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**TOWN OF EASTON, MARYLAND  
EASTON TOWN HALL  
14 S HARRISON STREET**

**June 4, 2018**

**PRESENT AT CONVENING.**

Mayor Robert C. Willey  
President of Council John Ford  
Councilmember Alan I. Silverstein  
Councilmember Pete Leshner  
Councilmember Ron E. Engle  
Councilmember Megan M. Cook

Also present was the Town Manager Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, Town Engineer Mr. Rick VanEmburch, Town Planner Mr. Lynn Thomas and Town Clerk Mrs. Kathy M. Ruf.

**6:15 PM CLOSED SESSION GENERAL PROVISIONS ARTICLE § 3-305(B) (7) TO CONSULT WITH COUNSEL TO OBTAIN LEGAL ADVICE ON A LEGAL MATTER.**

**MEETING.**

At 6:24 p.m., President Ford called the meeting to order and asked for a motion to move into Closed Session. Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, President Ford convened into Closed Session for the advice on a legal matter.

At 6:43 p.m., upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, President Ford moved out of closed session and recessed until the regularly scheduled meeting.

**MEETING.**

At 7:00 p.m., President Ford called the meeting to order. He stated that a Closed Session had been held prior to the regularly scheduled meeting related to General Provisions Article § 3-305(B) (7) to consult with counsel to obtain legal advice on a legal matter.

**OPENING REMARKS BY MR. SILVERSTEIN AND PLEDGE OF ALLEGIANCE.**

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

**APPROVAL OF MINUTES OF MAY 21, 2018 MEETING.**

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the May 21, 2018 meeting were approved as written.

**ITEMS BY THE MAYOR.**

Mayor Willey stated that the Vietnam Memorial Traveling Wall is at the VFW and is very moving. He suggested taking the time to visit.

President Ford stated that he was a reader of names earlier this evening and said that the members of the VFW have done a tremendous job of organizing the event.

President Ford stated that the Town of Easton is in receipt of \$75,000 per the agreement with Elm Street Development for two lots that have settled at Easton Village. He stated that another donation is anticipated soon and will be deposited into the Affordable Housing Fund for housing renovation grants.

**RECOGNITION OF CHAPEL DISTRICT ELEMENTARY SCHOOL FOURTH-GRADER ADDISON EADER FOR MML "IF I WERE A MAYOR" CONTEST.**

Mayor Willey asked Councilmember Cook to introduce Ms. Addison Eader.

Mrs. Cook introduced Ms. Eader and congratulated her for her winning essay.

Ms. Addison Eader was present and read her essay and was congratulated for winning the MML "If I Were Mayor Contest." Ms. Eader stated that there were numerous entries and 11 winners.

**ITEMS BY THE TOWN MANAGER.**

Town Manager Mr. Richardson stated that the Parks and Recreation Department has two summer camps with availability; soccer and baseball. Information regarding the camps is on the Town's website.

57 **APPROVAL OF PUBLIC ASSEMBLY EVENTS.**

58 **OUTDOOR CONCERTS, HARRISON STREET & IDLEWILD PARK PAVILION 6/16/18 –**  
59 **8/12/18.**

60 **PLEIN AIR EVENTS 7/19/18 – 7/22/18.**

61 Upon motion by Mr. Silverstein seconded by Mr. Leshner and carried unanimously, the Public Assembly  
62 Events for the Plein Air Festival were approved as recommended by staff.

63 **SECURITY ACCESS FOR RAILROAD STATION.**

64 Town Manager Mr. Richardson asked for permission to implement security measures at the Railroad  
65 Station. He stated that Alarm Engineering has proposed installing a four door security system for the  
66 project in the amount of \$8,409.32.

67 Upon motion by Mr. Silverstein, seconded by Mrs. Cook and carried unanimously, the bid from Alarm  
68 Engineering in the amount of \$8,409.32 was approved.

69 **MODERNIZATION OF PARKING METERS.**

70 Town Manager Mr. Richardson discussed replacing the parking meters to enhance the available parking  
71 and enforcement in the parking lots. He discussed repaving, new curb, guttering, stormwater, new street  
72 trees and street lights for the Harrison Street parking lot.

73 Mr. Scott Messick was present and discussed parking conferences he has recently attended and stated  
74 that the Town can no longer repair and find parts for the current meters. He stated that the Town can  
75 put meters back in place for approximately \$500 - \$600 per meter. Mr. Messick discussed parking  
76 software to replace the aging parking meter system. The system Mr. Messick is recommending is in use  
77 at China Town in DC. He stated that the hardware costs for most systems are about the same but this  
78 system as recommended is a Smart City approach. Mr. Messick stated that it is the staff  
79 recommendation to consider software base video to provide a non-meter parking solution.

80 Mr. Leshner asked what the experience would be like for visitors.

81 Mr. Messick stated that you would download the parking application on your phone. He stated that it is  
82 a much cleaner look in lots. He stated the Town would try to place the kiosks in a spot convenient to  
83 walking traffic.

84 Mr. Richardson discussed the proposal from the software provider. He stated that the cost would be  
85 approximately \$400,000.

86 Mr. Richardson asked the Council for a motion to move forward.

87 President Ford and Mrs. Cook asked for time to digest the information.

88 Mr. Richardson stated that there will be more information forwarded to the council to enable them to  
89 make an informed decision.

90 **ITEMS BY THE TOWN ATTORNEY.**

91 The Town Attorney stated that due to annexations, there would be legislation to transfer county roads  
92 to the Town in the upcoming packet.

