REGULAR
COUNCIL MEETING
April 12, 1982

The regular meeting of the Elkton Town Council was held April 12, 1982 at 8:00 P.M. in the council chambers with the Mayor Maurice W. Lough presiding. The following council members were present: V. L. Cook Jr., R. E. Davis, S. P. H. Flick, T. G. Hulings, L. C. Life and R. L. Snow. Noah Helsley, Acting Chief, Norma Leap, Clerk, Gerald Monger, Superintendent and Dale Davenport, Attorney were also present.

Mayor Lough opened the meeting with prayer.

Mr. Dick Sandridge came before council to get a clarification on the electrical refund. Mrs. Leap explained that one-half of the January electric bill would be refunded on the March electric bill. If you were not a customer in January you would not get a refund; however, if you were a customer in January but were not a customer during the period covered by the refund, you would not be entitled to a refund. Mr. Sandridge questioned if the present Elkton Gulf Station would receive a refund and was told they would. He felt this was giving what he had paid to someone else. He was in favor of the town keeping the money but not giving someone else what he had paid in. Mrs. Leap stated that the present Elkton Gulf Station customer had been in business for eight months of the refund period.

Councilwoman Life stated that on Page 3 of the March 8th. meeting minutes it states she had talked with seventy-three people regarding the Vepco refund. As the paper reported this in the same way, it was probably her fault, but she wanted to correct the statement. She did not talk with seventy-three people. She would like to change it to read that she had talked to households representing the thoughts and wishes of seventy-three people. Mayor Lough stated we could not change the minutes of March 8th. if this is what was said but would place it in the April 12th. meeting minutes to correct the statement.

The minutes of the regular meeting March 8, 1982 and the special meeting March 30, 1982 were approved as presented.

Mr. Monger reviewed the Harrisonburg-Rockingham Chamber of Commerce Five-Point Highway Program. They would like a resolution or letter stating that the council is in agreement with this program to be presented to the Virginia Department of Highways Pre-allocation Hearing.

Councilwoman L. C. Life moved, it was seconded and carried, to support the following portion of the Harrisonburg-Rockingham Chamber of Commerce Five-Point Highway Program Item V which directly affects the Town of Elkton:

Primary	V.	Improve US 340 from Elkton to Shenandoah to a dual-lane. This facility is currently carrying approximately 5,415 vehicles per day.

Councilwoman Life reported that Dispatcher Margie Green has left our employment to return north and is being replaced by Sheila Conley. Officer Furr is working out his two week notice and is leaving our employment this week on the 15th. He has been employed by the City of Front Royal. The Public Safety Committee has been conducting interviews and are still accepting applications for the two positions as police officers. Twenty-four hour coverage will be continued. Mr. Wallace Bradley is working as a part-time officer. He is a former police officer for the town and is now working in security at Massanutten Development.

Councilman S. P. H. Flick moved, seconded by Councilwoman L. C. Life and carried to approve the Finance Report for the month of February.

Councilman Hulings reported that Vepco has filed a request for a wholesale price increase of 6.4% for municipal customers and would like for this to be effective May 30, 1982.

Councilman Hulings reported on the following letter dated April 1, 1982 from the Elkton Planning Commission:

"The Elkton Planning Commission has conducted a recent review of the Elkton Land Use Plan for the purpose of considering possible zoning changes. Since the Land Use Plan was approved and adopted by the Elkton Town Council and the Rockingham County Board of Supervisors in the spring of 1980, any changes in the plan will require a public hearing.

It is, thereby, requested by the Elkton Planning Commission that a joint public hearing date be set to enable the Planning Commission and the Town Council to seek public input before recommendations or decisions are made regarding rezoning of the following properties:

(1) The Garner Downey property bordered on the south by Spotswood Avenue, on the east by Lee Avenue, and on the north and west sides by an alley. Property is listed on Land Map of Rockingham County as Block 29, Section 3, lots 23, 24, 25, 26, and 27. (This zoning change was not requested by the owner.)

(2) The Tim Haden property bordered on the north by Rockingham Street and on the south by old US 33. Property is listed on the Land Map of Rockingham County as an acreage parcel (Insert Section 131-B1). (This zoning change was requested by the owner.)

