REGULAR
COUNCIL MEETING
January 16, 1989

The regular meeting of the Elkton Town Council was held January 16, 1989 at 8:00 P.M. in the council chambers with the Mayor Charles E. Dean presiding. The following council members were present: R. E. Davis, B. B. Holt, R. B. Hutton, L. C. Life and R. L. Snow. H. W. Leap was absent. Dale Davenport, Attorney, Norma Leap, Clerk, Gerald Monger, Superintendent and Warren Pence, Chief of Police were also present.

Mr. Ishmal Baugher, Chairman of the Planning Commission, was present. Mr. Baugher reported that after the Public Hearing January 11th. the Planning Commission met and voted on the subdivision requests by Mr. Randal Dean and Mr. Tim Haden. The Planning Commission recommends the approval of these requests as presented to them.

The second item of business presented by Mr. Baugher was the proposed zoning ordinances and map. Mr. Baugher stated that after working approximately eleven years on these ordinances and maps, the Elkton Planning Commission voted on January 9th. to present this proposed zoning ordinance and map to council for consideration. Mr. Baugher stated it is his hope that after the council has their Public Hearing and reviewed the ordinance and map that they will be adopted and implemented. Mr. Baugher stated that at any time during council's review and Public Hearing, the Elkton Planning Commission will be happy to assist in any way needed and feels sure Mr. Strieder of the Central Shenandoah Planning Commission would also be willing to assist.

Mayor Dean expressed his appreciation to the Planning Commission for all the time which has gone into this proposed zoning ordinance and maps.

Mr. G. W. Berry of 211 Morgan Avenue asked if Mr. Schumacher was going to be allowed to use the lot beside Mr. Berry as a parking lot for the apartment building beside the lot. Mr. Monger stated he plans to discuss this with Mr. Davenport tonight.

Councilwoman L. C. Life moved, seconded by Councilman B. B. Holt and carried to approve the minutes of the Regular Meeting November 21, 1988, Public Hearing November 21, 1988, Regular Meeting December 12, 1988, Special Meeting December 29, 1988 and Public Hearing January 11, 1989 as presented.

Mr. Monger reported that he has done a telephone survey of council regarding a voting delegate to Virginia Municipal Electric Association #1 (he has been the delegate in the past) and needs to have a vote on this tonight.

Mr. Monger reported that the Rockingham Municipal League will meet Wednesday at 6:30 P.M. here in Elkton at the Valley Lunch Restaurant. The speaker will be Jim Russell of Merck & Co. Inc. and will speak on buried tanks.

Mayor Dean asked if we have heard any more about the fluoride and Mr. Monger stated the Health Department man was here to check on the water system and Randy Murphey of the Valley Banner got onto the water situation and they did leave word with Mr. Murphey that they would be back in a couple of weeks to inspect the fluoride system but he has not heard anything from them. They are suppose to notify the town when they are coming.

Chief Pence reported that as the cost of a new car was way out of line with the amount set aside in the budget, they went ahead and had the police car repaired by Myers Ford. They put in a new motor and it seems to be running pretty good right now. Chief Pence reported that they are training a young man to assume the duties as a part time dispatcher.

Councilman R. L. Snow moved, seconded by Councilman B. B. Holt and carried to approve the Finance Reports for the months of November and December.

Councilman R. E. Davis moved, seconded by Councilwoman L. C. Life to appoint Gerald K. Monger as the voting delegate to the Virginia Municipal Electric Association #1. The vote was recorded as follows:

Davis	-	yea	Life	-	yea
Holt	-	yea	Snow	-	yea
Hutton	-	yea			

Councilman R. L. Davis moved, seconded by Councilman R. L. Snow to approve on Second Reading the appropriation of $81,342.00 to support the generation project. The vote was recorded as follows:

Davis	-	yea	Life	-	yea
Holt	-	yea	Snow	-	yea
Hutton	-	yea			

Mr. Monger reported that the Virginia Municipal Electric Association #1 met January 9th. and the contract was suppose to be signed with VEPCO immediately following the meeting. At the VMEA #1 meeting they approved a budget of 3.8 million to get started on the generation project and the engineer has been selected. Things seem to be getting started and the target date is around October. Officers were elected and meeting dates were set for the second Thursday of each month.

Councilwoman L. C. Life read the following letter from W. B. Coburn Jr., Assistant District Engineer, for the State Department of Transportation, regarding the traffic lights on Route 340:

> "I share your concern with a delay of any project, however, the nature of this project has grown since originally conceived. When originally conceived, a traffic signal without modifications to the existing roadway was planned. In analyzing the intersection in turning movements and volumes on 340 and the side street, it was determined that additional lane width for left turn lanes was also needed for this intersection to properly function.
>
> The additional lane width needed unfortunately impacts the adjacent property including the recreation area on the west side of 340. Unfortunately, the need for the lead time to clear the right of way environmental document necessary for the recreation area causes the delay, and the earliest advertisement currently appears to be September of 1989. I can assure you that if the project can be advanced in any way, I am interested in doing so."

Councilwoman Life reported that one of the classes that meets at the community center next to the fire station undertook a project of painting and redoing the floor and it really looks good.

