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

April 4, 2011

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PRESENT AT CONVENING

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

IN ATTENDANCE

Also in attendance were the Town Manager Mr. Robert F. Karge, Sr., the Town Attorney Mrs. Sharon VanEmburch and Town Clerk Mrs. Kathy Ruf.

CONVENING

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

Ms. Malone opened the meeting with remarks and led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES OF MARCH 21, 2011 MEETING.

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the March 21, 2011 meeting were approved as prepared.

ITEMS BY MAYOR WILLEY.

Mayor Willey reminded everyone about budget workshops next Monday and Tuesday starting at 6:30 p.m.

Mayor Willey discussed the construction for handicapped parking spaces and sidewalk at Idlewild Park.

Mayor Willey stated that he will be attending the April 20 Board of Public Works meeting for the grant for the RTC property.

APPOINTMENT OF MR. ADAM THEEKE TO THE HISTORIC DISTRICT COMMISSION.

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, the appointment of Mr. Adam Theeke for the remainder of a three year term to the Historic District Commission was approved.

RE-APPOINTMENT OF MR. DAVID NORTH TO THE EASTON UTILITIES COMMISSION.

Upon motion by Mr. Wendowski seconded by Mr. Leshner and carried unanimously, the re-appointment of Mr. David North for a six year term to the Easton Utilities Commission was approved.

ITEMS BY THE TOWN MANAGER.

Mr. Karge advised that in response to Ms. Malone's inquiry regarding recycling, Centreville is recycling 25% of their waste and Chestertown is recycling via Infinity.

Mr. Karge reminded everyone resurfacing will begin Wednesday in the Mecklenburg vicinity.

In response to the request from the Chesapeake Film Festival's placement of green ribbons to promote the showing of The Green Wave, the staff has no real objection.

Ms. Rhonda Thompson, 216 S Hanson Street, was present to discuss the special event scheduled for April 17. She discussed the screening of the movie The Green Wave. She stated that the Festival would like to stir up interest for film preview at the Historical Society Auditorium. Ms. Thompson asked permission to put ribbons on light poles at the end of this week in a three to four block radius. Mr. Wendowski suggested putting the ribbons as high on the lamp posts as possible.

Upon motion by Ms. Malone seconded by Mr. Wendowski and carried unanimously, approval was granted for the hanging of the green ribbons.

69 **APPROVAL OF BID FOR CRACK SEAL MACHINE IN THE AMOUNT OF \$43,793.**

70
71 Upon motion by Mr. Leshar seconded by Mr. Wendowski and carried unanimously, the Crack Seal Machine bid
72 from Chesapeake Supply and Equipment from Felton, Delaware in the amount of \$43,793 was approved. Mr.
73 Karge stated that it was the lowest bid that met specifications.

74
75 Mr. Karge advised that bids were solicited for various roof projects. The low bid in this case was not
76 recommended due to bid deficiencies. It was recommended to accept the next responsive bidder.; Tecta
77 America Potteiger, Inc. with the alternate bid award to Peninsula Roofing Company, Inc. resulting in a grand
78 total contract for \$294,230 leaving \$25,769.60 in contingency funds.

79
80 Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously; approval was granted for
81 award of the roof repairs and alternate bid package.

82
83 Mr. Karge discussed the upcoming Multi Cultural Festival to be held at Idlewild Park. He questioned how the
84 council suggests proceeding with permits for vendors given the current Town Code provisions.

85
86 Mr. Wendowski asked for recommendation from staff.

87
88 Mr. Karge advised that it would be less cumbersome if one permit was issued for the event and not for each
89 individual vendor.

90
91 President Ford stated that the council will table discussion of parking recommendations until further review.

92
93 President Ford discussed the proposal for a noise ordinance. He questioned the council if it should be for Route
94 50 in its entirety or town wide. Mr. Karge advised that a survey with the surrounding businesses and the effect a
95 noise ordinance may cause is not complete.

96
97 **ITEMS BY THE TOWN ATTORNEY.**

98
99 Ms. VanEmburch stated that in regards to the discussion on transient licenses, if any changes are recommended
100 that are different than what is in the Code; she suggests an amendment to the Code.