93 President Ford stated that a public hearing to hear comments regarding the transfer of roads from the  
94 county would be scheduled for June 18, 7:15 p.m.

95 **MR. COURTLAND WELLS TO ADDRESS COUNCIL REGARDING EXCESSIVE**  
96 **STORMWATER AND PROPERTY DAMAGE AND PROPERTY VALUES IN THE SOUTH**  
97 **PENNSFIELD AREA.**

98 Mr. Courtland Wells, 605 Windmill Road, was present and stated that he has lived in Easton since  
99 2005. He stated that when he moved to his residence, there was a little discreet waterway which has  
100 now grown to almost a river and quite excessive. Mr. Wells stated that the running water has caused  
101 property damage, knocked fences down, and their property has diminished. He discussed the safety  
102 concerns with children in the neighborhood. He stated that upstream, there is a Town conduit with  
103 excessive water causing erosion which is most apparent when having a downpour. He stated that it may  
104 impact them if they decide to sell their property. Mr. Wells stated that this has gone on for over two  
105 years and has grown significantly. He asked the town to deal with the source of the issue.

106 Mr. VanEmburch, Town Engineer stated that this is a challenge as the problem occurs on private  
107 property. He stated that the conduit was installed in 1929. Mr. VanEmburch discussed meeting with  
108 MDE and also with a group of property owners. Mr. VanEmburch stated that he has had thoughts on  
109 what the town's role is in this. He discussed working towards a proposal and stated that he believes that  
110 a stream restoration professional is the way to go. Mr. VanEmburch stated that due to the size of the  
111 Town, the Town of Easton is now under MS4 permits. He stated that they can work towards MS4  
112 requirements.

113 President Ford stated that it sounds like a solution is going to take a coordinated effort and the Town  
114 Engineer is working on that now.

115 Mr. VanEmburch suggested putting the residents in contact with a stream restoration specialist.

116 Mr. Larry Sanford, from the same neighborhood was present and stated that the problem is where the  
117 culvert comes out on Washington Street. He stated that it is his belief that there is town's infrastructure  
118 that is damaged.

119 **ORD. 720, FY2019 BUDGET.**

120 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, Ordinance No. 720 was  
121 passed.

122 **ORD. 721, SETTING THE CONSTANT YIELD TAX RATE FY2019.**

123 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Ordinance No. 721  
124 was passed.

125 **RES. 6094, REVISED SCHEDULE OF FEES.**

126 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, Resolution No. 6094 was  
127 passed.

128 **RES. 6095, "A RESOLUTION OF THE TOWN OF EASTON TO CARRY FORWARD  
129 CERTAIN CAPITAL FUND EXPENDITURES INTO FISCAL YEAR 2019."**

130 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, Resolution No. 6095  
131 was passed.

132 **7:15 PUBLIC HEARING TO RECEIVE COMMENTS ON ORDINANCE NO. 723;  
133 AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO ADD TWO NEW USES  
134 (BISTRO AND CRAFT BEVERAGE MANUFACTURING).**

135 At 8:07 p.m., President Ford opened the 7:15 p.m. scheduled public hearing to amend the Zoning  
136 Ordinance.

137 Town Planner, Mr. Thomas discussed the proposed amendment. He stated that it is an attempt to  
138 broaden and be more inclusive in our treatment of establishments which involve some combination of  
139 both production and consumption of alcoholic beverages. The proposed amendment creates one  
140 category called "craft beverage production establishment" which covers both of these uses and  
141 presumably others that we have not contemplated. It also expands the use beyond just beer. The second  
142 proposed amendment follows in the wake of recent changes to the Talbot County Liquor Laws to allow  
143 for bistros. He stated that the Planning Commission is proposing to add the use "bistro" to our Zoning  
144 Ordinance, consistent to how that use has been treated by these recent Liquor Law changes.

145 Mr. Thomas stated that the Planning Commission voted unanimously to recommend that the Town  
146 Council adopt the attached proposed amendments to the Town's Zoning Ordinance.

147 Mr. Zach Smith, Armistead, Lee Rust & Wright, 114 Bay Street, stated that he represents a client  
148 interested in serving glasses of wine for consumption with appetizers and a small food service. Mr.  
149 Smith stated that the service would be before or after dinner, maybe after a show. He stated that the  
150 county recently modified their ordinance to allow consumption. He asked the council to support the  
151 proposed ordinance as recommended by the Planning staff.

152 At 8:16 p.m., President Ford closed the public hearing and stated that written comments would be  
153 accepted until close of business Friday for dissemination to the Council.

154 **ORDINANCE NO. 723, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE  
155 TOWN OF EASTON ZONING ORDINANCE TO ADD TWO NEW USES (BISTRO AND  
156 CRAFT BEVERAGE MANUFACTURING) TO THE TABLE OF PERMISSIBLE USES  
157 ALONG WITH ASSOCIATED DEFINITIONS AND SUPPLEMENTAL STANDARDS."**

158 Not acted on.

159 **ITEMS BY MEMBERS OF THE COUNCIL.**

160 Mr. Silverstein stated that Mayor Willey is the recipient of the 2018 Community Service Award.

161 Mr. Leshar and Mr. Engle offered congratulations to Mayor Willey.

162 Mrs. Cook asked the community to be extra mindful of children with school out for the summer.

163 President Ford encouraged a visit to the Vietnam Memorial Traveling Wall.

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165 President Ford asked if there were any public comments. There were none.

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**ADJOURNMENT.**

At 8:18 p.m., upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, President Ford adjourned the regularly scheduled meeting.

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Kathy M. Ruf, Town Clerk