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

September 2, 2014

7
8 **PRESENT AT CONVENING**
9

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

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

19
20 **CALL TO ORDER.**

21
22 President Ford called the meeting to order at 7:00 p.m.

23
24 **OPENING REMARKS BY MR. WENDOWSKI AND PLEDGE OF ALLEGIANCE.**

25
26 Mr. Wendowski gave opening remarks and led those present in the Pledge of Allegiance.

27
28 **APPROVAL OF MINUTES OF AUGUST 18, 2014 MEETING.**

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30 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the August 18, 2014
31 meetings were approved as written.

32
33 **ITEMS BY MAYOR WILLEY.**

34
35 **RE-APPOINTMENT OF MR. KURT HERRMANN TO THE HISTORIC DISTRICT COMMISSION.**

36
37 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, Mr. Kurt Herrmann's three year
38 appointment commencing June 28, 2014 to the Historic District Commission was approved.

39
40 Mayor Willey wished a Happy 53rd wedding anniversary to his wife Betsy.

41
42 **ITEMS BY THE TOWN MANAGER.**

43
44 **APPROVAL OF BID FOR NEW STREET SWEEPER.**

45
46 Upon motion by Ms. Malone seconded by Mr. Leshner and carried unanimously, Elliott Wilson Truck's bid for a
47 new street sweeper in the amount of \$238,300.00 was unanimously approved.

48
49 **PUBLIC ASSEMBLY PERMITS.**

50
51 Town Manager Robert Karge discussed a Public Assembly Permit requested for September 20 from Celebrating
52 Recovery.

53
54 Upon motion by Mr. Leshner, seconded by Mrs. Cook and carried unanimously, the Public Assembly Permit was
55 approved with the caveat that business owners being notified of the street closing.

56
57 Mr. Karge discussed upcoming Chief approved Public Assembly Events.

58
59 **SIDEWALK REPAIR POLICY RECOMMENDATION.**

60
61 Mr. Karge discussed what has been recommended by staff for a sidewalk repair policy. He stated that it is
62 consistent in what is in the town code for similar items. He stated that if the council is interested in pursuing the
63 town change code, a scale could be adopted.

64
65 Ms. Malone asked that a list of priority sidewalks that need to be repaired be forwarded.

66
67 Mr. Leshner stated that he has reached out to constituents for feedback.
68

69 Mr. Karge stated that public works can address the worse 10-15% of sidewalks that are in absolute worse
70 condition.

71
72 President Ford stated that as councilmembers, support, suggestions or recommendations need to be brought to the
73 next council meeting.

74
75 **ITEMS BY THE TOWN ATTORNEY.**

76
77 Town Attorney Ms. VanEmburch stated that the Talbot Interfaith Shelter decision by the Board of Appeals' has
78 been appealed to Circuit Court.

79
80 Ms. VanEmburch stated that the Brant Court PUD application will be addressed at the regularly scheduled date
81 September 18 but at 6:00 p.m. to allow property owners to attend.

82
83 Mr. Karge stated that Mr. Grunden has advised that the Planning & Zoning Commission meeting will be televised
84 for the public.

85
86 **MS. CLEO BRAVER TO PRESENT PROPOSED EASTERN SHORE FOOD HUB.**

87
88 Present on behalf of the Eastern Shore Food Hub was Mr. Herb Miller, Chairman EEDC, Ms. Cleo Braver,
89 Founder Real Food Productions and Ms. Tracy Ward, Easton Economic Development Executive Director.

90
91 Mr. Miller discussed branding Easton as a healthy capital of Maryland. He discussed providing healthy food to a
92 large market. Mr. Miller stated that North Carolina has had food hubs for decades.

93
94 Ms. Cleo Braver discussed favorable circumstances for the food hub. She stated that the food hub will create jobs
95 in the area. She stated that she is trying to protect the Chesapeake Bay watershed. Ms. Braver stated that the food
96 hub will protect pay, lower health care costs and provide healthy food. She stated that the city of NY is looking at
97 Delmarva for food sources. Ms. Braver discussed the need to grow more farmers.

