at the site.

Mr. George stated Code Enforcement and Administration had notified the property owners of the situation and requested clean up and securing of the property.

Mr. Robert Litzenberg echoed Commissioner Piner's statements regarding the former RMR facility. He stated the property should have been condemned. He stated the Town's ordinances should be uniformly enforced.

Mr. Litzenberg requested enforcement of open fires prohibition and after hours camping in Town parks.

Motion to Adjourn

Hearing no additional business to come before the Board, Mayor Fisona requested a motion to adjourn the meeting.

ACTION: The request to adjourn the meeting was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Jablonski and approved by all present.

Mayor Fisona adjourned the meeting at 8:19 pm.

L. Michelle Henson
Administration Office Secretary

AN AUDIO AND 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

Mayor and Commissioners Meeting Minutes

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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.