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

March 2, 2015

**PRESENT AT CONVENING**

8 Mayor Robert C. Willey  
9 Council President John Ford  
10 Councilmember Kelley K. Malone  
11 Councilmember Pete Leshner  
12 Councilmember Leonard E. Wendowski, Sr.  
13 Councilmember Megan M. Cook

Also present was the Town Attorney Mrs. Sharon VanEmburch and Town Clerk Mrs. Kathy Ruf.

Mr. Karge was excused.

**CALL TO ORDER.**

At 6:35 p.m., President Ford called the meeting to order and entertained a motion to convene into Closed Session.

**CLOSED SESSION GENERAL PROVISIONS ARTICLE § 3-305(B)(7) TO CONSULT WITH COUNSEL TO OBTAIN LEGAL ADVICE ON A LEGAL MATTER.**

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, President Ford convened into Closed Session at 6:36 p.m. to consult with counsel to obtain legal advice on a legal matter.

At 6:48 p.m., upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, President Ford moved out of Closed Session and recessed the meeting.

**CALL TO ORDER.**

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

**OPENING REMARKS BY MR. LESHER AND PLEDGE OF ALLEGIANCE.**

Mr. Leshner gave opening remarks and led those present in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF FEBRUARY 2, 2015 MEETING.**

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the February 2, 2015 meeting were approved as written.

**MS. JULIE CORSON, EXECUTIVE DIRECTOR EASTON BUSINESS ALLIANCE TO UPDATE COUNCIL.**

Ms. Corson gave an event and membership update. She stated that the EBA Board is in full support to update their website to make it more interactive. She has proposed a new host that will reduce their cost from \$1,000 to \$250. Mr. Leshner stated that he feels this is a management decision.

Mr. Leshner thanked Ms. Corson for commendable successful outcomes.

Mr. Ford stated that he has received very positive feedback for her and the organization.

**MS. KATHERINE M. PARKS, DIRECTOR, CENTER FOR TOWNS, EASTERN SHORE LAND CONSERVANCY TO ADDRESS COUNCIL REGARDING LETTER OF SUPPORT FOR PORT STREET – GREET AND COMPLETE STREET FUNDING APPLICATION.**

Ms. Katie Parks was present in an effort to obtain support from the Council for grant funding for a conceptual design for Port Street to tie into their overall effort. Ms. Parks stated that she is asking for a letter of support and is also currently working with Chesapeake Bay Trust Fund.

Upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, the council authorized a letter of support for the Greet and Complete Street Funding Grant Application.

**ITEMS BY MAYOR WILLEY.**

69 Mayor Willey discussed meeting with Delegate Chris Adams today. He stated that he showed Del. Adams some of  
70 the economic development projects taking place in Easton. Mayor Willey stated that he hopes to gather support for  
71 funding for Talbot Commerce Park as well as the Port Street Corridor.

72  
73 **CONFIRMATION OF APPOINTMENTS TO BOARDS AND COMMISSIONS.**

74  
75 Upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, the following appointments were  
76 approved:

- 77 ○ Mr. Lou Dorsey's reappointment to the Board of Canvassers for a two year term.
- 78 ○ Ms. Bonnie Chase's reappointment to the Board of Canvassers for a two year term.
- 79 ○ Ms. Carol Prettyman's two-year term on the Board of Canvassers.
- 80 ○ Mr. Richard M. Tettelbaum's reappointment to the Planning and Zoning Commission for a five year term.
- 81 ○ Mr. Talbot Bone's five year appointment to the Planning and Zoning Commission.
- 82 ○ Ms. Rodanthe Hanrahan's six year appointment on the Easton Utilities Commission.
- 83 ○ Mr. Peter Cotter's reappointment to the Board of Zoning Appeals for a three year term.

84  
85  
86 **BUDGET.**

87  
88 Mayor Willey discussed the tax revenues which he stated are in line. He stated that the town needs to find funds  
89 for sidewalk maintenance and repairs. He discussed upcoming budget requests. He stated that the Town of  
90 Easton's Engineer will advise upcoming projects that need to be considered for infrastructure.

91  
92 Mayor Willey discussed business retention and recruitment.

