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3 **TOWN OF EASTON, MARYLAND**
4 **EASTON TOWN HALL**
5 **14 S HARRISON STREET**
6

7 September 3, 2019
8

9 **PRESENT AT CONVENING.**

10 Mayor Robert C. Willey
11 President of the Council John Ford
12 Councilmember Donald M. Abbatiello
13 Councilmember Ron E. Engle
14 Councilmember Megan M. Cook
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16 Also present was the Town Attorney Mrs. Sharon VanEmburch, Assistant Town Engineer Mrs.
17 Katie Reedy and Town Clerk Mrs. Kathy M. Ruf. County Councilman Pete Leshar was in the
18 audience.
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20 **6:00PM WORKSHOP TO DISCUSS PROPOSED VZW SCEL (SMALL CELL UNITS)**
21 **WITHIN THE TOWN.**

22 Mayor Willey stated that we are taking the next step in learning what is being considered with
23 small cell units.

24 Mr. Richardson stated that Planning & Zoning has established a process on what is happening in
25 the town's right-of-way and although there is no official application, Verizon has inquired about
26 two locations for possible applications.

27 Mr. Owen Strommer, Verizon Wireless discussed wireless technology and small cells in general.
28 Wireless networks are having a hard time keeping up with mobile usage. Mr. Strommer discussed
29 coverage versus capacity and small cell in high traffic areas. He stated that data is expected to grow
30 500% due to all the applications; and the internet of things. He stated that higher technology allows
31 data to transfer at faster speed. Mr. Strommer explained what 5G technology is, the increase in
32 efficiency and the advantages.

33 Town Clerk Mrs. Kathy Ruf departed the meeting at 6:05 p.m.

34 Mr. Strommer stated that they are proposing initially are two small cell sites, in the Town's rights-
35 of-way, in two areas. He stated that the two locations are next to Panera Bread and the light pole
36 near the previous Golden Coral. Verizon is proposing to use small cells in addition to what is
37 already there. The initial proposal is to attach 4G technology with the ability to put 5G at a later
38 time to a steel pole with a collar to cover any space. He discussed the equipment and the pole being
39 proposed which Verizon would install. Mr. Strommer stated that Verizon has not rolled out a plan
40 for 5G for the shore. He stated that there is a lot of capacity left in the 4G network but he is still
41 discussing the 5G. He discussed improving on the aesthetics in the future and the process for 4G
42 and future modifications.

43 The Town Attorney stated that Verizon would apply for a permit and then later amend that permit
44 through Planning and Zoning should the equipment change.

45 Mr. Silverstein stated that there is no doubt that better capacity is needed but the biggest thing has
46 been the aesthetics.

47 Mr. Strommer stated that they work with pole companies that are developing poles to improve the
48 aesthetics. He said that all the fiber travels thru the pole. They are implementing that process in
49 DC. When the equipment is painted the same color, they blend in with the pole. He stated that he
50 does not think the Town of Easton wants many more macro sites that are extended in the 100 –
51 120' in the air. He said that Verizon needs to focus on the areas with the most media usage so they
52 intend to focus on high traffic areas. Mr. Strommer stated that he can take comments back to
53 Verizon that says that Easton wants a better network and continuing better service.

54 President Ford stated that Verizon needs to deliver on what they are proposing.

55 Mr. Leshar stated that he is thrilled that this is coming forward for the town of Easton but he
56 encourages the Town to make sure they are ahead of this in terms of regulatory aspects with proper
57 legislation that regulates aesthetics, frequency and regulations and that the Town is getting proper
58 income and installation fees.

59 The Town Attorney stated that legislation is in place.

60 An audience participant discussed the lack of service on St. Michaels Road and the service he was
61 promised.

62 Mr. Strommer stated that he would take those comments back to Verizon Wireless.

63 Robo calls were discussed. Mr. Strommer stated that the FCC is addressing those concerns.

64 Mr. Silverstein stated that very few are holding land lines anymore. He stated that he thinks this is
65 a good first step and looks forward to improved service.

66 President Ford discussed our locally owned utility company that is proactive in meeting the
67 demand in service. He stated that he hopes Verizon will use that as a model moving forward.

68 President Ford adjourned the workshop at 6:42 p.m. Mr. Strommer departed the workshop.

69 **MEETING.**

70 Mrs. Lorraine Gould was present for Town Clerk Mrs. Kathy Ruf.

71 President Ford called the regularly scheduled meeting to order at 7:00 p.m. He stated that a
72 workshop with Verizon had been held prior to the regular meeting this evening.

