

Minutes: City Council Special Meeting
August 13, 2024
6:00 PM

The Elkton City Council met in special session at Elkton City Hall, 71 Public Square, on Tuesday, August 13, 2024, 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: Laura M. Brock, City Clerk/Treasurer; Kayce Bright, Assistant City Clerk; Robert Toombs, Chief of Police; Amy Chester, WEKT Radio; Emily Carrol; Justin Griffin; and Megan Willenborg.

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

Mayor Green called for review of the minutes of the July 11, 2024, council meeting. There were no changes and McReynolds motioned to approve as presented, seconded by Laster, and carried unanimously.

Clerk Brock presented the financial reports and called for any questions. Brock reported the city had multiple certificates of deposit mature in July. Clerk Brock received quotes from all three local banks and the best rates were from United Southern Bank for 12 months at 5.0% interest. Therefore, the money was moved to United Southern Bank. Powell motioned to approve the financial reports as presented, seconded by Gibson, and carried unanimously.

PUBLIC COMMENTS

Megan Willenborg voiced concerns over the Dollar General Market development plan and the subdivision plan for The Oaks that were approved by the Planning Commission. Mayor Green stated the plans were reviewed as necessary and if she wanted to speak further about the issue, she could make an appointment to see him.

ACTION ITEMS

Mayor Green presented a recommendation from the Planning Commission which held a public hearing on Monday, August 12, 2024 and recommends approving a request from John Laster, Laster Mobile Home Park, LLC, to rezone 8.71 acres of Parcel ID #056-28 to R-3 Multi-Family Residential, a portion which includes the intersection of Jordan Avenue and Mary Street currently zoned R-1 Single Family Residential, and a portion which includes property on Joiners Avenue, Lasters Avenue, Shelbys Avenue, and Mary Street (W Ruth Drive) currently zoned B-3 Highway Commercial District. Case motioned to approve the recommendation to rezone 8.71 acres to R-3 Multi-Family Residential as presented, seconded by Orr, and carried unanimously.

Mayor Green presented a proposal from Towers Point Acquisitions LLC to purchase the city's water tank lease agreement with Verizon Wireless for \$320,000 for 55 years. The city currently gets about \$20,000 a year from Verizon to lease the water tank on Garth Lane. Mayor Green recommended not accepting the proposal and there was no opposition to the recommendation. No action was taken.

Mayor Green presented the 2024 Property Tax rate calculations. The compensating rate for real property, which generates about the same revenue as last year, is \$0.232 per \$100 of assessment, generating about \$227,999. The 4% rate, which allows a 4% increase in revenue, is \$0.241 per \$100 of assessment would generate \$236,843. Adopting the same real property tax rate as last year, \$0.249 would generate approximately \$244,705, but would be subject to a petition for recall. Adopting any rate over the compensating rate requires a public hearing. Mayor Green stated that adopting either the compensating or 4% rate would be a decrease in property tax rate over last year. After discussion, Case motioned to adopt the 4% real property tax rate, seconded by Orr, and carried unanimously. The corresponding personal property tax rate would be \$0.0968 per \$100 of assessment, which is also a decrease over last year. An ordinance will be prepared, and Clerk Brock will schedule the public hearing for the next regular meeting.

ORDINANCES

Powell motioned to read Summary of Ordinance 2024-09, "AN ORDINANCE TO REZONE A 1.49-ACRE PORTION OF PARCEL #071-22 LOCATED ON SOUTH MAIN STREET" in lieu of the full ordinance, seconded by Orr, and carried unanimously. Clerk Brock read second reading of Summary of Ordinance 2024-09. McReynolds motioned to adopt Ordinance 2024-09 after second reading, seconded by Case, and carried unanimously by show of hands.

Laster motioned to read Summary of Ordinance 2024-10, "AN ORDINANCE TO REZONE A 8.7 ACRE TRACT LOCATED NORTH OF U.S. HIGHWAY 68/80" in lieu of the full ordinance, seconded by Orr, and carried unanimously. Clerk Brock read first reading of Summary of Ordinance 2024-10.

MUNICIPAL ORDERS

Municipal Order 2024-05, "MUNICIPAL ORDER APPOINTING JUSTIN GRIFFIN AS CITATION OFFICER AND ZONING ADMINISTRATOR" was presented. Powell motioned to adopt Municipal Order 2024-05, seconded by Laster, and carried unanimously by show of hands.

Municipal Order 2024-06, "MUNICIPAL ORDER RE-APPOINTING JEAN ODUM TO THE PLANNING COMMISSION" was presented. Orr motioned to adopt Municipal Order 2024-06, seconded by Case, and carried unanimously by show of hands.

Municipal Order 2024-07, "MUNICIPAL ORDER RE-APPOINTING JEAN ODUM TO THE ELKTON CODE ENFORCEMENT BOARD" was presented. Laster motioned to adopt Municipal Order 2024-07, seconded by Orr, and carried unanimously by show of hands.

DISCUSSION ITEMS

Mayor Green introduced Justin Griffin who was just approved as the new Zoning Administrator and Citation Officer for the city working part-time for about 20 hours a week. Also, Mayor Green has hired Frances Paulino, who will supervise inmate labor for street cleaner and cleaning in the park for about 20 hours a week. Finally, the city has a new high school co-op student, Chris Salazar, that will start working soon. Former co-op student John Riley Service may continue to work for the city for a few hours a week on the days he is not attending technical college.

DEPARTMENT REPORTS

Police Chief Toombs reported Police Officer Recruit Case Horn reported to the Police Academy this past Sunday and is scheduled to graduate in December. The new radar trailer has been posted in several places around town. Toombs reported the department designed a new patch for their uniforms. Toombs stated the department has initiated a speeding campaign to more closely monitor speeding, especially on some side streets. Laster reported complaints of speeding on Olive Street. Toombs stated some side streets have a speed limit of 25 mph and may need to be lowered.

Mayor Green reported the fire department has ordered some new radios and turnout gear. The department submitted a grant for equipment but did not receive it.

Mayor Green reported public works continues to work on the lead and copper surveys that must be completed by October. Maintenance staff have also been assisting with repairs in City Hall and painting. New flooring will be installed in City Hall starting Monday, August 19th.

MAYOR'S REPORT

Mayor Green reported the county planning committee held their first meeting on July 30th. A second meeting will be held September 5th to review the first draft of the comprehensive plan. Nick Harris, who was approved to represent the city on the county planning committee can no longer attend the meetings and the Planning Commission recommended Justin Griffin represent the city. There was no opposition to the recommendation.

Mayor Green reported a retirement luncheon for Clerk Brock will be held Thursday, August 29th at noon.

CITY COUNCIL CONCERNS

Gibson reported there are limbs hanging in the street on Murrey Court that are effecting the school buses. Mayor Green stated public works will check on the limbs.

Dates to remember were reported as Hometown Harvest Dinner on Saturday, September 14th and HarvestFest on Saturday, September 28th.

There was no further discussion, therefore Powell motioned to adjourn, seconded by Laster, and carried unanimously.

Arthur Green, Mayor

Laura M. Brock, City Clerk/Treasurer