

Minutes: City Council Meeting
September 8, 2022
6:00 PM

The Elkton City Council met in regular session at Elkton City Hall, 71 Public Square, on Thursday, September 8, 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; and Liz Boyd.

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

Mayor Green called for review of the minutes of the August 11, 2022, regular meeting. Orr motioned to approve the minutes as presented, seconded by Gibson, and carried unanimously.

Mayor Green called for discussion of the bills payable and financial reports. Clerk Brock reported as requested at the last meeting that profit made on the Mallory property sale was \$42,905. After some discussion, Gibson motioned to approve the bills payable and financial reports, seconded by Laster, and carried unanimously.

Clerk Brock also reported that Thurman Campbell Group submitted a proposal to complete the audit for fiscal year ending June 30, 2022, and the Uniform Financial Information Report at a cost of \$19,000. Also, the city may be required to conduct a Single Audit, which is based on federal funding received in the fiscal year, and the cost would be at least \$5,000. Mayor Green also reported the city was notified that this would be the last year Thurman Campbell Group would prepare the audit because they will no longer be doing local government audits. After discussion, McReynolds motioned to approve the proposal of Thurman Campbell Group to perform the audit for fiscal year ending June 30, 2022, seconded by Orr, and carried unanimously.

PUBLIC HEARINGS

Mayor Green called to order the public hearing for the proposed 2022 ad valorem tax rates. Mayor Green stated that the real property tax rate proposed for 2022 is the 4% rate of \$0.249 per \$100 in assessment and is the same real property tax rate as last year and since 2016. The corresponding personal property tax rate for 2022 will be \$0.1598, which is a tax rate decrease. Mayor Green called for comments and Liz Boyd complimented the city for how it is run but expressed concerns about raising taxes during these hard times. Mayor Green reiterated that the real tax rate is not being increased and that the personal tax rate is being decreased. There were no further comments, and the mayor declared the hearing closed. Ms. Boyd thanked the Mayor and council and left the meeting.

PUBLIC COMMENTS

None

ACTION ITEMS

Mayor Green presented recommendations from the Elkton Planning Commission. The Commission held a public hearing on September 1, 2022, and now recommends the city council approve the zoning of approximately 87.41 acres of Parcel ID 071-22 as R-3 Multi-Family Residential District upon its annexation and to rezone two portions of Parcel ID 071-22 already in the city limits from A-1 Agricultural District to R-3 Multi-Family Residential and the other portion from R-1 Single-Family Residential to a R-3 Multi-Family Residential

District as presented on the exhibit map. After discussion, Powell motioned to approve the recommendations, seconded by Orr, and carried unanimously.

Mayor Green stated a special city council meeting needs to be held to hold second reading of ordinances and any other business that might arise. After discussion, Gibson motioned to hold a special city council meeting on Thursday, September 15, 2022, at 9:00 am, seconded by Orr, and carried unanimously.

Police Chief Toombs presented a proposal to lease five new fully equipped Dodge Durango police vehicles over three years at a cost of \$44,800.00 per year. At the end of the three-year lease, the vehicles can be purchased for \$29,000.00 each. Chief Toombs stated one new Ford Explorer police vehicle is budgeted this year at a cost of about \$58,000.00, however after comparing the cost of leasing and the rising cost of maintaining some of the old police vehicles, he recommends leasing new vehicles. Chief Toombs stated if the city leases five new cars, then he would request the sale of 2 or 3 current vehicles. It was determined due to the cost of the lease this project would have to be bid. After discussion, Laster motioned to approve a lease program for new police cars upon bidding out the project, seconded by McReynolds, and carried unanimously.

ORDINANCES

Clerk Brock read first reading of Ordinance 2022-11, "AN ORDINANCE FIXING THE AD VALOREM TAX RATE UPON THE ASSESSED VALUATION OF REAL ESTATE, PERSONAL PROPERTY, MOTOR VEHICLES AND WATERCRAFT WITHIN THE CITY LIMITS OF ELKTON, KENTUCKY, FOR THE YEAR 2022."

Powell motioned to read the Summary of Ordinance 2022-12 in lieu of the full ordinance, seconded by Laster, and carried unanimously. Clerk Brock read first reading of Summary of Ordinance 2022-12, "AN ORDINANCE ANNEXING TO THE CITY OF ELKTON, KENTUCKY A 87.41 ACRE TRACT LYING ADJACENT TO AND CONTIGUOUS TO THE PRESENT CITY LIMIT BOUNDARIES EAST OF SOUTH MAIN STREET."

Clerk Brock read first reading of Ordinance 2022-13, "AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE CITY OF ELKTON, KENTUCKY FOR THE FISCAL YEAR JULY 1, 2022, THROUGH JUNE 30, 2023."

Case motioned to read the Summary of Ordinance 2022-14 in lieu of the full ordinance, seconded by Orr, and carried unanimously. Clerk Brock read first reading of Summary of Ordinance 2022-14, "AN ORDINANCE TO REZONE PARCEL ID 071-22."

