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3 **TOWN OF EASTON, MARYLAND**
4 **Easton Town Hall**
5 **14 S. Harrison Street**

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September 16, 2013

PRESENT AT CONVENING

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

Also present was Town Manager Mr. Robert Karge, Town Attorney Mrs. Sharon VanEmburch, and Town Clerk Mrs. Kathy Ruf.

OPENING REMARKS BY MS. MALONE AND PLEDGE OF ALLEGIANCE.

Ms. Malone led those present in opening remarks and the Pledge of Allegiance.

APPROVAL OF MINUTES OF SEPTEMBER 3, 2013 MEETING.

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the September 3 meeting were approved.

ITEMS BY MAYOR WILLEY.

Mayor Willey stated that he is looking for a volunteer from the Council to attend the MML Fall Conference at Solomon's Island October 17.

ITEMS BY THE TOWN MANAGER.

Mr. Karge advised that he is scheduling a meeting next month with Tischler Group to discuss the impact study.

Mr. Karge stated that he is in receipt of a request from Chesapeake Wildlife Heritage for abatement of their property tax abatements in the amount of \$1,381.25.

Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, the council approved the abatement request for the 2014 property taxes for Chesapeake Wildlife Heritage.

Mr. Wendowski asked if a tally was kept for the amount of tax refunds.

Mr. Karge stated that the amount can be generated.

ORDINANCE NO. 590, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING ARTICLE VI OF CHAPTER 2 OF THE TOWN OF EASTON CODE REGARDING ETHICS PROVISIONS."

President Ford stated that this legislation is a state requirement for the towns to enact.

President Ford stated if the council is in agreement, Mr. Leshner's proposed changes can be accepted and this legislation moved for a vote.

Mrs. VanEmburch stated that the deadline to report on the status of the ordinance is October 1 and the local Ethics Commission must submit the report to the state.

Upon motion by Mr. Leshner, seconded by Ms. Malone passed unanimously, Ordinance No. 590 was approved with an amendment on page 2, G (ii).

CONT'D PUBLIC HEARING ON ORDINANCE 627, 628, 629 MINIMUM LIVABILITY CODE STANDARDS.

The Town Attorney briefed on the history of the ordinances.

Ms. VanEmburch stated that these standards relax standards already in place. She stated that the council must pass the 2012 Building Code in a few months. She suggested passing Ordinance No. 627 and fine tuning it as concerns develop.

70 President Ford stated that one of the core issues was to what extent the waiver process would apply to the Code.

71
72 Mrs. VanEmburch noted the circumstances which would eligible for a hardship waiver.

73
74 Ms. Debbie Wilkens, 27219 Pocahontas Avenue, Doncaster; EVP Mid Shore Board of Realtors stated that she is in
75 support of these ordinances with the understanding that this is the beginning of a process. She stated that this is a
76 great start with the waiver process and asked that MSBR be included in property right issues.

77
78 Mr. Steve Wheeler, 41 E Dover Street, stated that he appreciates the process. He asked that this ordinance be
79 passed with the caveat to be amended as needed.

80
81 Mr. Jeff Mueller, 307 Kingston Rd, thanked Ms. Malone for her help. He stated that those concerns and the council
82 have made great progress. Mr. Mueller stated that he still has concerns but he feels that the appeal process will
83 solve a lot of problems. He asked what the process would be for the waiver. Mr. Mueller discussed legislative
84 changes.

85
86 President Ford stated that the ordinances afford a much broader avenue for those who may not agree with the
87 building inspection department. He stated that he is in favor of the ordinances. President Ford stated that he
88 appreciates the council's time.

89
90 Mr. Al Silverstein, Talbot Chamber Commerce, 300 Dixon Street thanked the Mayor and staff for their efforts.

91
92 Ms. Joyce DeLaurentis, 215 Talbot Street, Apartment B, asked about tenant notification when a waiver is
93 considered. She thanked the council for their help in the inclusionary process.

94
95 Ms. Daphne Cawley, 505 S Washington Street, stated that she is in favor of the proposed ordinances. She stated
96 that under Section 107, in the property maintenance section, she asked to include the right to appeal.

97
98 At 8:03 p.m., President Ford closed the public hearing.

99
00 Mr. Leshar discussed his concern with the language in Ordinance No. 628.

01
02 Mr. Wendowski discussed his concern with appointing a landlord and a tenant to the Board of Appeals.

03
04 President Ford stated that he does not think that the ordinances are perfect. He stated that they need to get them out
05 there and encounter the concerns.

06
07 **ORDINANCE NO. 627, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING SECTION 2-**
08 **26.2.2 AND SECTION 11-6 OF THE TOWN CODE TO AUTHORIZE CERTAIN ADMINISTRATIVE**
09 **WAIVERS OF THE MINIMUM PROPERTY MAINTENANCE STANDARDS."**

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11 Upon motion by Ms. Malone seconded by Mrs. Cook and carried unanimously, Ordinance No. 627 was approved.

