

Minutes: City Council Special Meeting  
April 24, 2014  
4:30 PM

The Elkton City Council met in special session at City Hall, 71 Public Square, on Thursday, April 24, 2014 with Mayor Nancy T. Camp presiding.

City Council members present: Eugene Jefferson; Jimmy Scott; Doug Gibson; and, Danny Laster.

City Council members absent: David Powell; and, David Haley.

Others present: City Clerk/Treasurer Laura Brock; Jeff Traughber, City Attorney; Terry Frogue, Utility/Street Superintendent; Mitch Robinson, Southwestern Kentucky Economic Development Council; and, Steve Rose.

Mayor Camp called the meeting to order at 4:30 PM and reminded everyone only items on the agenda may be discussed.

### **AGENDA**

1. Custom Cooler Lot
2. Refine Tile
3. Harvey Martin
4. Steve Rose

Mayor Camp reported the new industry, Custom Cooler, moving into the western portion of the Glass Door Solutions building, needs their entrance off West Main Street widened. The state will not widen it for them. The cost to do the work is estimated at \$6,100 and it was suggested the city, county and Industrial Foundation split the cost. The county and Industrial Foundation still needs to discuss the matter. Mitch Robinson reported Custom Cooler has already hired four local workers they are sending to California for training and expect to hire a few more next month. After discussion, Scott motioned to contribute as much as \$2,100 to the Industrial Foundation for widening the entrance. Motion seconded by Mr. Jefferson and carried unanimously.

Mitch Robinson reported that Refine Tile has asked for assistance in purchasing about \$102,000 worth of new equipment. Robinson is requesting \$20,000 each from the city and county to the Industrial Foundation to assist with this purchase. He is also assisting Refine Tile with other grant and loan applications to help with the expansion and retaining existing jobs and possibly hiring 10 new employees in the future. Mitch expressed that the future for Refine Tile looks positive and they have about 95 employees at this time. Scott expressed concern for contributing money for a business' personal equipment. The county will discuss at their meeting Friday, April 25, 2014. There was no decision made. Mr. Robinson thanked the council and left the meeting.

Mayor Camp welcomed Steve Rose and called for his item of discussion with Terry Frogue. Frogue stated Rose owns property on B. White Road just outside and adjacent to the city limits. He intends to sell lots facing B. White Road with potential for 10 to 14 residential lots. Rose stated he already has one lot potentially sold to a home builder who would like city sewer. Frogue reported the best option for extending sewer service is to start at Commerce Street with a gravity sewer line that could catch all the lots facing B. White Road. The city could run just a portion of the line to start or could extend it all the way to the intersection of Beckham Road to catch all the lots. Construction of half the line would cost about \$62,000 and the entire line would cost about \$116,000. Frogue reported the city's sewer ordinance requires the developer to extend the sewer at their own expense with rebates to the developer from future connections, however he feels this expense is very prohibitive to development. Frogue reported Clerk Brock calculated the cost for the city to extend the sewer with rebates coming to the city in lieu of the tap on fee. For this development, the total cost of constructing the sewer line is \$116,000 along 1,600 feet, which calculates to a cost of \$36.40 per foot (assuming the line serves both sides of the street). When someone connects to this sewer line they would pay a tap fee based on their lot frontage, so a 100' wide lot would cost \$36.40 per foot, or \$3,640.00 to help recover the cost of the extension. This is well under half the cost to install a septic system. Mr. Rose stated this sounded very reasonable. There was also discussion regarding subdivision regulations that Mr. Frogue and Mr. Rose will work out. There was also discussion that it would work best to include this annexation with the intent to annex ordinance of Moe and Johnson Lane. Mr. Gibson motioned for the city to extend sewer from Commerce Street along B. White Road upon annexation with the rebate fee coming to the city as outlined. Mr. Jefferson seconded the motion and carried unanimously. Mr. Traughber stated the city's ordinance regarding sewer extensions will need to be amended.

Terry Frogue reported Harvey Martin has requested the city construct his street off Johnson Lane with potentially 5 residential lots. The total cost is about \$40,000.00. Frogue reported to Mr. Martin that it was discussed at the last meeting with no decision and Mr. Martin then offered to pay one-third of the

cost. There was brief discussion about the ongoing effort to annex Moe and Johnson Lane. Clerk Brock stated that it may be possible for the city to rebate property taxes to developers to help reimburse them the cost of constructing streets in new subdivisions to promote development. After discussion, Mr. Scott motioned to continue the city's policy of the developer constructing the street and then turning it over to the city for maintenance. Motion seconded by Mr. Laster and carried unanimously.

Mr. Laster motioned to adjourn and seconded by Mr. Jefferson. Motion carried unanimously and meeting adjourned at approximately 5:35 PM.

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Nancy T. Camp, Mayor

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Laura M. Brock, City Clerk/Treasurer