BID OPENINGS

Mayor Green reported bids were received for the Goebel Avenue Bike/Pedestrian Project on August 17, 2022 at 2:00 pm with two bids received: Westate Construction, Inc.-\$321,725.94; Scotty's Contracting and Stone-\$334,591.46. Mayor Green stated McGhee Engineering reviewed the bids and recommends accepting the low bid from Westate Construction pending notice to proceed from the state. Orr motioned to approve the recommendation, seconded by Gibson, and carried unanimously.

Resolution 2022-06, "RESOLUTION OF THE CITY OF ELKTON ACCEPTING THE GRANT, APPROVING THE GRANT ASSISTENCE AGREEMENT, AUTHORIZING THE AMENDMENT OF THE CITY OF ELKTON'S ANNUAL BUDGET, AND AUTHORIZING A REPRESENTATIVE TO SIGN ALL RELATED DOCUMENTS" was presented to the council for KIA funding for the Sewer Improvements Project. Orr motioned to approve the resolution, seconded by Case, and carried unanimously.

GRANT AND PROJECT UPDATES

Mayor Green reported the city will need to hire an engineer for the new West Main Sidewalk and Drainage

Improvements Project and recommends going through the Request for Qualifications process. After discussion, Orr motioned to proceed with requesting RFQs for engineers for the project, seconded by Case, and carried unanimously.

Mayor Green reported applications are now being accepted until September 30th for the CDBG housing project.

ATTORNEY REPORT

Traughber reported he is ready to obtain a sale date for foreclosure on the Pratt property. Also, Todd County Funeral Home has paid all their payment agreement including all delinquent city property taxes and code enforcement fines and therefore the case will be dismissed.

DEPARTMENT REPORTS

Fire Chief Waggoner reported the new ladder fire truck presented at the last meeting was purchased for \$3,500.00 and necessary repairs are being made. Chief Waggoner commended all the firemen for their work to repair the truck, especially JT Calvary and Scott Shackelford. Waggoner requested the 1989 Pierce fire truck be declared surplus. Case motioned to declare the truck surplus, seconded by Powell, and carried unanimously. After discussion, Powell motioned to sell the 1989 Pierce on Govdeals.com for no less than \$10,000, seconded by Laster, and carried unanimously.

Mayor Green presented a report from Zoning Administrator/Code Enforcement Officer Megan Willenborg reporting activity in the last month.

Police Chief Toombs reported 638 calls for service last month with 34 alcohol related incidents. McReynolds asked when the new police recruit would graduate the Academy and Toombs reported Officer Player has about 3-4 weeks remaining. Laster thanked the department for patrolling Allensville Street.

Mayor Green reported Phase I and II of the Sewer Improvements Project have been closed with Phase III hopefully to be completed by the end of October. The public works department continues to work on replacing the sewer line to the Die Casting property and is almost complete. The crew has also been working in the park to prepare three playground areas for the new pour in place rubber safety surface that will be installed in a few weeks. The city will be completing the sewer line extension on Beckham Road and is working on water, sewer and gas line extensions to the new assisted living facility on Morris Weathers Drive.

MAYOR'S REPORT

Mayor Green reported the state announced the location of Delvan Ag Pumps to Elkton and stated they will be requesting job development incentive of .5% of payroll tax rebate over ten years as required by the state to match state incentives. Mayor Green stated the county will be rebating the other .5% of payroll taxes for ten years.

There was an accident on the Square today that damage a city decorative light pole, new table and chairs, and the brick retaining wall around the Welcome Center.

Mayor Green reported he received several inquiries regarding the new duplexes on Goebel Avenue due to past water drainage issues and stated they have been shown the engineering plans for the project.

Mayor Green reported the developers requesting the annexation of 87.41 acres near South Main Street are in the process of working on a development plan for the entire property, however the immediate plan is to work on 10-12 homes in the beginning. Discussions continue with adjoining property owners regarding a new street being constructed through the new development o Allensville Street.

HarvesFest is scheduled for Saturday, September 24th on the Square.

CITY COUNCIL CONCERNS

McReynolds asked Clerk Brock if she has received any more information on the Markham Family Trust and she stated no additional information has been received.

Laster stated he is proud of the growth in Elkton. Mayor Green stated he and Judge Mansfield have discussed the need for low-income housing with rent and home prices increasing. Mayor has also had meetings with other potential builders.

Powell asked about the abandoned home on South Streets Avenue where grass and weeds are beginning to grow tall again. Mayor Green stated the city has been mowing the property and filing liens.

Gibson reported a vehicle parking on the south side of the square not in an actual parking space that is causing trucks to have issues going around the square.

Case motioned to adjourn, seconded by Laster, and carried unanimously and meeting was adjourned at 7:29 pm.

Arthur Green, Mayor

Laura M. Brock, City Clerk/Treasurer