(3) The Randall Snow property at the intersection of US 340 and the entrances to Elkwood Subdivision and Shen-Elk Plaza. Property is listed on the Land Map of Rockingham County as Lots 1 and 2, Block 34, Section 3. (This zoning change has been requested by the owner.)"

A joint public hearing by the Town of Elkton and the Elkton Planning Commission was set for May 10, 1982 at 7:00 P.M. prior to the regular council meeting.

Councilwoman Life asked Councilman Hulings if he has heard anything from Gary Greene on our electric rates. He stated that the problem is that one of the judges in the Federal Energy Commission has not yet approved the last rate settlement agreement. According to the agreement, if the judge signs it, the new rate increase requested by Vepco cannot go into effect until September.

Councilman Snow spoke concerning the utilization of the day light dispatcher. When she was hired she was asked if she would be willing to work overtime four hours one day a week as there is an eight hour period each week which has to be covered by overtime. She would then be available to take utility bills during these hours; Friday evening had been suggested by someone. Mrs. Kite has agreed to work one evening and it was left to Mrs. Leap and Mr. Helsley to arrange the scheduling.

Councilman Davis read and explained the following proposed contract:

The TOWN OF ELKTON, VIRGINIA (herein known as the Lessor), hereby enters into agreement with TERRY HENSLEY and LISA HENSLEY (herein known as the Lessee, and trading as Valley Crafts), to lease to Terry Hensley and Lisa Hensley, the front portion of the town building located at 107 Terrace Avenue (formerly Elkton Police Station).

The amount of the rent to be $100.00 per month and is to be paid to the Town Treasurer by the 10th of each month.

This agreement further stipulates terms and conditions set forth regarding renovations to this building by the Lessee and compensation to the Lessee by the Lessor for such renovations and are as follows:

1. The Lessor shall authorize renovations to this building up to a maximum of $1,200.00 for materials. The Lessee shall furnish all labor and in no instance shall there be any compensation whatsoever to the Lessee for any labor involved in these renovations.

2. All material and labor shall be subject to approval by the Town Superintendent.

3. The Lessor further agrees to deduct the cost of said materials from the rent due by the Lessee at the rate of $100.00 per month until the full amount of material ($1,200.00 maximum) has been fully compensated. When the cost of material has been offset, the Lessee shall commence rental payments as set forth in this contract and shall continue payment as long as the contract is in effect.

The Lessee if further guaranteed the right of first refusal regarding renewal of this contract at its expiration subject to review of terms and rates such as may be reasonable at that time.

The term of this contract shall begin June 1, 1982 and terminate May 31, 1983.

Councilman R. E. Davis moved, seconded by Councilman T. G. Hulings to approve the agreement with Terry and Lisa Hensley as presented. The vote was recorded as follows:

Cook	- yea	Hulings	- yea
Davis	- yea	Life	- yea
Flick	- yea	Snow	- yea

Councilman Davis reported that the contract with the Peoples Service Center has been signed and that the revised conditional zoning ordinance has not been typed as yet so it is not ready for presentation at this time.

Councilman V. L. Cook Jr. moved, seconded by Councilman R. L. Snow to appropriate moneys from capital improvement, placed there from the Vepco refund, to be spent if needed, and as needed on the two named projects; sewer line from First Street to sewer plant and relocating utilities on Route 340, (Stuart Avenue) for the widening of same. If both projects are completed and any money from this refund is left over, it will remain in the capital improvement account, until appropriated for other projects. The vote was recorded as follows:

Cook	- yea	Hulings	- yea
Davis	- yea	Life	- nay
Flick	- yea	Snow	- yea

Councilwoman L. C. Life moved, seconded by Councilman V. L. Cook Jr. to go into Executive Session to discuss personnel problems. The vote was recorded as follows:

Cook	- yea	Hulings	- yea
Davis	- yea	Life	- yea
Flick	- yea	Snow	- yea

Councilwoman L. C. Life moved, seconded by Councilman V. L. Cook Jr. and carried to go from Executive Session back into Regular Session.

Mr. Davenport reported that he has talked with Mr. Haden's lawyer today and he said that they are going to be able to obtain title insurance for the town on the property that the town will get under the real estate switch that was approved some months ago. The title is finished and they have a committal from the title insurance company so this transaction can be closed.

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

MAYOR: M W Lough
Maurice W. Lough, Mayor

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