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**TOWN OF EASTON, MARYLAND
EASTON TOWN HALL
14 S HARRISON STREET**

May 7, 2018

PRESENT AT CONVENING.

Mayor Robert C. Willey
Councilmember Alan I. Silverstein
Councilmember Pete Leshner
Councilmember Ron E. Engle
Councilmember Megan M. Cook

President Ford was excused.

Also present was the Town Manager Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, Town Engineer Mr. Rick VanEmburch and Town Clerk Mrs. Kathy M. Ruf.

CALL TO ORDER BY TOWN CLERK.

At 7:00 p.m., Kathy Ruf, Town Clerk called the meeting to order due to the absence of Mr. Ford, President of the Council, and requested nominations for an Acting President of the Town Council. Pursuant to a motion from Mr. Silverstein, seconded by Mr. Engle and carried unanimously, Mr. Leshner was elected as the Acting President of the Council.

Acting President Leshner took the President of the Council's seat.

OPENING REMARKS BY MR. ENGLE AND PLEDGE OF ALLEGIANCE.

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

APPROVAL OF MINUTES OF APRIL 16, 2018 MEETING.

Upon motion by Silverstein, seconded by Mrs. Cook and carried unanimously, minutes of the April 16, 2018 meeting were approved.

POLICE BOARD.

Chief Spencer was present and discussed personnel matters, EPD activities, specialized training and awards and recognition.

Acting President Mr. Leshner congratulated the recipients of the Police Awards.

MR. DARRYL HILL TO DISCUSS GROWTH FACILITY FOR MEDICAL CANNABIS.

Mr. Darryl Hill, Chairman and CEO of Tilstar LLC discussed a growth facility for medical cannabis. He stated that they have a bid for a growth and processing license hopefully in Easton. Mr. Hill stated that they are looking at the Konsyl facility. He stated that the product can be technical enough to produce strains for specific ailments. Mr. Hill discussed the economic impact this facility could have to Easton. He stated that they can place approximately 100 employees. Mr. Hill discussed the cannabis plant and stated that it is non-obtrusive. Mr. Hill said they plan to reinvest in Talbot County and the Town of Easton as the facility will have an immense impact on the local economy. Mr. Hill asked for Council support. He stated that this is a highly contested political item and he will need the town and county to get behind and support his proposal. He stated that there is a second building that they intend to use as a semi warehouse. Mr. Hill introduced the architect from the Konsyl building and stated that the intention is to bring experts from California and Colorado to get the facility up and running. He said the jobs are highly technical, with the growers/trimmers very well paid.

Mr. Leshner asked what the time frame is for the facility.

Mr. Hill stated that the license awards will be towards the end of the calendar year with a business timeline for about a year to build it out.

Mr. Hill stated that the plant will do 560 to 100 million dollars of gross sales. He stated that the return on the investment is large; the return to the local economy even bigger.

Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, the council's consensus was in support of the growth facility for medical cannabis in the Konsyl Pharmaceutical plant.

Mrs. Cook asked to have more information and suggested there was no rush.

59 **ITEMS BY THE MAYOR.**

60 Mayor Willey stated that several meetings and phone calls have taken place regarding moving
61 forward at Easton Point. He stated that things are starting to happen and he will notify the Council of
62 any progress.

63 **ITEMS BY THE TOWN MANAGER.**

64 **ANNUAL IMPACT FEE REPORT.**

65 Mr. Richardson discussed the Annual Impact Fee Report.

66 Mr. Richardson stated that the Town has collected 7.2 million dollars and the capital improvement
67 projects have cost approximately 21.1 million dollars.

68 Mr. Richardson asked permission to secure the services of Tischer Bische to evaluate the revision of
69 the transportation and parks and recreation aspects of the previous study. He suggested also extending
70 the time period to spend the remaining balances.

71 Mr. Richardson stated that the current study is outdated and the Town needs a fresh study with new
72 recommendations moving into 2019.

73 Upon motion by Mr. Engle seconded by Mr. Silverstein and carried unanimously, the approval to
74 move forward with a new study and the services of Tischer Bische for new recommendations as
75 outlined was approved.

76 **EXPENDITURE REQUESTS FROM PARKS & RECREATION DIRECTOR FOR:**

77 Mr. Richardson asked for approval for the following as recommended by staff:

- 78 ○ Irrigation at Idlewild Park: Advantage Irrigation with the Town of Easton paying \$1,225.65
79 and Talbot County Garden Club paying the balance of \$374.35.
- 80 ○ Surface maintenance in various parks: Gametime c/o Cunningham Recreation in the amount
81 of \$33,147.
- 82 ○ Necessary repair equipment for parks: Gametime in the amount of \$7,783.40.
- 83 ○ Toro Zero Turn Mower and Hopper combo in the amount of \$11,499.

