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**TOWN OF EASTON, MARYLAND**  
**Easton Town Hall**  
**14 S. Harrison Street**

August 3, 2015

**PRESENT AT CONVENING**

8 Mayor Robert C. Willey  
9 Council President John Ford  
10 Councilmember Alan I. Silverstein  
11 Councilmember Pete Leshner  
12 Councilmember Ron E. Engle  
13 Councilmember Megan M. Cook

Also present was the Town Manager Mr. Robert F. Karge, Town Attorney Mrs. Sharon VanEmburch, Town Clerk Mrs. Kathy Ruf and Chief David Spencer.

**CALL TO ORDER.**

At 7:00 p.m., President Ford called the meeting to order.

**OPENING REMARKS BY MRS. COOK AND PLEDGE OF ALLEGIANCE.**

Mrs. Cook gave opening remarks and led those present in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF JULY 20, 2015 MEETING.**

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the July 20, 2015 meeting were approved.

**POLICE BOARD.**

Chief Spencer discussed personnel, community events, and specialized training. He discussed Talbot Center answering calls in the event Easton Police Department has no one available in communications. Chief Spencer stated that Talbot County will place a School Resource Officer in the High School and will handle all calls related to the schools.

Chief Spencer exited the meeting at 7:09 p.m.

**ITEMS BY MAYOR WILLEY.**

Mayor Willey stated that Aurora Street reconstruction will be done in the near future.

Mayor Willey stated that on August 2 he attended The Ladies Unit 70 of the American Legion Auxiliary 85<sup>th</sup> Anniversary Celebration.

Mayor Willey stated that he had recently attended a celebration for Cameron Edsall who received the Eagle Scout designation.

**ITEMS BY THE TOWN MANAGER.**

Mr. Karge stated that he is in receipt of a request from Talbot County for tax abatement in the amount of \$388.90 for two parcels earmarked for future hospital location.

Upon motion by Mr. Leshner seconded by Mr. Silverstein and carried unanimously, the request for abatements was approved.

Mr. Karge discussed software training and implementation for work orders. He stated that the changes are related to how we interact with the outside. Mr. Karge discussed the ability in the near futur4e to pay tax bills and permits on line.

**CONSENSUS ON THE REQUEST OF RYAN SHOWALTER, (APPLICANT) ON BEHALF OF EASTON SENIOR CARE LLC, FOR A PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT TO REVISE THE CONDITIONS OF APPROVAL FOR THE 64 UNIT ASSISTED LIVING FACILITY NOW KNOWN AS CANDLELIGHT COVE (ORIGINALLY APPROVED AS COLONIAL MANOR HOMES).**

Mr. Engle stated that he has done extensive research. He addressed the gravel road and employees traveling on Earle Avenue. Mr. Engle stated that he had spoken with Mr. Grunden at Easton Utilities and Mr. Grunden had recommended a weight limit on the gravel road due to a culvert.

70  
71 Mrs. Cook discussed the hazards of exiting onto Washington Street from Earle Avenue and the parking conditions.  
72 She stated that she feels construction vehicles should travel on the Gravel Road and after construction, Earle  
73 Avenue should be available for employees of Candlelight Cove.

74  
75 It is the consensus of the council to leave Condition 9 in place during the construction at Candlelight Cove and to  
76 restrict construction traffic on the gravel road based on the weight of vehicle. Once the construction is complete,  
77 the gravel road should not be used for vehicular traffic.

78  
79 The Council also asked that the Town Manager have the yellow curb at the No Parking signs painted on Earle  
80 Avenue exiting onto Washington Street on the north-west side to the entrance to the hospital parking lot as well as  
81 south to the No Parking signs and to consider placing crosswalks in that area..

82  
83 The Council suggested all construction traffic remain on the gravel road unless it is a large vehicle

84  
85 **RESOLUTION NO. 6048, "A RESOLUTION OF THE TOWN OF EASTON AMENDING RESOLUTION**  
86 **5924 REGARDING THE RULES FOR THE TOWN PARKS TO SPECIFICALLY MODIFY THE PARK**  
87 **HOURS AT NORTH EASTON SPORTS COMPLEX."**

88  
89 Upon motion by Mr. Leshner seconded by Mr. Silverstein and carried unanimously, Resolution No. 6048 was  
90 approved.