Councilwoman Life reported that land was broken for the caboose. She has received a letter from Coors denying her request for a donation as they have more requests than they can accomodate but she also received a letter from Merck & Co. with a donation of $1000.00. Councilwoman Life stated she went over and talked with Donnie Myers last week and today he presented her with a donation of $1000.00 toward the project. Donations received from the other businesses total $1079.00. What she has received will cover the expenses at this point but she does not have anything for the little extras that will be needed so she will be talking with others who want to participate in the project.

She reported that they are now waiting on the materials from Northern Southern before they can continue with the project.

Councilman B. B. Holt moved, seconded by Councilman R. B. Hutton to approve the request for subdivision of land on west Rockingham Street as proposed by Timothy W. and Sally M. Haden. The vote was recorded as follows:

Davis	- yea	Life	- yea
Holt	- yea	Snow	- yea
Hutton	- yea		

Councilman B. B. Holt moved, seconded by Councilman R. L. Snow to approve the request for subdivision of the Randal Dean property in the Liberty Heights Subdivision. The vote was recorded as follows:

Davis	- yea	Life	- yea
Holt	- yea	Snow	- yea
Hutton	- yea		

Councilman Holt reported that the people from Micke who handle our business garbage disposal are asking for the opportunity to bid on all our garbage collection, business and residential. The committee will review their bid, check to see if we would need to open the bidding to other companies and bring back a recommendation to council.

Councilman Holt reported that he, along with Gerald Monger and Ishmal Baugher, are on an informal committee working with the county planners. They will be meeting with the county planners within the next few weeks to talk informally about what they want to set as a proposed growth area for Elkton. Councilman Holt asked if council members have any feelings regarding this to please contact one of the three. He pointed out that anything that is taken to this meeting will not lock us in. This will be discussed in the Elkton Planning Commission meeting before they meet with the county.

Councilman Holt reported on the Public Hearing January 11th. regarding the possibility of the town applying for a Community Development Block Grant to install water and sewer lines in the Pentecostal Hill area. The people were split about half for and half against. The split tended to be geographically oriented. The hardest point the town had to get across to the people was that we were not out to annex or make money off the project but were trying to help this area. It appears now that rather than go in for a request for a grant for the entire area we need to break it down to just certain areas. The availability of the grant will depend on how many low/moderate income people will benefit from the grant. The question was raised at the hearing if connection would be compulsory. The intent is not to have compulsory hookup but if a family is counted in the low/moderate income people in order to get the grant then that house will have to hookup. What is needed now is for council to give the go ahead for those working on this to proceed to see what can be developed with the thought that an application for a grant would be submitted if something can be worked out that would be feasible and reasonably acceptable to the people in the Pentecostal Hill area.

Mr. Hulings, our representative on the Board of Supervisors, was present and the Mayor asked to what extent the county could get involved. Mr. Hulings stated he was present on behalf of himself, not the county. He pointed out that the Board of Supervisors is interested and the precedent has been to support the towns in grant application but there has not been any set formula for what the county would contribute. This has varied from one locality to another. Mr. Hulings stated he would be interested in knowing what the town thinks the county should put forward. He also pointed out that the county cannot take care of everyone's health problems as they do not have the money to do this. They can only do something when it makes sense financially.

After further discussion, several council members expressed the feeling that they are in favor of pursuing the grant as long as the town is not having to put any money into the project.

Mayor Dean asked if council was willing to pursue this grant, if we can get some financial help from the county, and consider if we need to come up with anything; possibly free connections?

Councilman B. B. Holt moved, seconded by Councilman R. E. Davis to authorize the Town Superintendent to proceed with the grant application and further authorize the Mayor to sign that grant application and forward it if he sees fit.

It was the general concensus of council that the town is not in the position to contribute any significant amount in terms of money to this project but if the county is willing to help the town in this effort they would pursue the grant application for the reduced area.

The vote on the motion was taken and recorded as follows:

Davis	-	yea	Life	-	yea
Holt	-	yea	Snow	-	yea
Hutton	-	yea			

A tenative date of March 6th. was set for a Public Hearing on this project.

Councilman Holt stated that in regards to the recommendation and forwarding of the new proposed zoning ordinance and map by the Planning Commission to the Town Council, we are a long way from being ready to take any action on this. He also pointed out that the zoning map which came to council received objections from some citizens in the Roland Avenue, W. Rockingham Street, N. Stuart Avenue and Hill Avenue areas. In every case, except Stuart Avenue, the Planning Commission agreed unanimously not to change the map. However there were objections to the commercialization and descinding votes on the commercialization of Stuart Avenue zoning for commercial. When the time comes this will have to be discussed by council at length. Mayor Dean requested that Councilman Holt and Mr. Monger get with Mr. Davenport and go over the zoning ordinance, definitions, etc. with him.

Mrs. Leap brought it to council's attention that we have spent all of the money appropriated for the new zoning ordinances and will need to appropriate more. Mr. Monger stated he was not sure how much more was needed but would check into this.

Councilman Davis stated he feels letters should be sent to the $1000.00 donors for the caboose project. Councilwoman Life stated she will take care of this.

As there was no further business, the meeting adjourned.

MAYOR: Charles E. Dean
Charles E. Dean, Mayor

RECORDER: Norma R. Leap
Norma R. Leap, Clerk