SPECIAL
COUNCIL MEETING
April 4, 1995

A special meeting of the Elkton Town Council was held April 4, 1995 at 6:30 p.m. in the council chambers with the Mayor Charles E. Dean presiding. The roll call was as follows:

PRESENT

F. A. Bennett
D. H. Dail
M. B. Fuller
W. E. Printz
R. L. Snow
T. R. Whitfield III

Mayor Dean gave citizens from the Washington Avenue area the opportunity to speak regarding the rezoning litigation issue with Shen Valley.

Mr. Bill Hitt stated he had talked with some of his neighbors regarding the list of permitted uses and not permitted uses. They were in agreement that some of the uses were favorable. However they were concerned with motor vehicle repair shops of any kind, with no outside storage or junk cars. They felt that stipulating that everything must be contained in the building might not prevent problems and questioned who was going to enforce this. Another area of concern was any kind of craft or low-intensity repair or fabrication shop, such as carpentry, light welding (not full-fledged welding shop), gunsmith, etc. It was pointed out that welding shops and machine shops, which is listed on the not permitted list, are very similar. Mr. Hitt said he would not object to moving the health care facility from the not permitted to the permitted list.

Mr. Hitt identified another area of concern as the hours of operation from 7:00 a.m. to 7:00 p.m. They feel 7:00 p.m. is late unless the business is completely contained within the building. He also questioned whether Sunday operations would be allowed.

Mr. Hitt pointed out that there is a lot of retired people and quite a few shift workers in this area. He realizes that the building is there and needs to be utilized but feels it needs to be a business that is compatible with the neighborhood. He requested that the town officials keep this in mind when making a decision.

Mr. Dwight Kite had concerns with the same sections as mentioned by Mr. Hitt. He questioned the difference between a retail store of any kind which is permitted and a variety store which is not permitted. He stated he would like to have a definition of junk. He pointed out that on the papers they were given there was no mention of Shen Valley vs. the Town of Elkton and as they read now these usages could apply to any section of town. He questioned if these were going to be rewritten in a more formal manner. He asked for better definitions on the following sections. Section 610.02-14 regarding "storage under cover"; Section 610.02-38, Item "b" regarding "dust, noise or odors"; Item "c" - how will the hours of 7:00 a.m. and 7:00 p.m. be handled. Can operations continue in the building after 7:00 p.m. if the door is locked to the public and a closed sign displayed; Item "d" regarding no trucks allowed to make any deliveries to or from the property having more than two axles. How does the town plan to stop this? There are not any signs posted to prohibit this; and Item "f"- he is concerned about this section.

Mr. Kite stated he understands the McDaniel's problem, but after talking to some of his neighbors and doing a lot of thinking, he would like to see the area remain residential.

Mr. Costin presented the proposed 95-96 Budget. He stated that the budget was delivered to council on Friday afternoon in advance of the 1995 statutory deadline. The budget contains eight sections.

Mr. Costin gave the following review of the proposed budget:

Part 8 is the proposed meeting and hearing schedules that would conclude the budget process by the statutory established July 1, 1995 deadline.

Part 7 contains information regarding the cemetery and includes Revenues and Expenditures: FY 94-95 Status and proposed Revenues and Expenditures for FY 95-96. The proposed FY 95-96 Revenues of $18,719.41 exceeds the Expenditures by $5,744.41.

Part 1 is a reprint from the auditors report of departmental Revenues and Expenditures which shows the actuals for FY 93-94.

Part 2 is a department by department presentation in line item format of Expenditures through December 1994 (½ of the current fiscal year), with adjusted projections covering the remainder of the year. The second projection, which he believes to be less accurate, is included utilizing Expenditure information through February 1995 which is 2/3 of the current fiscal year. Using these projections, four departments are likely to operate under budget. A projection of Capital Improvement Projects is also included which will likely conclude under budget.

Part 3. Revenue sources and amounts are summarized on the first page and detailed on subsequent pages utilizing the same format as Part 2. Revenues are not where they were proposed for this year. Therefore proposals for next year are reduced, with no increases in rates, fees, permits, penalties or fines offered at this time. However, council may wish to give serious consideration to raising utility connection fees, fines and various permit costs during the course of the upcoming fiscal year. Revenues include utilization of $50,000.00 in reserves and a loan of $320,601.40 to finance various capital projects.

Part 4 compares departmental Expenditures to Revenues. Of the four departments which are projected to operate over budget this year, two have increased revenues to negate the additional cost.

Part 5, Expenditure Proposals, is the most altered part of the budget as it reflects the reorganization of the town government. The Expenditure proposals for the next FY are summarized on the first page.

Part 6 compares the proposed Revenues in Part 3 to Expenditures from Part 5 for FY 95-96. The Expenditures are $3,195,177.70 and Revenues of $3,198,191.98 for a surplus of $3,014.28.

Mr. Costin pointed out that in general Part 5 attempts to consolidate and specify the Expenditures which reflect the town's work program for the next year. Consolidation occurs by having one line item for salaries from various positions, donations, utilities, legal expenditures and others. Specificity occurs by identifying capital projects for purchases, identifying insurance coverages, itemizing payroll taxes, as well as miscellaneous, yet recurring, items. The budget serves as a work plan document as it identifies the project to be done during the next fiscal year to maintain and improve the town's service level. The individual projects can be found in each of the department or division expenditure proposals or listed collectively on the last page of Part 3.

Mr. Costin stated he would be responsible for the conclusion of the Erosion Project which was stared this week. The Town Superintendent would be responsible for the ISTEA grant administration and the establishment of the Geographic Information System. The project identified under Parks & Recreation (track in the park) has actually been started but the town's share of this project will be paid for in the 95-96 fiscal year

budget. There are three projects in the Public Works-Waste Water area, drying beds, conveyor and pipe replacement and upgrade in the Summit and Fairfax Avenue area. The project in the Electric would be an overall upgrade in the Fourth Street area and the Maintenance area project is the drainage project on North Road. The budget presented is $1,061,188.70 more in Expenditures and $1,051,829.98 in Revenues from the current budget. The greatest portion of the increase in both of these areas is contributed to the ISTEA grant proposal, totaling $954,007.00, of which $190,801.40 is local contributions and $763,205.60 is federal contributions. $2,241,170.70 Expenditures and $2,244,184.98 Revenues results if the ISTEA project is disregarded. Mr. Costin said he would submit that this is not an increase over last years budget as that budget excluded priority capital project related expenditures of $279,000.00 which actually increased budgeted expenditures to $2,412,989.00.

Mr. Costin recommended the proposed budget be referred to the Finance Committee.

Councilman T. R. Whitfield III moved, seconded by Councilwoman M. B. Fuller and carried that in accordance with the Town Manager's schedule as set forth in Section 8, this budget be forwarded to the Finance Committee for their recommendation.

Councilwoman Fuller and Councilman Whitfield commended Mr. Costin and the Department Heads for all the work that has gone into preparing this budget.

Mr. Costin expressed his thanks to Gerald Monger, Warren Pence, Theodore Pence, Joe Shifflett and Norma Leap for their help with the budget.

Councilman Printz reported that he would be interested in council trying to look at some of the areas of concern expressed by the people from the Washington Avenue area and see if they can be addressed.

Councilman Printz asked where we stand on the Newtown Road Project. Mr. Monger reported that the water is in out by the cemetery. VDOT plans to complete everything within the town corporate limits before going any further on the out of town portion of this project.

Mr. Costin reported that work has begun on the river bank project. The county has loaned the town a bulldozer, at no cost, which will save us some money.

As there was no further business, the special meeting adjourned.

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

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