73 **OPENING REMARKS BY MR. ENGLE AND PLEDGE OF ALLEGIANCE.**

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

75 **APPROVAL OF MINUTES OF AUGUST 19, 2019 MEETINGS.**

76 Upon motion by Mr. Engle seconded by Mr. Silverstein and carried unanimously, minutes of the
77 August 19, 2019 meetings were approved as written.

78 **ITEMS BY THE MAYOR.**

79 Mayor Willey asked that anyone interested in attending the installation of officers at Blake
80 Blackston Post 77 Legion, to please inform the Town Clerk.

81 Mayor Willey stated that the County Council is forming a committee to analyze tax rates and they
82 are asking for a volunteer from the Town Council. Mr. Engle volunteered to attend the meetings.

83 Mayor Willey asked Council members to RSVP for the MML Fall Conference which will be held
84 in Cambridge October 13 – 15.

85 **CONFIRMATION OF (RE)APPOINTMENTS TO BOARDS AND COMMISSIONS.**

86 Mayor Willey asked for confirmation of Ms. Linda Laramy and Ann White for the Waterfowl
87 Festival Commission for a three-year term expiring September 2022.

88 Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, the
89 appointments were confirmed.

90 Mayor Willey asked for confirmation of Ms. Jennifer Williams to the Ethics Commission for a
91 three-year term expiring September 20, 2022.

92 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, the appointment
93 was approved.

94 Mayor Willey discussed the meeting held this morning with members of the Eastern Shore
95 Delegation Senator Adelaide Eckardt, John Mautz, Chris Adams and staff of SHA. He stated that
96 numerous traffic concerns were discussed with a planned meeting in the near future. Mayor Willey
97 stated that details regarding a third bridge across the Chesapeake Bay are to be forwarded from
98 SHA. Mayor Willey stated that he does not think Easton needs additional traffic thru Easton.

99 **ITEMS BY THE TOWN MANAGER.**

100 **CAPITAL PROJECT VIDEO SERVER UPGRADE RECOMMENDATION.**

101 Upon motion by Mr. Engle seconded by Mr. Abbatiello and carried unanimously, the proposal
102 from Motorola Solutions for the planned Capital Project 20-03 Video Server Upgrade in the
103 amount of \$39,660.04 was approved. Mr. Richardson stated that the project upgrades were
104 budgeted at \$40,000 and recommended by our IT staff.

105 **PROPERTY TAX ABATEMENT FINDINGS.**

106 Mr. Richardson discussed his memo to the Mayor and Council dated August 30th and included in
107 the packet that outlined property tax abatements. He stated that the town has the ability to exempt
108 or lower the tax rate of municipal taxes on:

- 109 1) Properties to encourage industrial expansion (done by ordinance).
110 2) Unimproved properties used for agricultural (done by council action).

111 Mr. Richardson stated that historically, the Town has also taken action to abate the municipal taxes
112 when there was an error on the tax billing or the property in question is eligible for an exemption
113 status from the State that has not yet been processed.

114 **NEIGHBORHOOD SERVICE CENTER REQUEST FOR ABATEMENT.**

115 Mr. Richardson stated that the Neighborhood Service Center, Inc.’s request is for 6 South Street.
116 He stated that they have reached out to State Department of Assessments regarding abatement.

117 Upon motion by Mr. Silverstein seconded by Mr. Engle seconded and carried unanimously, the
118 request from Neighborhood Service Center for abatement in the amount of \$1,890.60 was
119 approved. Mr. Silverstein asked if the properties would be tax exempt in the future. Mr. Richardson
120 stated that he believes that is the case.

121 **PUBLIC ASSEMBLY EVENT REQUESTS:**

- 122 ○ Cross Country Race 09/11/19
- 123 ○ YMCA Turkey Trot 11/28/19

124 Upon motion Mr. Silverstein by seconded by Mr. Abbatiello and carried unanimously, the Public
125 Event requests were approved as recommended by staff.

126 **ITEMS BY THE TOWN ATTORNEY.**

127 The Town Attorney, Mrs. VanEmburch stated that the Affordable Housing Resolution will be
128 forthcoming at the next meeting.

129 **PUBLIC HEARING ON PROPOSED LEGISLATION REGARDING 2019 CODE**
130 **ADOPTIONS.**

131 President Ford opened the public hearing at 7:13 p.m. He stated that the Building Code Department
132 had made the contractors aware of the proposed legislation.

133 At 7:14 p.m., President Ford closed the Public Hearing. He stated that the ordinances had been
134 introduced August 20, 2019.

