

Minutes: City Council Special Meeting  
September 22, 2020  
5:30 PM

The Elkton City Council met in special session on Tuesday, September 22, 2020 at 5:30 PM with Mayor Arthur Green presiding. Due to the current state of emergency regarding threats to public health presented by the novel coronavirus, this meeting was conducted in the Historic 1835 Courthouse Welcome Center, 1 Public Square, Elkton, Kentucky to maintain social distancing guidelines.

City Council members present: Michael Case; Doug Gibson; Danny Laster; Frank McReynolds; David Powell; and, George Orr.

Others present: Jeffrey Traughber, legal counsel; Laura Brock, City Clerk/Treasurer; Megan Willenborg, Zoning Administrator; Tony Monroe, Elk Fork Country Club; and, Tammy Campbell.

Mayor Green called the meeting to order at 5:30 pm.

Mayor Green reported the Planning Commission held a public hearing on September 15, 2020 to hear a request from Elk Fork Country Club to rezone approximately 0.638 acres on Industrial Drive from R-1 Single-Family Residential to R-3 Multi-Family Residential District. As a result of the public hearing, the Planning Commission is recommending to the city council that the request be approved. Case motioned to approve the recommendation, seconded by Powell, and carried unanimously.

Laster motioned to read Summary of Ordinance 2020-08, "AN ORDINANCE TO REZONE APPROXIMATELY 0.638 ACRES LOCATED ON INDUSTRIAL DRIVE" in lieu of the full ordinance, seconded by Orr, and carried unanimously. Clerk Brock read first reading of Summary of Ordinance 2020-08.

Mayor Green presented a working document proposing economic development incentive polices to encourage development and promote annexation to grow the city economic base. Mayor Green presented the proposal and asked if the council wanted to pursue incentives and asked to establish some guidelines to negotiate incentives. Mayor Green stated in recent discussions with potential developers they express it is not feasible to purchase land and develop the property with water, sewer, and streets in Elkton. This proposal would rebate a percentage of future property taxes to the developer over a set amount of years to reimburse them for the actual cost of development. There was discussion if the incentive should be offered for just a few developed lots or a minimum number of acres. Case suggested that each situation is subjective and may need to be reviewed individually. Traughber stated maybe an ordinance needs to be passed authorizing development incentives "up to" a certain amount or minimum size of property. Case also suggested incentive for tearing down dilapidated structures. After discussion, it was the consensus incentives are needed and Mayor Green asked everyone to consider establishing guidelines at a future meeting.

Laster motioned to adjourn, seconded by Orr, and carried unanimously. Meeting adjourned at 6:06 pm.

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Arthur Green, Mayor

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Laura M. Brock, City Clerk/Treasurer