

Minutes: City Council Meeting
August 11, 2022
6:00 PM

The Elkton City Council met in regular session at Elkton City Hall, 71 Public Square, on Thursday, August 11, 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; Derrell Waggoner, Fire Chief; Daniel Smith, Assistant Fire Chief/Emergency Management Director; Chris Orr, Public Works Director; and several volunteer firefighters.

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 presented a letter to the council addressed to the Mayor and Council from property owner Stevy and Kerry Knight expressing concerns regarding the housing development on Goebel Avenue that is adjacent to their property.

Mr. McReynolds presented a thank you letter from members of the Todd County Senior Citizens Center for the city's contribution to the Todd County Aging Council.

Mayor Green called for review of the minutes of the July 14, 2022, regular meeting. Case motioned to approve the minutes as presented, seconded by Orr, and carried unanimously.

Mayor Green called for discussion of the bills payable and financial reports. Clerk Brock presented an additional bill from McGhee Engineering for work done on the water and sewer line extensions on Morris Weathers Avenue totaling \$3,000.00. Mayor Green also reported the bills payable show several bills for work done for the Die Casting property to repair sewer lines and stated these expenses will be paid out of the Building and Maintenance Fund that has been accruing rent payments for the Die Casting building. After some discussion, Laster motioned to approve the bills payable and financial reports, seconded by McReynolds, and carried unanimously.

Clerk Brock also reported that Assistant Clerk Tammy Miller has received her designation as a Certified Kentucky Municipal Clerk. Also, Deborah Ellis has resigned her part time position with the city and Debbie Laster has been hired in her place.

PUBLIC COMMENTS

None

ORDINANCES

Clerk Brock read second reading of Ordinance 2022-10, "AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF ELKTON MODIFYING CITY WATER AND SEWER SERVICE BILLING." Powell motioned to adopt after second reading, seconded by Orr, and carried unanimously by show of hands.

MUNICIPAL ORDERS

Municipal Order 2022-05, "MUNICIPAL ORDER OF THE CITY OF ELKTON, KENTUCKY AMENDING EMPLOYEE HANDBOOK FOR THE CITY OF ELKTON" was presented to the council.

After discussion, Case motioned to adopt, seconded by Laster, and carried unanimously.

Municipal Order 2022-06, "AUTHORIZING AND DIRECTING THE REBATE OF UP TO ONE-HALF OF ALL OCCUPATIONAL LICENSE TAXES DUE AND PAYABLE TO THE CITY OF ELKTON, KENTUCKY, FROM THE SALARIES, WAGES AND OTHER COMPENSATION TO BE PAID ON NEW EMPLOYEES OF DDS CISAPLAST USA, LLC FOR A PERIOD OF TEN YEARS" was presented to the council. Mayor Green stated the rebate would be contingent upon the company receiving assistance from the state, which in return requires a rebate from the city. After discussion, Orr motioned to adopt, seconded by Gibson, and carried unanimously.

Municipal Order 2022-07, "MUNICIPAL ORDER AMENDING POSITION DESCRIPTION FOR WASTEWATER PLANT OPERATOR" was presented to the council. After discussion, Case motioned to adopt, seconded by Orr, and carried unanimously.

Mayor Green presented the 2022 Property Tax Rate Proposal and recommended the city adopt the 4% rate, which is the same real property tax rate as last year with no rate increase at \$0.249 per \$100 of assessment. After discussion, Orr motioned to adopt the 4% real property tax rate, seconded by Laster, and carried unanimously. Mayor Green stated the city will need to advertise and hold a public hearing to adopt the 4% rate at the next council meeting.

ACTION ITEMS

Mayor Green reported citizens have been requesting a railing be installed on the sidewalk leading into the Post Office. Mayor Green spoke with the property owner, and they have agreed to pay up to \$200.00 for the railing. Mayor Green stated a cheap railing can be purchased for about \$200.00, however the city has a quote of \$500.00 for a sturdier railing to be built and the city will install it. After discussion, Gibson motioned to pay \$500.00 for the railing with the city providing installation, seconded by McReynolds, and carried unanimously.

GRANT AND PROJECT UPDATES

Mayor Green reported bids will be accepted for the Goebel Avenue Bike/Pedestrian Project next Wednesday and reported to the council at the next meeting.

The city has been awarded additional Transportation Alternative Program funding for the West Main Sidewalk and Drainage Improvements Project. Mayor Green presented maps showing the project area includes burying utility lines and installing new sidewalks adjacent to the Post Office and new sidewalks adjacent to Food Giant and improves drainage near the 500 block of West Main Street.

Mayor Green presented to the council a "City of Elkton Scattered Site Housing Rehabilitation Project Plan," "Prioritization Point System" for the proposed project, and an "Optional Residential Relocation Policy for Displacement Not Subject to the Uniform Act" for the council to review and approve so the city can to apply for a Community Development Block Grant housing project. Mayor Green stated the Optional Relocation Policy includes the city providing \$500 in reimbursement for moving out expenses and \$500 in reimbursement for moving in expenses that will be paid from the city's Revolving Loan Fund. Mayor Green also reported the state has a limit of \$100,000 for each applicant and if additional monies are needed, the property owner will have to obtain private funding. After discussion, Case motioned to approve the Project Plan and other related documents as presented and authorized the mayor to sign all documents related to the CDBG housing project application. Motion seconded by Orr and carried unanimously.

