

Minutes: City Council Meeting
March 10, 2022
6:00 PM

The Elkton City Council met in regular session at Elkton City Hall, 71 Public Square, on Thursday, March 10, 2022 at 6:00 PM with Mayor Arthur Green presiding.

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

Others present: Jeff Traughber, Attorney; Laura Brock, City Clerk/Treasurer; Robert Toombs, Chief of Police; Daniel Smith, Assistant Fire Chief; and, Paisilie Case, City Beautification Committee.

Mayor Green called the meeting to order at 6:00 pm. Council member Powell led the Pledge of Allegiance and McReynolds led invocation.

Mayor Green called for review of the minutes of the February 10, 2022 regular meeting. Orr motioned to approve as presented, seconded by Laster, and carried unanimously.

Mayor Green called for discussion of the bills payable and financial reports. Clerk Brock reported the KDLA grant project to digitize and microfilm the city council meeting minute books has been completed. There were no further questions and Gibson motioned to approve the bills payable and financial reports, seconded by Powell, and carried unanimously.

PUBLIC COMMENTS

None

ACTION ITEMS

Mayor Green introduced Paisalie Case, who presented a proposal from the City Beautification Committee to close a small portion of the alley off the Square adjacent to Elkton Bank and Trust Co. and Latham's Fabric to vehicular traffic to install a small sitting area for the Square. Mrs. Case presented a drawing of the area, which would be lighted with tables and chairs and tree planters. Mrs. Case stated two adjacent property owners agree it is a good idea and another is considering the proposal. Mayor Green stated the alley would be setup so to temporarily close to vehicles and the alley would not be permanently closed. After discussion, Laster motioned to approve proceeding with the proposal to close a portion of the alley to vehicular traffic, seconded by Gibson, and carried unanimously. Clerk Brock stated the City Beautification Committee will come up with a budget for items needed for the sitting area for next year's budget.

Mayor Green presented three recommendations for rezoning received from the Planning Commission after holding a public hearing on March 3, 2022.

- Planning Commission recommended rezoning property located at 308 West Main Street from B-2 Neighborhood Business to R-2 Medium Density. Orr motioned to approve the recommendation, seconded by Powell, and carried unanimously. Case motioned to read the Summary of Ordinance 2022-01 in lieu of the full Ordinance, seconded by Laster, and carried unanimously. Clerk Brock read first reading of Ordinance 2022-01, "AN ORDINANCE TO REZONE 308 W. MAIN STREET."
- Planning Commission recommended rezoning property located between West Main Street and West Jefferson Street in the vicinity of Mallory Drive from B-2 Neighborhood Business to R-2 Medium Density. Orr motioned to approve the recommendation, seconded by Laster, and carried unanimously. McReynolds motioned to read the Summary of Ordinance 2022-02 in lieu of the full Ordinance, seconded by Orr, and carried unanimously. Clerk Brock read first reading of Ordinance 2022-02, "AN ORDINANCE TO REZONE PARCEL ID NUMBER E-02-01-31."

- Planning Commission recommended rezoning property located in the vicinity of South Main Street and Morris Weathers Drive from A-1 Agricultural to R-3 Multi-Family Residential. Orr motioned to approve the recommendation, seconded by Laster, and carried unanimously. Powell motioned to read the Summary of Ordinance 2022-03 in lieu of the full Ordinance, seconded by Gibson, and carried unanimously. Clerk Brock read first reading of Ordinance 2022-03, “AN ORDINANCE TO REZONE PARCEL ID NUMBER E-01-08-29B.”

Mayor Green presented a proposal he received from Willo Borders to trade the property she owns on Pond River Road between the city’s cemeteries in return for 12 cemetery lots. Mayor Green stated 12 lots are valued at \$7,800. Jeff has prepared a land sale contract if the council approves the offer. After discussion, Case motioned to approve the offer and authorized the mayor to enter into the land sale contract, seconded by Orr, and carried unanimously.

Mayor Green reported Danny Laster requested discussion of the playground equipment at the park be placed on the agenda. Laster reported receiving several complaints about the old equipment in the park. Mayor Green stated as discussed at the last meeting, the city might consider using the profits from the sale of the Mallory property to purchase new playground equipment, however he is also discussing with the county what they can contribute. So, Mayor Green requested not taking any action at this time.

ATTORNEY REPORT

Traughber reported the Belew property on North Main Street was sold and the dilapidated building has been torn down and therefore that case has been closed. The Alder property on North Main Street was ordered to be sold, however Traughber was contacted by Alder’s daughter and he will meet with her to negotiate the possibility of her purchasing the property. Traughber has spoken with Citation Officer Willenborg to get a list of things that need to be done to the property to get it into compliance. Finally, Traughber has filed action against property located at 205 College Street that has delinquent property taxes.

