

**TOWN OF ELKTON
ELKTON TOWN COUNCIL MEETING
DECEMBER 18, 2023**

The regular meeting of the Elkton Town Council was held on December 18, 2023, at 6:00 p.m. at the Elkton Area Community Center, located at 20593 Blue & Gold Drive, Elkton, Virginia, with Mayor Joshua J. Gooden presiding.

Present: Mayor Joshua J. Gooden, Vice-Mayor Rick Workman, Council Member Jan Hensley, Council Member Virginia Fulginiti, Council Member Rachel Michael, Council Member Aaron Napotnik, and Council Member Louis Heidel.

Also Present: Town Manager Greg Lunsford, Town Attorney Quinton Callahan, Chief of Police Mike King, Public Works Director Gaither Hurt, Community Development Director Delores Hammer, Town Treasurer Donna Curry, and Clerk of Council Denise Monger.

Mayor Gooden called the meeting to order and the Clerk was asked to call the roll.

Council Member Fulginiti gave the Invocation. All present were asked to join in the Pledge of Allegiance.

AMENDED ADOPTION OF AGENDA

Vice-Mayor Workman moved, seconded by Council member Heidel, and carried to adopt the agenda with amendments to add ARPA tax relief and a USDA Water Improvement Resolution.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

PUBLIC COMMENT

Wayne Printz, 336 W. Washington, spoke regarding the parade, water haulers and boundary line adjustment.

TOWN MANAGER'S REPORT

Mr. Lunsford thanked staff for their hard work. He briefly spoke regarding the drinking water project, sanitary sewer project, Elkton Downtown Marketplace, storm water project and the Police Department.

STAFF REPORTS

Chief of Police: Chief King reported that the department bought five (5) AED's with funds donated by EPIC. He was working on a grant that would fund the department purchasing seven (7) more AED's. He introduced newly hired Officer Harry Foster to the Mayor and Council.

Director of Public Works: Mr. Hurt reported that USDA was reviewing the drinking water preliminary engineering report. The contractor interviews for the Elkton Downtown Marketplace took place last week. The design for the new police department would be completed in January. He noted issues with the pumps at Bear Lithia Spring. He was working on a year-end review.

Economic Development Director: Mrs. Hammer reported the Planning Commission meeting was scheduled for January 2, 2024. She had issued 118 permits. New zoning maps were forthcoming.

Town Treasurer: Mrs. Curry reported no additional business.

Town Attorney: Mr. Callahan reported that a Board of Zoning Appeals meeting had been held and the request had been denied. No responses had been received yet regarding the blight/nuisance letters sent.

COMMITTEE REPORTS

Policy/Personnel Committee: Chairperson Hensley thanked staff for the outstanding jobs they did.

Parks and Recreation Committee: Chairperson Fulginiti reported that events were good at the center and there was good attendance.

Public Utilities: Chairperson Workman reported no additional business.

Finance Committee: Chairperson Michael reported no additional business.

Special Projects and Economic Development Committee: Chairperson Napotnik reported no additional business.

Public Health & Safety Committee: Chairperson Heidel reported no additional business. He thanked EPIC for their recent donation.

UNFINISHED BUSINESS

Authorize Town Manager to negotiate contract for Elkton Downtown Marketplace

Vice-Mayor Workman moved, seconded by Council member Napotnik, and carried to authorize the Town Manager to negotiate the contract with Lantz Construction Company for the construction of the Elkton Downtown Marketplace and park.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 roll call) Motion carried

Set public hearing date to adopt an ordinance granting a franchise for the operation of a cable television system within the Town

Council member Michael moved, seconded by Council member Napotnik, and carried to set a public hearing date to adopt an ordinance granting a franchise for the operation of a cable television system within the Town for January 16, 2024 at 6:00 p.m.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

Recommendation by Elkton Planning Commission to approve the issuance of a special exception permit for Ronald and Teresa Younger for short term rentals at 504 4th Street

Dan Talbot, Chairman of the Elkton Planning Commission, had prepared a letter to Council stating, with agreement from Mr. and Mrs. Younger, that the occupancy of the rental would be capped at 10 adults and 14 total occupants.

Council member Heidel moved, seconded by Council member Hensley, and carried to accept the recommendation by the Elkton Planning Commission to approve the issuance of a special exception permit for Ronald and Teresa Younger for short-term rentals at 504 4th Street.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 roll call) Motion carried

Recommendation by Elkton Planning Commission to approve rezoning located within the boundary line adjustment for (1) 26.710 acres to Conservation District C-1, (2) 25.026 acres to Single-Family Residential district R-3, (3) 130-A-13A, 130-A-70A, and 130-A-13 Low Density Residential District R-2 and the remaining lots along Hwy 33 to General Business District B-2 including lot 130-A-13C

Dan Talbot, Chairman of the Elkton Planning Commission stated the commission had recommended the rezoning remain the same as presented except for the parcels associated with Andy Barone's property which would be zoned R-2 instead of B-2 and the remainder of that section would be zoned B-2 as originally recommended.