84 Upon motion by Mr. Engle seconded by Mrs. Cook and carried, the expenditures as recommended by
85 the Director of Parks and Recreation were approved.

86 **APPROVAL OF PUBLIC ASSEMBLY EVENTS.**

87 The Town Manager asked for approval for the following Public Assembly Events:

- 88 ○ Academy of the Arts Gala & 60th Anniversary (6/2/18). Recommend approval of the Public
89 Assembly event with the use of the sidewalks in lieu of street closures.

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91 Upon motion by Mr. Silverstein, seconded by Mrs. Cook and carried unanimously, approval was
92 granted for the Public Assembly Events with no street closures as recommended by Easton Police
93 Department.

- 94
95 ○ 2018 Juneteenth Celebration (6/16/18).
- 96 ○ Independence Week – Carnival and 4th of July (6/28 – 7/4/18).

97
98 Upon motion by Mr. Engle seconded by Mr. Silverstein and carried unanimously, the Public
99 Assembly Events for the Juneteenth Celebration and Independence Week were approved.
100

101 **ITEMS BY THE TOWN ATTORNEY.**

102 Mrs. VanEmburch stated that there will be a Special Meeting of the Planning Commission Thursday,
103 May 10 at 10:00 a.m. to discuss the MXW District, Phase 2.

104 **RECOMMENDATIONS FROM TOWN ENGINEER REGARDING NO PARKING ON**
105 **TOWN STREETS.**

106 Town Engineer Rick VanEmburch was present to discuss recommendations for the following areas:

- 107 ○ Lakelands Community

108 He stated that there is concern regarding emergency vehicles trying to pass thru narrow streets with
109 vehicles parked on the road. He is recommending no parking signs to be installed at intersections on
110 inside of turn and round-a-bouts to allow emergency vehicles access.

- 111 ○ Airpark Drive

112 The Town Engineer stated that trucks can't make necessary turns when tractor trailers are parked on
113 Air Park Drive as well as Glebe Park Drive. Mr. VanEmburch is recommending the No Parking on

114 both streets.

115 Mrs. Cook asked if the businesses had been notified of the proposed changes.

116 Town Manager asked that the suggested changes be tabled to allow the Town Engineer to revisit the
117 situation and have another look on both streets.

118 The Town Manager stated that the homeowners as well as the Home Owners Association are aware
119 of the proposed changes at Lakelands and support the recommendation.

120 Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, the changes as
121 recommending by the Town Engineer to the Lakelands Community was approved.

122 **7:15 PM PUBLIC HEARING TO DISCUSS ORDINANCE NO. 722.**

123 At 7:43 p.m., Acting President of the Council Mr. Leshner opened the Public Hearing on Ordinance
124 No. 722.

125 The Town Attorney discussed the proposed legislation that will allow each police jurisdiction to assist
126 each other should the need arise.

127 Chief Spencer stated that this will be an agreement that all departments can assist and allow attending
128 departments to. He stated that everyone is now on the same radio channel and can interact with each
129 other.

130 Mr. Leshner asked for questions for Chief Spencer.

131 Mr. Leshner asked for public comments. There were none.

132 At 7:47 p.m., Acting President of the Council Mr. Leshner closed the public hearing.

133 **ORDINANCE NO. 722, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING**
134 **THE EXECUTION OF A LAW ENFORCEMENT MUTUAL AID AGREEMENT IN**
135 **ACCORDANCE WITH MARYLAND ANNOTATED CODE, CRIMINAL PROCEDURE**
136 **ARTICLE, SECTION 2-105."**

137 Upon motion by Mr. Engle seconded by Mr. Silverstein and carried unanimously, Ordinance No. 722
138 was passed.

139 **LETTER FROM CHAIRMAN EASTON PLANNING AND ZONING COMMISSION**
140 **RECOMMENDING AMENDMENT TO THE TOWN'S ZONING ORDINANCE**

141 Acting President of the Council scheduled the Public Hearing for Ordinance No. 723 for June 4, 2018
142 at 7:15 p.m.

143 **INTRODUCTION OF ORDINANCE NO. 723, "AN ORDINANCE OF THE TOWN OF**
144 **EASTON AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO ADD TWO**
145 **NEW USES (BISTRO AND CRAFT BEVERAGE PRODUCTION ESTABLISHMENT) TO**
146 **THE TABLE OF PERMISSIBLE USES ALONG WITH ASSOCIATED DEFINITIONS AND**
147 **SUPPLEMENTAL STANDARDS."**

148 Acting President of the Council introduced Ordinance No. 723 for a first reading.

149 **AUDIENCE COMMENTS.**

150 Acting President of the Council asked for audience comments. There were none.

151 **ADJOURNMENT.**

152 At 7:50 p.m., upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously,
153 Acting President of the Council adjourned the regularly scheduled meeting.

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Kathy M. Ruf, Town Clerk