Mayor Green presented Resolution 2022-05, "FAIR HOUSING RESOLUTION" and other documents necessary for approval of a Community Development Block Grant for loan funding for equipment purchase for Kentucky Lumber. Mayor Green stated this includes a loan agreement with Kentucky Lumber to repay the loan over 7 years at 2% interest rate. After discussion, Case motioned to approve Resolution 2022-05 and all other documents as presented and authorized the mayor to sign all documents related to the CDBG project for Kentucky Lumber equipment purchase loan. Motion seconded by Powell and carried unanimously.

The project to install pour-in-place rubber safety surfacing around three playground equipment areas in the city-county park will begin in the next few weeks. City maintenance staff will begin removing mulch in these areas and will do the groundwork necessary so the company can install the rubber safety surface by the end of September.

Mayor Green stated he and Chris Orr have been meeting with the School Board and engineers to discuss the new sewer line to North Todd Elementary School. Mayor Green stated the city will not commit to any funding of the project but supports the project and will work with the school system.

A Project Development Initiative grant application has been submitted for extending water, sewer and gas lines to the Industrial Foundation property on West Main Street. It also includes funding for moving a power line on the property.

Mayor Green requested permission from the council to proceed with applying for low interest loans through Rural Development for a possible addition to the fire hall and to improve the façade of the entire building. Mayor Green called on the Fire Department volunteers in attendance to discuss the need for a new bay at the fire hall. Smith stated the department currently has five trucks and only four bay doors, so an additional bay door is needed as well as more space for training. Smith also discussed the purchase of a new ladder truck and presented a proposal to purchase a 1988 Pierce Arrow ladder truck with 500-gallon water tank. The asking price on the truck is \$10,000, however after several volunteers went and inspected the truck, they believe it can be purchased for less and that fire department staff can make the necessary repairs to the hydraulics and hoses. Smith requested the council approve spending up to \$10,000 in state aid funds to purchase and repair the truck. After discussion, Orr motioned to approve the request, seconded by McReynolds, and carried unanimously. There was no opposition to the mayor beginning the process to apply for low interest loans for the for additional work on the fire hall.

Mayor Green also reported he and Clerk Brock met with Gary Violette to begin work on a redesign for City Hall. Any plans and budget will be presented to the council for approval.

ATTORNEY REPORT

Traughber reported Todd County Funeral Home has made their final payment for delinquent property taxes and code enforcement fines and is ready to be closed out. Also, the city closed on the sale of the Mallory property purchased from the city for the Gracious Care Village senior living facility. Finally, several small foreclosures due to delinquent taxes and/or code enforcement fines are still in process.

DEPARTMENT REPORTS

Mayor Green distributed a Planning and Zoning/Code Enforcement report prepared by Megan Willenborg. Mayor Green stated the Planning Commission will be holding a public hearing in September for proposed zoning of approximately eighty-nine acres near South Main Street upon its annexation and the council should receive that recommendation at the September meeting.

Police Chief Toombs reported 503 calls for service last month with thirty-two alcohol related incidents.

Public Works Director Chris Orr reported the department continues to look for water leaks as water loss slightly increased the last few months. The department continues to work on the sewer line at the Die Casting building to make sure the sewer line is in working order. Orr reported the crew working on Phase III of the Sewer Improvements Project walked out on the contractor, so they are working to get a new crew working on the plant. Phase II of the project has been completed. All supplies have been ordered to install water, sewer, and gas line extensions on Morris Weathers Drive for the new senior living facility. The department will begin extending sewer lines on Beckham Road, which will be reimbursed by the developer.

MAYOR'S REPORT

Mayor Green met with property owner Buddy Power to discuss a new road going from South Main Street through the new proposed subdivision through to Allensville Street.

Laster Trailer Park has removed several tornado damaged trailers and has been reimbursed \$750.00 of the dump fee charges from the Revolving Loan Fund as the council approved several months ago.

Mayor Green reported another annexation is possibly in the works and is expected to be proposed around January 2023.

CITY COUNCIL CONCERNS

Case requested the total profit made from the sale of the Mallory property to discuss using the funds for improvements in the park. Clerk Brock will present those numbers at the next meeting.

McReynolds called for an update on the cemetery expansion after the recent purchase of the adjoining Borders property. Mayor Green stated the surveyor has scheduled the survey the property for new cemetery lots and the city will need to do some clearing of the property hopefully this fall.

Mayor Green requested the council go into closed session under KRS 61.810(1)(g) for discussion concerning the siting, retention, expansion, or upgrading of a business. Case motioned to go into closed session for the stated purpose, seconded by Laster, and carried unanimously. Mayor, council, attorney, and clerk remained in the meeting.

Laster motioned to return from closed session, seconded by Gibson, and carried unanimously. Doors were opened to the public. There was no action taken as a result of closed session.

Laster motioned to adjourn, seconded by Case, and carried unanimously and meeting was adjourned at 7:18 pm.

Arthur Green, Mayor

Laura M. Brock, City Clerk/Treasurer