

The Mayor and Commissioners of the Town of Elkton

MINUTES

May 2, 2012

The Mayor and Commissioners of the Town of Elkton (the "Board") held their first regularly scheduled meeting in May 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, and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Finance Director Steven H. Repole; Elkton Police Chief William E. Ryan; Planning Director Jeanne Minner; Administration Office Secretary L. Michelle Henson and Town Attorney H. Norman Wilson, Jr., Esquire. Commissioner Mary Jo Jablonski was excused from the meeting.

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

Notice of Closed Meeting

On Wednesday, April 18, 2012, at 8:00 p.m., during a regularly scheduled meeting of the Mayor and Commissioners of the Town of Elkton (the "Board"), a Closed Meeting was requested and approved by all present pursuant to State Government Article § 10-508 Pursuant to State Government Article § 10-508 to discuss (1) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation or performance evaluation of appointees, employees or officials over whom the Town has jurisdiction; and (14) before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the Board to participate in the competitive bidding or proposal process. Attendance: Mayor Joseph 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; Administration Office Secretary L. Michelle Henson and Town Attorney H. Norman Wilson.

ACTION: The minutes of the April 18, 2012 meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Hicks 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 Piner. The motion was seconded by Commissioner Givens and approved by all present.

Budget Amendment 2012-013

Mr. Repole presented Budget Amendment 2012-013 to transfer, within the Sewer Fund, \$2,020 in projected savings from Minor Equipment into Equipment for the purpose of purchasing a laptop computer.

ACTION: Budget Amendment 2012-013 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Hicks and approved by all present.

Budget Amendment 2012-014

Mr. Repole presented Budget Amendment 2012-014 to budget from the Anticipated Fund Balance the purchase of an air conditioning unit for 219 North Street (\$4,800) and the purchase of a propane heater for the Fabrication Shop (\$5,522).

ACTION: Budget Amendment 2012-014 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Budget Amendment 2012-015

Mr. Repole presented Budget Amendment 2012-015 to budget from the Anticipated Fund Balance \$12,547 for the repair of the Municipal Building roof.

ACTION: Budget Amendment 2012-015 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Budget Amendment 2012-016

Mr. Repole presented Budget Amendment 2012-016 to recognize the receipt of \$9,761 in Community Development Block Grant Funds for the purpose of applying the Town Seal to the Thomson Estates Water Tower.

ACTION: Budget Amendment 2012-016 was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Hicks and approved by all present.

Southfields LLC Planned Unit Development Concept Plan

Mr. David Parrack, Esquire, introduced himself and his client, Mr. Bruce Schneider, Southfields LLC, and Mr. John Fellows, Duffield Associates, to the Board. Mr. Parrack stated the Southfields LLC Planned Unit Development (PUD) Concept Plan was presented to the Board on April 11, 2012. He stated the purpose of his appearance was to request the Board's conditional approval of the concept plan.

Mr. Parrack stated Ms. Minner would present the findings of the Planning Commission with regard to the project. He stated the issues raised by the Planning Commission were items that would be addressed at the Preliminary review stage, not Concept review.

Ms. Jeanne Minner, Planning Director, stated the Planning Commission recommended denial of the Concept Plan. She read the Planning Commission's findings, a copy of which was placed in the record of the minutes.

Mr. Parrack reiterated that his client was seeking conditional approval of the Concept Plan in order to move to the next step in the process. He stated the Concept Plan was in conformance with the Town's Zoning Ordinance, and added the Planning Commission's concerns would be addressed at Preliminary review.

Mayor Fisona queried the audience for comments regarding the PUD.

Ms. Anne Connor spoke in opposition to the PUD, saying the proposed high density housing was not compatible with her single family dwelling neighborhood, which backed up to the proposed development.

Ms. Connor expressed concerns regarding overcrowding of schools, increased calls for fire and police services, and impacts on infrastructure. She stated she feared increased rentals and non-owner occupied houses in the PUD.

Mr. Michael Guns spoke in opposition to the PUD. He expressed concerns regarding increased impervious surfaces in environmentally sensitive areas, including the critical area. Mr. Guns read additional comments to the Board, a copy of which was placed in the record of the minutes.

Mr. John Connelly spoke in opposition to the PUD. He expressed concerns regarding the planned density as well as increased demand on infrastructure and services. He read a prepared statement, a copy of which was placed in the record of the minutes.

Mr. Parrack stated the final density of the PUD would be determined during Preliminary review. He stated the Town's Zoning Ordinance permitted a density of over 2,700 housing units however the Concept Plan called for less than 2,500.

Mr. Parrack stated the public would be given the opportunity to be part of the process as the PUD moved forward.

Commissioner Piner thanked the public for attending and sharing their concerns. He stated the developer met the requirements of the Town's Zoning Ordinance regarding the Concept Plan. He stated he understood the Planning Commission's concerns would be addressed at the Preliminary Review stage.