135 President Ford asked if there are any comments regarding Ordinances 735 through 740. There
136 being no additional comments, President Ford stated the Ordinances are eligible for a vote.

137 **ORDINANCE NO. 735 “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
138 **CHAPTER 6 BUILDING CODES OF THE TOWN OF EASTON CODE TO ADOPT THE**
139 **INTERNATIONAL BUILDING CODE 2018 AND AMENDMENTS THERETO.”**

141 Upon motion by Mrs. Cook seconded by Mr. Engle and carried unanimously, Ordinance No. 735
142 was approved.

144 **ORDINANCE NO. 736, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
145 **CHAPTER 6 BUILDING CODES OF THE TOWN OF EASTON CODE TO ADOPT THE**
146 **INTERNATIONAL RESIDENTIAL CODE 2018 AND AMENDMENTS THERETO.”**

148 Upon motion by Mr. Engle seconded by Mr. Abbatiello and carried unanimously, Ordinance No.
149 736 was approved.

151 **ORDINANCE NO. 737, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
152 **CHAPTER 6 BUILDING CODES OF THE TOWN OF EASTON CODE TO ADOPT THE**
153 **NFPA 70 NATIONAL ELECTRICAL CODE 2017 AND AMENDMENTS THERETO.”**

155 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No.
156 737 was approved.

158 **ORDINANCE 738, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
159 **CHAPTER 6 BUILDING CODES OF THE TOWN OF EASTON CODE TO ADOPT THE**
160 **INTERNATIONAL ENERGY CONSERVATION CODE 2018 AND AMENDMENTS**
161 **THERETO.”**

163 Upon motion by Mr. Engle seconded by Mr. Abbatiello and carried unanimously, Ordinance No.
164 738 was approved.

166 **ORDINANCE NO. 739, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
167 **CHAPTER 6 BUILDING CODES OF THE TOWN OF EASTON CODE TO ADOPT THE**
168 **INTERNATIONAL MECHANICAL CODE 2018 AND AMENDMENTS THERETO.”**

170 Upon motion by Mrs. Cook seconded by Mr. Engle and carried unanimously, Ordinance No. 739
171 was approved.

173 **ORDINANCE NO. 740, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
174 **CHAPTER 6 BUILDING CODES OF THE TOWN OF EASTON CODE TO ADOPT THE**
175 **INTERNATIONAL PLUMBING CODE 2018 AND AMENDMENTS THERETO.”**

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177 Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, Ordinance No.
178 740 was approved.

179 **ORDINANCE NO. 742, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING**
180 **CHAPTER 13 HOUSING OF THE TOWN OF EASTON CODE TO INCREASE THE**
181 **MEMBERSHIP OF THE EASTON AFFORDABLE HOUSING BOARD FROM SEVEN**
182 **MEMBERS TO EIGHT MEMBERS."**

183 The Town Attorney stated that the revised Ordinance was prepared due to suggestions from Mayor
184 Willey to have seven members with an alternate member.

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186 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No.
187 742 was approved.

188 **MEMO FROM TOWN PLANNER REGARDING PROPOSED COMPREHENSIVE PLAN**
189 **AMENDMENT.**

190 President Ford set the Public Hearing for the proposed Comprehensive Plan Amendment for
191 October 21, 2019 at 7:15 p.m.

192 **ITEMS BY MEMBERS OF THE COUNCIL:**

193 Mr. Silverstein attended the opening day of public schools. He asked the community to be cautious
194 with school buses and children.

195 Mr. Abbatiello stated that there was a great turnout at the Fire Department Open House last week.

196 Mrs. Cook invited everyone to the Ribbon Cutting at Idlewild Park.

197 Mayor Willey asked for a Closed Session for possible legal action; General Provisions Article §3-
198 305(b)(7) to consult with counsel to obtain legal advice on a legal matter.

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200 President Ford stated he and his wife attended the Open House at EVFD and it was a nice event
201 and was well attended.

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203 **CLOSED SESSION.**

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205 At 7:22 p.m., upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously,
206 President Ford convened into Closed Session; General Provisions Article §3-305(b)(7) to consult
207 with counsel to obtain legal advice on a legal matter.

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209 At 7:33 p.m., President Ford closed the Closed Session and reconvened into Open Session.

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211 **ADJOURNMENT.**

212 At 7:34 p.m., upon motion by Mr. Abbatiello seconded by Mr. Cook and carried unanimously,
213 President Ford adjourned the regularly scheduled meeting.

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Lorraine Gould for Kathy M. Ruf, Town Clerk