91  
92 **RESOLUTION NO. 6055, "A RESOLUTION OF THE TOWN OF EASTON APPROVING A DEED OF**  
93 **EASEMENT WITH TALBOT COUNTY, MARYLAND TO ALLOW TALBOT COUNTY, MARYLAND**  
94 **TO CONSTRUCT A BIORETENTION FACILITY ON PROPERTY OWNED BY THE TOWN OF**  
95 **EASTON ADJACENT TO DUTCHMAN'S LANE BEING PART OF PARCEL 2779 ON TALBOT**  
96 **COUNTY TAX MAP 107."**

97  
98 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Resolution No. 6055 was  
99 approved.

00  
01 **ORDINANCE NO. 663, "AN ORDINANCE TO AUTHORIZE AND EMPOWER THE TOWN OF**  
02 **EASTON (THE "TOWN") TO ISSUE AND SELL, UPON ITS FULL FAITH AND CREDIT, ELEVEN**  
03 **MILLION FIVE HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$11,595,000) MAXIMUM**  
04 **AGGREGATE PRINCIPAL AMOUNT OF ITS SERIAL OR TERM MATURITY, GENERAL**  
05 **OBLIGATION, FULLY REGISTERED BONDS PURSUANT TO THE AUTHORITY OF SECTIONS 19-**  
06 **301 TO 19-309, INCLUSIVE, AND SECTION 19-207 OF THE LOCAL GOVERNMENT ARTICLE OF**  
07 **THE ANNOTATED CODE OF MARYLAND (2013 REPLACEMENT VOLUME AND 2014**  
08 **SUPPLEMENT) AND SECTION 19 OF ARTICLE VI OF THE CHARTER OF THE TOWN, THE**  
09 **BONDS, TO BE DESIGNATED "TOWN OF EASTON PUBLIC FACILITIES AND REFUNDING**  
10 **BONDS OF 2015", THE NET PROCEEDS OF THE SALE THEREOF TO BE USED AND APPLIED FOR**  
11 **THE PUBLIC PURPOSES OF: (A) FINANCING OR REFINANCING ALL OR A PORTION OF THE**  
12 **ITEMS DESCRIBED ON EXHIBIT A TO THIS ORDINANCE, AND ALL RELATED**  
13 **ARCHITECTURAL, FINANCIAL, LEGAL, PLANNING AND ENGINEERING EXPENSES, (B)**  
14 **REFUNDING ALL OR A PORTION OF THE OUTSTANDING MATURITIES OF THE TOWN OF**  
15 **EASTON PUBLIC FACILITIES BONDS OF 2008 AND (C) PAYING ALL EXPENSES INCURRED IN**  
16 **THE ISSUANCE OF THE BONDS AND THE REFUNDING OF THE REFUNDED BONDS, WHICH**  
17 **EXPENSES MAY INCLUDE COSTS OF DOCUMENT PRODUCTION AND REPRODUCTION,**  
18 **ESCROW AND/OR VERIFICATION AGENTS, AND FINANCIAL ADVISORY AND COUNSEL FEES**  
19 **AND EXPENSES; PRESCRIBING THE FORM AND TENOR OF THE BONDS AND THE TERMS AND**  
20 **CONDITIONS FOR THE ISSUANCE AND SALE OF THE BONDS AT PUBLIC SALE, INCLUDING**  
21 **THE FORM OF THE NOTICE OF SALE; PRESCRIBING THE TERMS AND CONDITIONS OF THE**  
22 **BONDS AND ALL OTHER DETAILS INCIDENT TO THE ISSUANCE, SALE AND DELIVERY OF**  
23 **THE BONDS; PROVIDING THAT THE PROCEEDS OF SUCH BONDS, OR ANY MONEYS WHICH**  
24 **MAY BE DEEMED TO BE PROCEEDS, WILL NOT BE USED IN A MANNER WHICH WOULD**  
25 **CAUSE SAID BONDS TO BE ARBITRAGE BONDS; PROVIDING FOR THE APPOINTMENT OF A**  
26 **PAYING AGENT AND REGISTRAR FOR THE BONDS AND AN ESCROW AGENT FOR ANY OF**  
27 **SUCH BONDS BEING REFUNDED; COVENANTING TO LEVY AND COLLECT TAXES SUFFICIENT**  
28 **FOR THE PROMPT PAYMENT OF THE MATURING PRINCIPAL OF AND INTEREST ON THE**  
29 **BONDS AND PLEDGING THE TOWN'S FULL FAITH AND CREDIT AND UNLIMITED TAXING**  
30 **POWER TO THE PROMPT PAYMENT OF SUCH PRINCIPAL AND INTEREST; AND GENERALLY**  
31 **RELATING TO THE ISSUANCE, SALE, DELIVERY AND PAYMENT OF THE BONDS."**