DEPARTMENT REPORTS

Assistant Fire Chief Daniel Smith reported there have been 8 fire calls so far this month. Smith reported one portable generator was damaged during a recent fire, so the department is going to use \$3,000 in county fire aid funds to purchase three new portable generators. Last year’s state aid expenses have been approved and the department has received this year’s \$11,000.00 in state aid funding. These funds will be used to purchase new turnout gear that is expiring.

Mayor Green reported PADD sent the city a random list of citizens in the city’s fire district to survey for a CDBG application. There are 100 households on the list and 51% of those surveyed have to be low to moderate income. Mayor will meet with the fire department to see how best to complete the survey and may discuss other options to complete an addition to the fire hall.

Police Chief Robert Toombs reported 431 calls for service last month with 7 alcohol related incidents. He also reported the new police officer recruit, Stacy Player, will begin employment with the city on April 14th and he is scheduled to start the police academy on May 8th.

On behalf of the utility department, Mayor Green reported the new pump station constructed during Phase II of the Sewer Improvements Project is online and Phase II is almost complete. Phase III construction is just getting started. Also, the utility department installed a new water service line at the fire hall since the old line was leaking. Three utility department employees attended the KLC Safety Conference today. Also, the Mayor received correspondence from Division of Water that more information is needed on how the city plans to bring the sewer system into compliance with the Agreed Order.

Mayor Green reported the Planning Commission approved construction on the next ten lots in Riverbend Subdivision. Mr. Overholt has state approval for the new water and sewer lines and the construction of the lines must be inspected and certified by Overholt’s engineer. He also reported there may be a development plan

submitted for construction of several new duplexes on Goebel Avenue. There may also be construction of some new homes on Duke and Marion Street in the coming months. Also, courtesy letters for code enforcement issues are being sent out.

Mayor Green also reported that the police department is working on week-long activities beginning April 2nd from Noon to 3 pm with crafts, games, and music to kick off a weeklong egg and scavenger hunt, ending with a big egg hunt on April 9th.

CITY COUNCIL CONCERNS

Case suggested possibly renaming the city cemeteries to be operated as one if the city receives the property owned by the Borders and better connects Elkton and Glenwood Cemeteries. Mayor suggested studying support for renaming the cemeteries.

Powell stated he almost had an accident on South Streets Avenue where kids are standing on the sidewalk and stepping into traffic when a car drives by. The police department will monitor this area.

Mayor Green reported the road work signs going up just off the Square are for the future paving of East and West Main Street by the state. Paving of the Square is supposed to be bid out this fall.

Orr motioned to go into closed session under KRS 61.810(1)(b) for deliberations on the future acquisition or sale of real property by a public agency, seconded by Laster, and carried unanimously. Doors were closed to the public with Mayor, council, attorney, and clerk remaining in the meeting.

Orr motioned to return to open meeting, seconded by Gibbons, and carried unanimously. Doors were opened to the public. No one else returned to the meeting. There was no action taken as a result of the closed session.

MAYOR'S REPORT

Mayor Green reported attending Kentucky League of Cities "City Day" in Frankfort and meeting Elkton's new state senator Mike Wilson. Mr. Wilson is planning to come to Todd County to visit once the legislative session is complete.

Mayor Green reported the land purchase agreement with Pro Land Realty for the Mallory property has been signed. Pro Land is seeking to purchase a small portion of adjacent property owned by the county. Pro Land Realty must submit plans for the senior living facility to the state for approval, which might take up to three months. Pro Land Realty is also completing two new apartment buildings on Commerce Street and may begin construction of new water and sewer lines to the new subdivision off Davis Mill Road soon.

Mayor Green presented a proposal to increase Public Works Director Chris Orr's hourly wage from \$26.57 to \$34.57 per hour effective immediately. Orr has been discussing retirement and with all the major projects and growth, Mayor Green would like to keep Orr on staff as long as possible to train new employees. There may be enough funds already in this year's budget with recent retirements, however the budget may need to be adjusted. Gibson motioned to approve the recommendation and amend the budget, if necessary, seconded by McReynolds, and carried unanimously.

Mayor Green announced the city's parade named "Memories of Elkton" to replace the cancelled Christmas parade will be held Saturday, May 14th. The city is planning other events and a calendar of events will be announced soon.

Laster motioned to adjourn, seconded by Orr, and carried unanimously and meeting was adjourned.

Arthur Green, Mayor

Laura M. Brock, City Clerk/Treasurer