101
102 **RESOLUTION NO. 5975 AUTHORIZING THE MAYOR TO EXECUTE THE GRANT AGREEMENT**
103 **ON BEHALF OF THE TOWN OF EASTON TO RELAMP TRAFFIC LIGHTS WITH LED**
104 **FIXTURES TO SAVE SIGNIFICANT AMOUNTS OF ENERGY.**

105
106 Upon motion by Mr. Leshar seconded by Mrs. Cook and carried unanimously, Resolution No. 5975 was
107 approved.

108
109 Ms. Malone asked what the approximate savings would be to the town with the placement of LED fixtures.

110
111 Mr. Karge stated that roughly 75% of our current bill for stop lights.

12
13 **PUBLIC HEARING TO PROVIDE THE PUBLIC AN OPPORTUNITY TO COMMENT ON**
14 **ORDINANCE NO. 585:**

15
16 **“AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE CONDITIONS OF APPROVAL**
17 **FOR ORDINANCE 461, WHICH GRANTED THE AMENDMENT TO A PLANNED UNIT**
18 **DEVELOPMENT FOR ELM STREET DEVELOPMENT, L.C. TO MODIFY THE REQUIREMENTS**
19 **FOR ON SITE AFFORDABLE HOUSING UNITS.”**

20
21 At 7:30 p.m., President Ford opened the Public Hearing to receive comments on Ordinance No. 585.

22
23 President Ford discussed the changes that are being contemplated. He stated that approval of this ordinance
24 would permit dropping the required on site units from 25 down to 23 and for those two units there would be a
25 payment in lieu of \$60,000 each payable to the Town's Affordable Housing Fund. The base unit price for those
26 remaining 23 units would rise from \$90,000 to \$235,000 with some fluctuation based on the consumer price
27 index. The increase from the base price to what is being contemplated, half of that would go back to the town
28 and into the Affordable Housing Fund. President Ford stated the Affordable Housing Board is unanimously in
29 favor of this change. He discussed the rationale.

30
31 At 7:32 p.m., President Ford opened the floor for public comments.

32
33 Mr. Tom Alspach, Esq. on behalf of Talbot Preservation Alliance (TPA) on 295 Bay Street Easton, elaborated on
34 his letter sent to Mayor Willey this morning. He stated that he is not opposed to modification to the agreement

35 originally made but this change is not in best interest of town. He discussed the TPA contract with Elm Street
36 and said legal action would be taken as this would be a breach in the contract.

37
38 Mr. Alspach asked the Council to respect the TPA contract and consider the economics of very bad idea.

39
40 Mr. Mike Burlbaugh, Elm Street Development was present and stated that they are not eliminating the
41 Affordable Housing component.

42
43 Mr. Burlbaugh stated that the recently approved Ashby Commons does fit within affordable housing guidelines.

44
45 He discussed the diversity in housing types with mixed prices and stated that they are consistent with the intent
46 of the original agreement.

47
48 At 7:51 p.m., President Ford closed the public hearing and left the record open for written comments until close
49 of business Friday.

50
51 In response to an earlier question, Mr. Karge stated that the LED savings for stop lights is estimated to be \$59.73
52 per month early in the test period which is a 75.3% on a monthly basis. He stated that the demonstrated actual
53 long term savings have been 89% over a much longer time period on the earlier installation.

54
55 **ITEMS BY MEMBERS OF THE COUNCIL**

56
57 Mr. Wendowski discussed the recent e-mails regarding the Lakelands development. He asked Ms. VanEmburch
58 to look into the matter and advise the Council.

59
60 Mrs. Cook stated that the East End Neighborhood Association cleanup would take place Saturday from 8:00 a.m.
61 to noon. Interested participants can meet at the Neighborhood Garden. She stated that the Town is making a
62 special pickup for larger items.

63
64 Ms. Cook discussed the MML essay contest "If I were Mayor for a Day." She stated that there were several
65 interesting responses.

66
67 **ADJOURN**

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69 At 7:57 p.m., upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously; President Ford
70 adjourned the regularly scheduled meeting.

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74 Kathy M. Ruf, Town Clerk