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2
3 **TOWN OF EASTON, MARYLAND**
4 **Easton Town Hall**
5 **14 S. Harrison Street**
6

April 7, 2014

7
8 **PRESENT AT CONVENING**
9

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

16
17 Also present was the Town Manager Mr. Robert F. Karge, Town Attorney Mrs. Sharon VanEmburch, Town
18 Planner Mr. Thomas and Town Clerk Mrs. Kathy Ruf.

19
20 **OPENING REMARKS BY MRS. COOK AND PLEDGE OF ALLEGIANCE.**
21

22 Mrs. Cook gave opening remarks and led those present in the Pledge of Allegiance.
23

24 **APPROVAL OF MINUTES OF MARCH 17, MARCH 24 AND MARCH 25, 2014 MEETINGS.**
25

26 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the March 17, March
27 24 and March 25, 2014 meetings were approved as written.
28

29 **PRESENTATION OF PROCLAMATION FOR JUNIOR ACHIEVEMENT FINANCIAL LITERACY**
30 **MONTH.**
31

32 Mrs. Cook presented Mr. Geoff Oxnam and Mr. Ryan Showalter the Proclamation for Junior Achievement
33 Financial Literacy Month.
34

35 **ITEMS BY MAYOR WILLEY.**
36

37 Mayor Willey updated on current road construction projects throughout town.
38

39 Mayor Willey stated that work is proceeding on the Talbot Commerce Park annexation.
40

41 Mayor Willey stated that work will be starting on the Rails-to-trails bridge near Tanyard Branch.
42

43 Mayor Willey discussed a proposal for Mistletoe Hall farm. He stated he had forwarded information to the council
44 regarding a food hub proposed by Cottingham Farms. Mayor Willey stated that he has not heard from the council
45 with any questions or comments.
46

47 **ITEMS BY THE TOWN MANAGER.**
48

49 **APPROVAL TO AWARD BID FOR STREET RESURFACING AS SUBMITTED BY DAVID A.**
50 **BRAMBLE, INC.**
51

52 The Town Manager Mr. Karge asked for council approval to award the street resurfacing bid to the low bidder as
53 submitted by Bramble in the amount of \$326,031.40.
54

55 Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously, the bid was approved.
56

57 **APPROVAL TO AWARD BID FOR 2014/2015 LANDSCAPE MAINTENANCE TO MARSHALL**
58 **PROPERTY MANAGEMENT.**
59

60 The Town Manager asked for council approval to award the landscape bid to the low bidder as submitted by
61 Marshall Property Management in the amount of \$7,720.00.
62

63 Upon motion by Ms. Malone seconded by Mr. Leshner and carried unanimously, the bid was approved.
64

65 **APPROVAL OF PUBLIC ASSEMBLY EVENTS.**
66

67 Mr. Karge discussed upcoming Public Assembly Events that have been approved by Chief David A. Spencer. He
68 stated they have also been pre coordinated with the Parks and Recreation Department.
69

70 Mr. Karge discussed requests for Public Assembly Events for Council approval. He stated that staff have worked
71 out an agreement to place 11 No Parking signs in the vicinity of the lot for the Farmer's Market.. In addition, the
72 Avalon Foundation has requested to hire the school crossing guards to direct traffic at the crosswalk on Harrison
73 Street between Brewer's Lane and Lot #5 during peak hours.

74
75 Mr. Karge also asked council approval for the Academy of the Arts Annual Spring Event May 3, 2014; Plein Air-
76 Easton! July 19; Plein Air-Easton! and The Next Generation Competition July 20, 2014.

77
78 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, the Public Assembly events as
79 outlined were approved.

80
81 Mr. Karge discussed a request from a Councilmember regarding park locations, rules and publishing information
82 with The Star Democrat. Mr. Karge advised that the park locations and directions are on the Town's website.

83
84 Mr. Karge discussed the Rail trail and RTC Park and concerns regarding dog waste. He stated that the Parks and
85 Recreation Department routinely place waste disposal bags in the dispensers but they are typically taken soon after.

86
87 Mr. Karge updated on the status of the skatepark. He stated that the matter is still pending at the Park Board. He
88 stated that the Park Board has no suggestions at this time on where and how it should be located.

89
90 Discussion occurred on what PUDs do not receive trash service and the fact that some PUDs are not built to
91 standards and trash vehicles are not able to maneuver to pick up garbage at those sites.

92
93 Mr. Karge discussed the overflow receptacle for recycling on Aurora Street which is near the firehouse and rarely
94 used.