98
99 President Ford stated that the revenue projections for 2015 are fairly ambitious.

00
01 Ms. Braver reiterated that this will be a producing farm.

02
03 Ms. Braver discussed the Town of Easton supporting the food hub; making available two fields in consideration of
04 the food access program. She stated that it would be a 30 year lease with the town and stated that the state of
05 Maryland has already committed to 1 million dollars of funds; \$500,000 in capital budget, \$500,000 from DHCD.

06
07 Ms. Braver stated that the Food Hub has a pending non-profit status.

08
09 Mr. Miller stated that they prefer to be near Route 50, in town and next to airport. Mr. Miller stated that without
10 the additional million dollar match, the food hub will not be built.

11
12 Ms. Vanemburch stated that the process would require negotiating and preparing a lease for consideration.

13
14 Mr. Thomas stated that the sole role of the Planning Commission is to approve the site plan.

15
16 Ms. Malone stated that she applauds leadership and feels that the vision is well thought out.

17
18 Mr. Wendowski asked for a full business plan.

19
20 President Ford stated that council will take a consensus on a lease of Mistletoe Hall Farm for a proposed food hub
21 at the next meeting.

22
23 Mr. Miller discussed the flexibility of over time, having a seafood hub with the airport next to the farm.

24
25 Ms. Braver stated that a farm production manager has been hired. She stated that they intend to hire 14 employees
26 over time paying the living wage as defined by State of Maryland; \$10.10 per hour.

27
28 President Ford stated that he looks forward to receiving a business plan. He stated that discussion regarding the
29 proposed hub will continue at the next meeting.

30
31 **LETTER FROM CHAIRMAN RICHARD M. TETTELBAUM, EASTON PLANNING & ZONING**
32 **COMMISSION REGARDING REQUEST FROM TRED AVON SQUARE SHOPPING CENTER TO**
33 **EXPAND FLOOR AREA OF EASTON EYE CARE.**

34
35 Mr. Thomas asked President Ford to schedule the public hearing due to the proposed number of changes to the
36 PUD. He stated that the terms of the Zoning Ordinance requires a PUD amendment.

37

38 President Ford scheduled the public hearing for the PUD Amendment for October 6 at 7:15 PM.

39
40 **PUBLIC HEARING FOR RESOLUTION NO. 6033 (“ANNEXATION RESOLUTION”) TO ANNEX**
41 **CERTAIN LANDS KNOWN AS TALBOT COMMERCE PARK LOCATED ON THE NORTHEAST**
42 **SIDE OF GLEBE ROAD AND RESOLUTION NO. 6034 (“SPECIAL TAX DISTRICT RESOLUTION”)**
43 **TO ESTABLISH A SPECIAL TAX DISTRICT FOR THE AREA TO BE ANNEXED TO REIMBURSE**
44 **THE TOWN FOR THE COSTS OF INFRASTRUCTURE IMPROVEMENTS INCLUDING THE**
45 **EXTENSION OF WATER AND SEWER AND STREET IMPROVEMENTS; AND ORDINANCE NO. 642**
46 **APPLYING BUSINESS COMMERCIAL (BC) AND INDUSTRIAL (I) ZONING CLASSIFICATIONS**
47 **UNDER THE EASTON ZONING ORDINANCE TO THE PROPERTY SUBJECT TO THE**
48 **ANNEXATION PROPOSAL.**

49
50 **RESOLUTION NO. 6033, “A RESOLUTION TO ANNEX CERTAIN LANDS OWNED BY VARIOUS**
51 **OWNERS AND COLLECTIVELY KNOWN AS TALBOT COMMERCE PARK, LOCATED ON THE**
52 **NORTHEAST SIDE OF GLEBE ROAD AND CONSISTING OF 125.057 + ACRES OF LAND, MORE OR**
53 **LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF**
54 **THE ANNEXATION.”**