93  
94 President Ford discussed John Atwood's service on the Planning and Zoning Commission. He stated it has been a  
95 pleasure serving with him.

96  
97 Mr. Thomas stated Mr. Atwood has made a tangible difference in this community.

98  
99 **RESOLUTION NO. 6040, "A RESOLUTION OF THE TOWN OF EASTON IN SUPPORT OF A LOAN**  
00 **FROM THE MARYLAND DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT FROM**  
01 **THE MARYLAND ECONOMIC DEVELOPMENT ASSISTANCE AUTHORITY AND FUND TO**  
02 **EVANS ANALYTICAL GROUP (EAG), INC. AND TO CONFIRM A LOCAL CONTRIBUTION BY THE**  
03 **TOWN OF EASTON TOWARD THE PROJECT."**

04  
05 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, Resolution No. 6040 was  
06 approved.

07  
08 Mr. Dennis Fallon, General Manager, Wildlife International was present and stated he appreciated the town's  
09 support. Mr. Fallon stated that Wildlife International has outgrown its space and they need to continue to expand.  
10 He stated that their growth plan will serve for five years. Mr. Fallon discussed adding approximately 22 people to  
11 the payroll. He stated that the growth of the business with the additional workforce is a great combination to a  
12 wonderful town.

13  
14 Mr. Wendowski asked for clarification on who is paying for the food hub talks. Mayor Willey stated that he will  
15 have Ms. Tracy Ward follow up to his inquiry.

16  
17 **APPROVE OF PUBLIC ASSEMBLY PERMITS.**

18  
19 Ms. VanEmburch discussed the upcoming public assembly permits.

20  
21 Upon motion by Mr. Wendowski, seconded by Ms. Malone and carried unanimously, the following Public  
22 Assembly Permits were approved:

- 23 ○ St. Patrick's Day Parade and Potato Race, March 17, 2015
- 24 ○ Farmer's Market, April 11 – December 19

25  
26  
27 **LETTER FROM MS. PATTI K. WILLIS, SENIOR VICE PRESIDENT UNIVERSITY OF MARYLAND**  
28 **SHORE REGIONAL HEALTH REQUESTING CONSIDERATION OF CHANGING THE ROAD NAME**  
29 **AT THE SHORE MEDICAL PAVILION LOCATED ON CADMUS LANE TO SHORE DRIVE.**

30  
31 Ms. Willis was present and discussed the road name request. She stated that they are working on the project to  
32 renovate the former Cadmus site on Idlewild Avenue. Ms. Willis stated that they intend to have the first phase  
33 open in May.

34  
35 Mr. Thomas discussed the process of changing the road name at Shore Medical Pavilion to Shore Drive.

36  
37 The Town Attorney stated that a Resolution will be forthcoming at the next meeting.

38  
39 **PUBLIC HEARING TO DISCUSS ORDINANCE NO. 648 WHICH PROPOSES AMENDMENTS TO**  
40 **THE TOWN'S ZONING ORDINANCE: 1) ESTABLISH THE USE "GROUND MOUNTED SOLAR**  
41 **PANELS" 2) REVISE THE USE CEMETERIES TO INCLUDE THE USE "COLUMBARIUMS."**

42  
43 At 7:49 p.m. President Ford opened the 7:15 p.m. scheduled Public Hearing to discuss proposed amendments to  
44 the Town's Zoning Ordinance.

45  
46 Mr. Thomas discussed the revisions to the Zoning Ordinance.

47  
48 President Ford opened the floor for public comments.

49  
50 Ms. Jennifer Fisher, Tidewater Physical Therapy stated that they are in a unique position. She stated that Tidewater  
51 Physical Therapy is looking to develop land. Ms. Fisher asked for Council approval of the text amendment so that  
52 they may be granted a special exception.

53  
54 There being no further comments, President Ford closed the public hearing at 7:56 p.m.

55  
56 **ORDINANCE NO. 648, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF**  
57 **EASTON ZONING ORDINANCE."**

58  
59 Upon motion by Ms. Malone seconded by Mr. Leshner and carried unanimously, Ordinance No. 648 was approved.