Council member Michael moved, seconded by Council member Napotnik, and carried to accept the Planning Commission's recommendation to approve the rezoning as described and presented.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 roll call) Motion carried

NEW BUSINESS

Adoption of the Central Shenandoah Hazard Mitigation Plan 2020 Update

Council member Heidel moved, seconded by Vice-Mayor Workman, and carried to adopt the Central Shenandoah Hazard Mitigation Plan 2020 Update as follows:

Adoption of the Central Shenandoah Hazard Mitigation Plan 2020 Update

WHEREAS, the Elkton Town Council recognizes the threat that natural and man-made hazards pose to people within the Town of Elkton, and

WHEREAS, the Disaster Mitigation Act of 2000, as amended, requires that local governments develop and adopt natural hazard mitigation plans in order to receive certain federal assistance and update these plans; and

WHEREAS, the Central Shenandoah Hazard Mitigation Plan (CSHMP) identifies mitigation strategies to reduce or eliminate long-term risk to people and property in our community and in the Central Shenandoah Region from the impacts of future hazards and disasters; and

WHEREAS, the CSHMP Steering Committee representing the 21 local jurisdictions of the Central Shenandoah Planning District convened in order to review the original Plan and study the Region's risks from and vulnerability to natural hazards, and to make recommendations on mitigating the effects of such hazards on the Region; and

WHEREAS, the Steering Committee was provided staff support by the Central Shenandoah Planning District Commission; and

WHEREAS, the efforts of the Steering Committee, the staff of the Central Shenandoah Planning District Commission, as well as members of the public, private, and nonprofit sectors, have resulted in the development of the 2020 Update of the Central Shenandoah Hazard Mitigation Plan for the Region; and

WHEREAS, the Central Shenandoah Regional Wildfire Community Protection Plan (CSRWPP) is an annex to the Central Shenandoah Hazard Mitigation Plan and is included in this resolution,

NOW THEREFORE, BE IT RESOLVED by the Elkton Town Council that the Central Shenandoah Hazard Mitigation Plan 2020 Update is hereby approved and adopted for the Town of Elkton.

Adopted by the Elkton Town Council this 18th day of December, 2023.

APPROVED:

Joshua J. Gooden, Mayor, Town of Elkton

ATTEST:

Denise Monger, Clerk of Council

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

Schedule joint public hearing with the Elkton Town Council to revise Elkton Town Code Section § 110-715 Short Term Rental to specify a limit on the number of occupants allowed to stay in a rental

Council member Hensley moved, seconded by Council member Fulginiti, and carried to schedule a joint public hearing with the Elkton Town Council and Elkton Planning Commission to revise the code for short-term rentals.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

EPIC presentation regarding Elkton Downtown Marketplace

Billie Joe Dofflemyer, President of EPIC, spoke regarding the organizations dedication to the betterment of the Town. The committee donated \$100,000 to the Elkton Downtown Marketplace project.

Mayor Gooden thanked Billie Joe and EPIC for the generous donation to the Town. The total amount of private donations for the Elkton Downtown Marketplace was \$189,000. He noted that donations were always welcome.

ARPA Tax Relief

Council member Hensley moved, seconded by Vice-Mayor Workman, and carried to that \$2,600 from Elkton's American Rescue Plan (ARPA) Funds be allocated as a one-time \$100 credit to those individuals sixty-five (65) or over who have applied for and been approved by the Rockingham County Elderly Tax Relief Program.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 roll call) Motion carried

2023 USDA Drinking Water Resolution

Council member Michael moved, seconded by Council member Napotnik, and carried to adopt the resolution as presented.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

MAYORS BUSINESS

Mayor Gooden thanked staff for all of their hard work and efforts during events and every day. He thanked Sharon Carr for spearheading the bake sale for the downtown marketplace.

CLOSED SESSION

Vice-Mayor Workman moved, seconded by Council member Napotnik, and carried that council go from Regular Session in to Closed Session for the following:

- a. Pursuant to Virginia Code § 2.2-3711.A.1 for, "Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body."
- b. Pursuant to Virginia Code § 2.2-3711.A.3 for, "Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body."

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

OPEN SESSION/MOTION TO CERTIFY CLOSED MEETING

Vice-Mayor Workman moved, seconded Council member Heidel, that Council go from Closed Session back into Regular Session and Council certify pursuant to Virginia Code § 2.2-3712(D), that to the best of each member's knowledge, as recognized by each Council member's knowledge, as recognized by each Council member's affirmative vote, that only such business matters lawfully exempted from Open Meeting requirements under Virginia Code § 2.2-3711, as were identified in the motion by which the Closed Meeting was convened were heard, discussed, or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of the Town Council.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

Motion to Adjourn

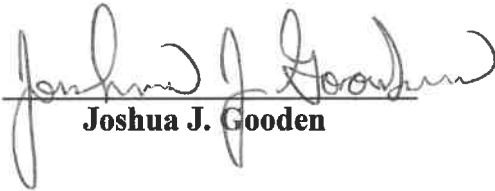
Council member Heidel moved, seconded by Council member Napotnik, and carried to adjourn the meeting.

YEAS: R. Workman, J. Hensley, V. Fulginiti, R. Michael, A. Napotnik, and L. Heidel

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

Mayor:


Joshua J. Gooden

Recorder:


Denise R. Monger, Clerk