55
56 **ORDINANCE NO. 642, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE**
57 **OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY AN ORIGINAL ZONING**
58 **CLASSIFICATION OF BUSINESS COMMERCIAL (BC) AND INDUSTRIAL (I) TO THE TALBOT**
59 **COMMERCE PARK PROPERTY ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO.**
60 **6033 LOCATED ON THE NORTHEAST SIDE OF GLEBE ROAD AND CONSISTING OF 125.057**
61 **ACRES OF LAND, MORE OR LESS.”**

62
63 **RESOLUTION NO. 6034, “A RESOLUTION TO CREATE SPECIAL TAXING DISTRICT**
64 **ENCOMPSSING CERTAIN LANDS COLLECTIVELY KNOWN AS TALBOT COMMERCE PARK, IN**
65 **THE TOWN OF EASTON, LOCATED ON THE NORTHEAST SIDE OF GLEBE ROAD AND**
66 **CONSISTING OF 125.057+ ACRES OF LAND, MORE OR LESS, FOR THE FINANCING OF THE**
67 **CONSTRUCTION OF NEW INFRASTRUCTURE IMPROVEMENTS TO THE AREA.”**

President Ford opened the public hearing at 8:05 p.m.

President Ford stated that Resolution No. 6033, Resolution No. 6034 and Ordinance No. 642 were introduced July 7, 2014.

Mr. Thomas discussed the subdivision in the county. He stated that the annexation request is not unanimous but there is a majority interest to annex into the property into town. Mr. Thomas discussed the issue with the critical area regulations. He stated that one parcel follows the critical area boundary and is classified resource conservation in the county with little to no retail permitted. I-1 zoning would allow more existing uses.

Ms. VanEmburch discussed the public hearing which she stated is on three things; the annexation, the zoning and the special tax district. Ms. VanEmburch stated that a new public hearing may be required on the zoning. The annexation proposal is for 125+ acres and includes road beds.

The Town Attorney discussed the special tax district and the approximate costs of 1.7 million dollars to extend water and sewer. Ms. VanEmburch stated that the total costs are approximately a little over 2 million dollars. She stated that there will be funding from CDBG for approximately 1 million, the Town of Easton \$250,000 direct funding and \$650,000 split among property owners. She stated that the Town will front the money then property owners pay back the \$650,000 with a special tax district. Ms. VanEmburch stated that the Town is weighing different options to go further with the annexation.

Ms. Alexa Seip, 7961 Bloomfield Road, stated that she has no objection to the annexation or special tax district. Ms. Seip stated that she has concerns regarding zoning. She stated that she feels that Easton does not have a lot of industrial zoning.

Ms. Libby Dawkins, 11 N Thoroughgood Lane discussed the original development and out of town investment versus being into town limits. Ms. Dawkins asked how the zoning and annexation process began Ms. Dawkins clarified that she is speaking on behalf of herself.

Mr. Jay Dulin, Brinsfield Fence Mistletoe Hall Drive discussed questions he previously submitted to the town. He stated he is a small business and wondered if new businesses are justified. Mr. Dulin asked that annexation be deferred until business picks up. He stated that he does not see any advantage. Mr. Dulin asked that town taxes be absorbed by the town.

Ms. Dawkins discussed environmental concerns. She stated that that tidal waters run near or on that property.

President Ford stated that he will leave the public hearing open. He stated that he will wait to hear back from staff on recommendations on how to move forward if we so choose to.

ITEMS BY MEMBERS OF THE COUNCIL.

President Ford stated that there will be town hall meeting September 16 at Union Baptist church at 5:00 p.m. to discuss the Affordable Housing renovation program.

ADJOURN.

At 8:45 p.m., upon motion by Mr. Leshar seconded by Ms. Malone and carried unanimously, President Ford adjourned the regularly scheduled meeting.

Kathy M. Ruf, Town Clerk