Commissioner Piner stated he had faith in the Town's Planning Department and Planning Commission, adding that the developer followed the requirements of the Town's Zoning Ordinance.

ACTION: The request for conditional approval of the Southfields LLC Planned Unit Development Concept Plan was approved on a motion made by Commissioner Piner. The motion was seconded by Commissioner Givens.

DISCUSSION: Commissioner Givens stated he agreed with Commissioner Piner's statements, and voiced concerns regarding infrastructure and schools. He said he understood the issues would be addressed at Preliminary Review, pursuant to the Town's Zoning Ordinance.

DECISION: Mayor Fisona, noting a motion and a second, requested a vote. The request for conditional approval of the Southfields LLC Planned Unit Development Concept Plan was approved by all present.

Severn Trent Environmental Services

Water / Wastewater Treatment Services Report – Months of March & April
2012

Mr. Ken Benner, Area Manager, presented the Water/Wastewater Treatment Services report for the months of March and April 2012. A copy of the report was placed in the record of the minutes.

Mr. Benner, referring to a previous issue in which a water supply valve was thought to be malfunctioning, suggested that the Town initiate a water valve inventory to ensure consistency in the types of valves used in the Town's water mains.

Proclamation P2-2012 – National Bike Month

Ms. Jeanne Minner, Planning Director, presented and read Proclamation P2-2012 – National Bike Month. A copy of Proclamation P2-2012 was placed in the record of the minutes.

ACTION: Proclamation P2-2012 – National Bike Month, was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Hicks and approved by all present.

Town Administrator's Report

Ordinance 3-2012 Police Pension Plan Amended–Presented for Introduction

Mr. George presented Ordinance 3-2012 Police Pension Plan Amended for introduction. He stated the purpose of Ordinance 3-2012 was to comply with federal legislation entitled "Heroes Earnings Assistance and Relief Tax Act of 2008". Mr. George provided a synopsis of Ordinance 3-2012, a copy of which was placed in the record of the minutes.

ACTION: Ordinance 3-2012, Police Pension Plan Amended, was approved for introduction on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Annexation A2-2012 Tenby Ridge – Presented for Introduction

Mr. George presented Annexation A2-2012 Tenby Ridge for introduction. Mr. George read a synopsis of the Annexation Resolution, a copy of which was placed in the record of the minutes.

ACTION: Annexation A2-2012 Tenby Ridge was approved for introduction on a motion made by Commissioner Piner. The motion was seconded by Commissioner Hicks and approved by all present.

Mayor Fisona's Report

Mayor Fisona requested approval of the appointment of Mr. Bill Moran to the Bike Committee, for a period to be determined by the committee.

ACTION: The appointment of Mr. Bill Moran to the Bike Committee, for a period to be determined by the committee, was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present.

Commissioner Piner's Report

Commissioner Piner, referring to comments from a Skate Park user, suggested that the Skate Park should be opened for longer hours. He stated previous vandalism of the shed should not recur due to the new alarm system.

Mr. George stated he would discuss the Skate Park hours with Ms. Mary Magaw, Director of Parks & Recreation.

Commissioner Givens' Report

Commissioner Givens, referring to an email from Director of Public Works Daniel Handley, expressed concerns regarding debris being placed in yard waste that could jam the equipment and/or lead to employee injuries.

Mr. George stated a serious issue arose when rebar was placed in yard waste. He stated the material posed a grave danger to employees operating yard waste equipment.

Discussion ensued regarding the process of notification of residents who inadvertently placed foreign material in yard waste.

Public Comment

Mr. Robert Litzenberg commended the Department of Public Works employees for addressing an issue he had with recyclables pick up.

Mr. Litzenberg questioned the reason for changing the location of the Municipal Election from Singerly Fire House to the Municipal Building. Mayor Fisona responded the recent renovations to the fire house presented issues of access. He stated the Elkton Municipal Building provided easier access.

Mr. Litzenberg questioned why the Town did not purchase vehicle parts from local dealerships.

Mr. Litzenberg questioned if the Town bid the costs associated with roof repairs to the Municipal Building. Mr. George stated quotes were obtained for the repair. Mr. Repole added the repairs were done on an emergency basis.

Mr. Litzenberg questioned if the Town's Building Inspector was aware of a house that had burned in the Hollingsworth Manor neighborhood. Mayor Fisona answered in the affirmative.

Mr. Litzenberg asked the Board to follow up on blighted properties in Town.

Mr. Litzenberg expressed concerns that grass violation notifications were not being sent uniformly. Discussion ensued regarding billing of property owners whose grass was cut by Town staff.

Mr. James Nicholson requested assistance in straightening the concrete parking stops in the parking lot behind the North Street Tavern and Howard Hotel Restaurant.

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

Mayor Fisona adjourned the meeting at 8:12 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 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.