60  
61 **PUBLIC HEARING FOR ANNEXATION AND ZONING FOR PROPERTY OWNED BY APHENA**  
62 **PHARMA SOLUTIONS MARYLAND, LLC. THE REQUEST IS TO ANNEX APPROXIMATELY 22.136**  
63 **ACRES LYING CONTIGUOUS TO THE EXISTING BOUNDARIES OF THE TOWN OF EASTON.**

64  
65 At 7:58 p.m., President Ford opened the 7:30 p.m. scheduled public hearing.

66  
67 Mr. Thomas discussed the history of the proposed annexation. He stated that the suggested zoning from the  
68 Planning & Zoning Commission is Industrial.

69  
70 President Ford asked for questions from the Council. He thanked Talbot County for their cooperative efforts.

71  
72 President Ford opened the floor for public comments. He stated that anyone from the state or county is afforded the  
73 right to speak first.

74  
75 There were no public comments.

76  
77 At 8:00 p.m., President Ford closed the public hearing.

78  
79 **RESOLUTION NO. 6039, "A RESOLUTION TO ANNEX CERTAIN LANDS OWNED BY APHENA**  
80 **PHARMA SOLUTIONS MARYLAND, LLC (FORMERLY CELESTE CONTRACT PACKAGING, LLC),**  
81 **LOCATED ON THE WEST SIDE OF INDUSTRIAL PARK ROAD AND CONSISTING OF 22.136 +**  
82 **ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE**  
83 **TERMS AND CONDITIONS OF THE ANNEXATION."**

84  
85 President Ford brought Resolution No. 6039 to the floor.

86  
87 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, Resolution No. 6039 was  
88 approved.

89  
90 **ORDINANCE NO. 647, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL**  
91 **ZONING MAP OF THE TOWN OF EASTON TO APPLY AN ORIGINAL ZONING CLASSIFICATION**  
92 **OF INDUSTRIAL (I) TO TWO PARCELS ANNEXED TO THE TOWN OF EASTON BY RESOLUTION**  
93 **NO. 6039 LOCATED ON THE WEST SIDE OF INDUSTRIAL PARK ROAD AND CONSISTING OF**  
94 **22.136 ACRES OF LAND, MORE OR LESS."**

95  
96 President Ford brought Ordinance No. 647 to the floor.

97  
98 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, Ordinance No. 647 was approved.

99  
00 **MR. GEOFF OXNAM, EASTON UTILITIES VICE PRESIDENT OF OPERATIONS TO ADDRESS**  
01 **COUNCIL REGARDING PROPOSED ADJUSTMENTS TO THE WATER & WASTEWATER TARIFFS**  
02 **INCLUDING RATE REVISIONS.**

03  
04  
05 At 8:45 p.m., President Ford opened the 7:45 p.m. scheduled public hearing for proposed adjustments to the water and  
06 wastewater tariffs.

07  
08 Mr. Oxnam addressed the council with an overview of the proposed adjustments and revisions. He stated that they  
09 have been operating at a deficit since 2011. Mr. Oxnam discussed the necessary investment to keep the system  
10 operational. He stated that revenues must be in line with expenses. Mr. Oxnam discussed other administrative  
11 changes.

12  
13 Mr. Wendowski discussed the desire to stagger the increase.

14  
15 Mr. Oxnam discussed the necessity for consumers to be more efficient.

16  
17 Mr. Leshner asked Mr. Oxnam to discuss cost containment efforts.

18  
19 Ms. Tracey Thomas stated that the rate adjustment will allow them to accomplish necessary capital projects.

20  
21 President Ford asked for public comments.

22  
23 Mr. Talbot Bone, Brookletts Avenue discussed the Ace Mentoring Project and invited the Council to their March 4  
24 meeting.

25  
26 Mr. Bone discussed the rationale for the rate increase for water and wastewater services.

27  
28 At 8:54 p.m., President Ford closed the public hearing and stated that discussion may continue at the next meeting.

29  
30 **ADJOURN**

31  
32 At 8:55 p.m., upon motion by Mr. Leshner, seconded by Mr. Wendowski and carried unanimously, President Ford  
33 adjourned the regularly scheduled meeting.

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38 Kathy M. Ruf, Town Clerk