12
13 **ORDINANCE NO. 628, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING SECTION 11-3**
14 **AND 11-5 OF THE TOWN CODE MINIMUM LIVABILITY CODE PROVISIONS REGARDING**
15 **GENERAL PROVISIONS, STAIRWAYS, EMERGENCY ESCAPE AND RESCUE OPENINGS, AND**
16 **HISTORIC STRUCTURES."**

17
18 Upon motion with an amendment by Mr. Leshar of omitting Section 2, seconded by Mrs. Cook and carried
19 unanimously, Ordinance No. 628 was approved.

20
21 **ORDINANCE NO. 629, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE EASTON**
22 **TOWN CODE TO ADD A NEW ARTICLE II TO CHAPTER 13 TO PROVIDE THAT A NOTICE IS**
23 **REQUIRED WITH ALL REAL ESTATE CONTRACTS AND A PROPERTY AFFIDAVIT IS**
24 **REQUIRED FOR ALL REAL ESTATE SETTLEMENTS INVOLVING PROPERTY LOCATED IN THE**
25 **TOWN OF EASTON."**

26
27 Upon motion by Mrs. Cook seconded by Mr. Leshar and carried unanimously, Ordinance No. 629 was approved.

28
29 **ORDINANCE NO. 630, "AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE**
30 **APPLICATION OF REMCO PROPERTIES, LLC FOR AN AMENDMENT TO THE EXISTING**
31 **PLANNED UNIT DEVELOPMENT KNOWN AS "WATERSIDE VILLAGE" TO INCLUDE PHASE 2A**
32 **UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE."**

33
34 Upon motion by Mr. Leshar seconded by Ms. Malone and carried unanimously, Ordinance No. 630 was approved.

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36 **ORDINANCE NO. 631, "AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE**
37 **APPLICATION OF REMCO PROPERTIES, LLC FOR AN AMENDMENT TO THE EXISTING**

38 **PLANNED UNIT DEVELOPMENT KNOWN AS “WATERSIDE VILLAGE” TO INCLUDE PHASE 2B**
39 **UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE.”**
40

41 Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously, Ordinance No. 631 was
42 approved.

43
44 **ORDINANCE NO. 632, “AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE**
45 **APPLICATION OF REMCO PROPERTIES, LLC FOR AN AMENDMENT TO THE EXISTING**
46 **PLANNED UNIT DEVELOPMENT KNOWN AS “WATERSIDE VILLAGE” TO INCLUDE PHASE 2C**
47 **UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE.”**
48

49 Upon motion by Ms. Malone seconded by Mr. Wendowski and carried unanimously, Ordinance No. 632 was
50 approved.

51
52 **ORDINANCE NO. 633, “AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE**
53 **APPLICATION OF REMCO PROPERTIES, LLC FOR AN AMENDMENT TO THE EXISTING**
54 **PLANNED UNIT DEVELOPMENT KNOWN AS “WATERSIDE VILLAGE” TO INCLUDE PHASE 2D**
55 **UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE.”**
56

57 Upon motion by Ms. Malone seconded by Mrs. Cook, Ordinance No. 633 was passed 3 to 2 with Mr. Leshner and
58 President Ford voting no.

59
60 **REVIEW OF INVOICES TOTALING \$665,423.36.**
61

62 Mr. Wendowski stated that he had not received a copy of the invoices and made a motion to table review of the
63 invoices, seconded by Ms. Malone and carried unanimously.

64
65 **ITEMS BY MEMBERS OF THE COUNCIL**
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67 Ms. Malone stated that after 12 years, Waterside has been approved to move forward which will be a benefit to the
68 town and county.

69
70 Mr. Wendowski stated he had recently attended the Economic Development Commission meeting. He stated that free
71 shredding will be offered in Trappe. Mr. Wendowski stated that there are currently 691 properties for sale in Talbot
72 County. He reminded those present that Airport Day is September 28. He stated that the County Council has asked the
73 Economic Development Commission to look into an ordinance to abate real property tax credits for
74 industrial/commercial businesses.

75
76 Mrs. Cook reminded those present that the Tour to Talbot will be taking place on Saturday and asked that motorists be
77 careful and share the road.

78
79 **COMMENTS FROM AUDIENCE**
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81 Mr. Talbot Bone, 204 Brookletts Avenue discussed the Ace Mentoring Program at Easton High School. He stated he
82 was present to bring everyone’s attention to the ACE Program that will be having its kickoff meeting at 7:00 p.m., at
83 Easton Auditorium on September 25. He discussed the intent of the ACE Program for students that may be interested in
84 architecture, construction or engineering. For those interested, they may contact him at TalbotWBone@gmail.com.

85
86 **ADJOURN**
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88 At 8:43 p.m., upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, President Ford adjourned
89 the regularly scheduled Council meeting.

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Kathy M. Ruf, Town Clerk