95
96 Mr. Karge advised that the North Easton sports complex requires pre-approval and is intended mostly for
97 organized sports. Idlewild Park and Moton Park require approved permits for the pavilions and certain fields.

98
99 Ms. Malone asked that agendas such as Board of Appeals, Historic District and Planning and Zoning Commission
00 be kept up to date on the town website.

01
02 **ITEMS BY THE TOWN ATTORNEY.**

03
04 Ms. VanEmburch stated that she will forward an amended Ordinance No. 637 as there is a change in the applicant's
05 name in the Finding of Facts. The applicant's name should be JDC LLC.

06
07 **ORDINANCE NO. 637, "AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE**
08 **APPLICATION OF J DONEGAN COMPANY FOR APPROVAL OF A PLANNED UNIT**
09 **DEVELOPMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE."**

10
11 President Ford stated that Ordinance No. 637 is eligible for a vote due to the fact that a Public Hearing was held
12 relative to the Ordinance.

13
14 Upon motion by Ms. Malone, seconded by Mr. Wendowski and carried unanimously, Ordinance No. 637 was
15 approved 4-1 with President Ford voting no.

16
17 **PUBLIC HEARING ON RESOLUTION NO. 6023, REFINANCING ALL OR A PORTION OF THE**
18 **COSTS OF THE ACQUISITION AND IMPROVEMENT BY THE WILLIAM HILL MANOR INC., IN**
19 **AN AMOUNT NOT TO EXCEED \$28,000,000.**

20
21 At 7:29 p.m., President Ford opened the Public Hearing.

22
23 Representatives from EMA were present and discussed William Hill Manor taking advantage of the savings due to
24 the lower interest rate.

25
26 Mr. John Devine, Miles & Stockbridge, was present on behalf of the applicant and clarified that the refinancing is
27 not to exceed \$28 million.

28
29 Mr. Devine introduced Ms. Donna Taylor, CFO of EMA Senior Care.

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

32
33 There being no public comments, President Ford closed the public hearing at 7:31 p.m.

34
35 **RESOLUTION NO. 6023, "A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE**
36 **AND SALE BY TOWN OF EASTON, PURSUANT TO THE MARYLAND ECONOMIC**
37 **DEVELOPMENT REVENUE BOND ACT, SECTIONS 12-101 TO 12-118, INCLUSIVE, OF THE**
38 **ECONOMIC DEVELOPMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS**

39 AMENDED (THE “ACT”), AS ITS LIMITED OBLIGATIONS AND NOT UPON A PLEDGE OF ITS
40 FAITH AND CREDIT OR TAXING POWER, OF ONE OR MORE SERIES OF ITS BONDS (AS
41 DEFINED IN THE ACT) IN AN AMOUNT NOT TO EXCEED \$28,000,000 FOR THE PURPOSE OF (1)
42 REFINANCING ALL OR A PORTION OF THE COSTS OF THE ACQUISITION AND
43 IMPROVEMENT BY THE WILLIAM HILL MANOR INCORPORATED (FORMERLY KNOWN AS
44 EMA/WHM ACQUISITION, INC.), A NONPROFIT MARYLAND CORPORATION, OF THE
45 CONTINUING CARE RETIREMENT COMMUNITY KNOWN AS “WILLIAM HILL MANOR”
46 LOCATED AT 501 DUTCHMAN’S LANE, EASTON, MARYLAND 21601 (THE “ORIGINAL
47 FACILITY”) BY REFUNDING (A) THE OUTSTANDING (I) TOWN OF EASTON (MARYLAND)
48 RETIREMENT COMMUNITY REVENUE BONDS (WILLIAM HILL MANOR FACILITY) SERIES
49 2004 A, (II) TOWN OF EASTON (MARYLAND) TAXABLE RETIREMENT COMMUNITY REVENUE
50 BONDS (WILLIAM HILL MANOR FACILITY) SERIES 2004B AND (III) TOWN OF EASTON
51 (MARYLAND) RETIREMENT COMMUNITY REVENUE BONDS (WILLIAM HILL MANOR
52 FACILITY) SERIES 2004C EXTENDABLE RATE ADJUSTABLE SECURITIES (EXTRAS), ISSUED IN
53 THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$18,600,000 AND (B) THE OUTSTANDING
54 TOWN OF EASTON TAXABLE VARIABLE RATE DEMAND/FIXED RATE REVENUE BONDS
55 (WILLIAM HILL MANOR FACILITY) SERIES 2009 B AND D ISSUED IN THE ORIGINAL
56 AGGREGATE PRINCIPAL AMOUNT OF \$9,775,000, (2) PAYING A PORTION OF THE COSTS OF
57 VARIOUS RENOVATIONS AND IMPROVEMENTS TO THE ORIGINAL FACILITY, AND (3)
58 PAYING THE COSTS OF ISSUANCE OF SUCH BONDS AND OTHER TRANSACTION-RELATED
59 COSTS; DESCRIBING THE ADMINISTRATIVE FEE WITH RESPECT TO THE LOAN AGREEMENT
60 TO BE PAID BY THE FACILITY APPLICANT; RESERVING IN TOWN OF EASTON CERTAIN
61 RIGHTS CONCERNING THE ISSUANCE OF SUCH BONDS; GENERALLY DESCRIBING THE
62 PUBLIC PURPOSES TO BE SERVED AND THE FINANCING TRANSACTION TO BE
63 ACCOMPLISHED; SPECIFYING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF SUCH
64 BONDS THAT MAY BE ISSUED; AUTHORIZING THE MAYOR OF TOWN OF EASTON TO
65 SPECIFY, PRESCRIBE, DETERMINE, PROVIDE FOR OR APPROVE CERTAIN MATTERS,
66 DETAILS, FORMS, DOCUMENTS OR PROCEDURES APPROPRIATE TO THE AUTHORIZATION,
67 SALE, SECURITY, ISSUANCE, DELIVERY, OR PAYMENT OF OR FOR SUCH BONDS; AND
68 SPECIFYING AND DESCRIBING VARIOUS MATTERS IN CONNECTION THEREWITH, AS
69 REQUIRED OR PERMITTED BY THE ACT.