32  
33 Mr. Karge discussed the amendment to the Ordinance. He stated that the proposed amortization schedule of the  
34 bond has been amended and as well as who is authorized to make changes in the bond. Mr. Karge stated that a  
35 Resolution will be forthcoming. Mr. Karge stated that the bond counsel is debating refunding the 2008 bonds.

36  
37 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No. 663 was  
38 approved.

39  
40 **PUBLIC HEARING TO DISCUSS THE REQUEST OF WILLIAM B. STAGG OF LANE ENGINEERING**  
41 **INC. (AGENT) ON BEHALF OF WALBRIDGE REAL ESTATE INVESTMENTS LLC, FOR A**  
42 **PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT TO REVISE THE CONDITIONS OF**  
43 **APPROVAL FOR THE FIVE UNIT APARTMENT PROJECT LOCATED AT 22 PLUM STREET.**  
44

45 At 7:45 p.m., President Ford opened the 7:15 p.m. scheduled Public Hearing.

46  
47 President Ford stated that he and his wife had hosted a meeting with several neighbors at their residence. He stated  
48 that the applicants talked to the neighbors and addressed their concerns.

49  
50 The Town Planner discussed the request to amend the Planned Unit Development. He discussed the letter of  
51 support from the Planning and Zoning Commission. Mr. Thomas stated that the application is consistent with the  
52 Comprehensive Plan.

53  
54 The Town Attorney administered the oath for those present wishing to give testimony.

55  
56 Mr. Bill Stagg, Lane Engineering was present representing Walbridge Real Estate Investments. He discussed the  
57 request for the PUD Amendment to convert one large apartment unit into three small units. Mr. Stagg stated that  
58 the smaller units would be much more controllable and manageable. He stated that the intent is to add and convert  
59 one unit into three smaller units. Mr. Stagg discussed concerns the neighbors had regarding the trash receptacle  
60 which they intend to be repaired, landscape enhancements, two more parking spaces which are to be added to  
61 make two spaces per unit on site, storm water management upgrades, architectural improvements, stoop coverings,  
62 and additional landscaping. Mr. Stagg stated that they have received no negative comments from the neighbors.  
63 They asked that the owner monitor noise more closely and do the upgrades as outlined.

64  
65 President Ford stated that the applicant's recollection of the tenor of the neighborhood meeting is quite accurate.  
66 He stated that a sidewalk is not needed or required under the terms of the PUD.

67  
68 President Ford asked for public comment. There was none. President Ford stated that written comments could be  
69 submitted to the Town office for dissemination until close of business Friday.

70  
71 At 8:02 p.m., President Ford closed the public hearing.

72  
73 **ITEMS BY MEMBERS OF THE COUNCIL.**  
74

75 Mr. Engle stated that the staff did a good job offering safety alternatives for Earle Avenue.

76  
77 Mrs. Cook invited everyone to National Night Out at Moton Park on August 4. She stated that there will be free food  
78 and the pool will be open.

79  
80 **ADJOURN.**  
81

82 At 8:03 p.m., upon motion by Mr. Silverstein seconded by Mr. Leshner and carried unanimously, President Ford  
83 adjourned the regularly scheduled council meeting.

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86 \_\_\_\_\_  
87 Kathy M. Ruf, Town Clerk