70
71 Upon motion by Mr. Leshner, seconded by Mr. Wendowski and carried unanimously, Resolution No. 6023 was
72 approved.

73
74 ASSISTANT PROFESSOR DALE GREEN, LEAD FACULTY FOR HISTORIC PRESERVATION
75 MORGAN STATE UNIVERSITY TO UPDATE ON THE HILL SMALL AREA PLAN.

76
77 Asst. Professor Green was present with Associates from Morgan State University and gave an overview of The
78 Hill Small Area Plan.

79
80 They presented the Six Core Values to guide them in their Historic Preservation Plan.

81
82 Dr. Green discussed the next step in The Hill Small Area Plan. He stated that it was their intention to give the town
83 a report by mid-May. Dr. Green stated that a draft report will be forthcoming to Mayor Willey and the Planning
84 office. In the end, it is their hope for The Hill Small Area Plan will be adopted in the Comprehensive Plan.

85
86 Mayor Willey stated that Dr. Green and associates need to keep the momentum going. Mayor Willey stated that
87 stormwater issues, growth concerns, etc. all need to be addressed to come out with a final product everyone can be
88 proud of.

89
90 The Forestation Plan will be addressed at the town’s next council meeting.

91
92 RESOLUTION NO. 6024, “A POLICY DECLARING THE TOWN OF EASTON’S INTENT TO TAKE A
93 LEADERSHIP ROLE IN REDUCING ELECTRICITY CONSUMPTION WITHIN TALBOT COUNTY,
94 PARTNERING WITH THE MARYLAND ENERGY ADMINISTRATION, AND ENROLLING AS A
95 MARYLAND SMART ENERGY COMMUNITY.”

96
97 Upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, Resolution No. 6024 was passed
98 following a roll call vote.

99
00 RESOLUTION NO. 6025, “A POLICY DECLARING THE TOWN OF EASTON’S INTENT TO TAKE A
01 LEADERSHIP ROLE IN REDUCING TRANSPORTATION PETROLEUM CONSUMPTION IN AND
02 BY THE TOWN OF EASTON, BY PARTNERING WITH THE MARYLAND ENERGY
03 ADMINISTRATION AND ENROLLING AS A SMART ENERGY COMMUNITY.”

04
05 Upon motion Leshner by seconded by Ms. Malone and carried unanimously, Resolution No. 6025 was passed following
06 a roll call vote.

08 **ITEMS BY MEMBERS OF THE COUNCIL**

09
10 Mrs. Cook stated that East End Neighborhood had a successful cleanup Saturday and worked in the neighborhood
11 garden.

12
13 President Ford stated there will be a presentation Thursday, April 10 at 6:00 p.m. regarding the Easton Point/Port Street
14 Small Area Plan at Easton Fire House.

15
16 **ADJOURN**

17
18 At 8: 25p.m., upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, President Ford adjourned
19 the regularly scheduled meeting.

20
21
22
23 _____
Kathy M. Ruf, Town Clerk