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

September 21, 2009

PRESENT AT CONVENING

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

IN ATTENDANCE

Also in attendance were the Town Attorney Ms. VanEmburch, Town Manager Mr. Karge, Current Planner Mr. Zach Smith, Director of Economic Development Mrs. Maureen Scott-Taylor, Building Code Official Mr. Don Richardson, and Town Clerk Ms. Ruf.

CONVENING

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

Mr. Wendowski opened the meeting with prayer and led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES

Upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, minutes of the September 8, 2009 meetings were approved as written.

PRESENTATION OF PROCLAMATION

Mrs. Cook presented a proclamation for Crop Walk Day.

A Certificate of Appreciation was presented to the Council for their support.

ITEMS BY MAYOR WILLEY

Mayor Willey discussed the Talbot County Housing Authority receiving a \$4.85 million grant from the Federal Government for the Westport Commons Project. He stated that this is not all the money needed for the project. An additional match would still be required from the Town.

Mayor Willey stated that MD Attorney General Doug Gansler will be visiting Easton for breakfast Wednesday morning to give an update on the Miles River.

Ms. Scott-Taylor distributed a list of prospective Board of Directors for Main Street: Mr. Doug James, Mr. Ron Mitchell, Mr. Bob Greenlee, Ms. Juliette McIntosh, Ms. Nancy Tankersley, Mr. Bill Chapman, Ms. Laurie Yourkilus as well as non-voting members: Easton Economic Development Director, Easton Main Street Manager, Avalon Foundation Executive Director and County Tourism Director.

President Ford stated that the Council will act on the Board of Directors at the next Council meeting after a brief explanation of what Easton Main Street Board of Directors do.

ITEMS BY THE TOWN MANAGER

Mr. Karge asked for Council approval for a Public Assembly Permit for:

- 9/22/09; 6:30 – 7:30 p.m., Talbot County Right for Life Prayer Vigil at Thompson Park
- 11/13 – 11/15 Waterfowl Festival

Mr. Karge reported that the culvert as reported by residents in the vicinity of Wayside Avenue at the previous meeting is not crushed. He stated that the flooding is the result of too much water in too short of time. Mr. Karge stated that Mr. Hause, Mr. Dickerson and himself did not find any culverts that were non-functional.

Mr. Wendowski asked about the number of code enforcement inspections year to date as well as the number of landlord license inspections.

1 Mr. Karge stated that those numbers will be forthcoming.

2

3 **PAVING BID**

4

5 The following bids were received for paving:

6

7 David A Bramble	\$2.40s/y	\$12,276.00	\$7.50s/y	\$83,752.50
8 Del-Mar-Va Paving	\$4.80s/y	\$24,552.00	\$7.00s/y	\$78,169.00
9 Image Asphalt	\$13.00s/y	\$66,495.00	\$9.67s/y	\$107,984.89
10 All Shore Paving	\$4.62s/y	\$23,631.3	\$6.93s/y	\$77,387.31
11 Metro Paving	\$10.00s/y	\$51,150.00	\$9.56s/y	\$106,756.52

12

13 Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously, the bid as submitted by
14 David A. Bramble was approved as recommended by the Superintendent of Public Works.

15

16 Mr. Karge advised that per Ms. Scott-Taylor, the Frederick Douglas Honor Society meeting will occur
17 Thursday, September 24 at 6:00 p.m. at the Resource Center.

18

19 **RESOLUTION NO. 5956 ADOPTING A MUNICIPAL DEBT POLICY PURSUANT TO A**
20 **STATE REQUIREMENT.**

21

22 Mr. Karge stated that this is a requirement from the state legislature that each local government has to
23 pass a debt policy and forward to them.

24

25 Upon motion by Mr. Leshner seconded by Mr. Wendowski and carried, Resolution No. 5956 as
26 amended was passed unanimously following a roll call vote.

27

28 **RESOLUTION NO. 5955, "A RESOLUTION TO ANNEX CERTAIN LANDS OWNED BY**
29 **TALBOT COUNTY MARYLAND INTO THE TOWN OF EASTON LOCATED ON THE**
30 **WEST SIDE OF US ROUTE 50 AND CONSISTING OF 276.479+ACRES OF LAND, MORE**
31 **OR LESS, AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE**
32 **ANNEXATION."**

33

34 President Ford introduced Resolution No. 5955 for a first reading and referred it to the Planning and
35 Zoning Commission for a recommendation.

36

37 President Ford set the Public Hearing for November 16 at 7:15 p.m.

38

39 **ORDINANCE NO. 561, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE**
40 **OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY AN ORIGINAL**
41 **ZONING CLASSIFICATION OF REGIONAL HEALTHCARE AND**
42 **GOVERNMENTAL/INSTITUTIONAL TO THREE PARCELS OF LAND ANNEXED TO**
43 **THE TOWN OF EASTON BY RESOLUTION NO. 5955 LOCATED ON THE WEST SIDE OF**
44 **U.S. ROUTE 50 AND CONSISTING OF 276.479 ACRES OF LAND, MORE OR LESS."**

45

46 The President of the Council introduced Ordinance No. 561 for a first reading.

47

48 The Town Attorney stated that the two zones do not currently exist in our Zoning Ordinance; however,
49 in the next couple of weeks you will be getting a draft of the zones.

50

51 Ms. VanEmburch stated that Ordinance No. 560 will be the ordinance that will establish the two zones.

52

53 **MR. ALBERT PRITCHETT PRESENT FOR APPROVAL OF THE 2009 WATERFOWL**
54 **FESTIVAL TRANSPORTATION PLAN**

55

56 Mr. Pritchett, President of the Waterfowl Festival thanked Lt. Wright and Chief Blue for the continued
57 cooperation. He stated that this year's festival is dedicated to the late Dr. Harry Walsh due to his
58 conservation mission. Mr. Pritchett stated that they will not need a traffic guard at the intersection in
59 front of Talbot Village again this year.

60

61 Mr. Leshner stated that the Festival is well rehearsed.

62

63 Mr. Pritchett stated that it is with the help of 1700 volunteers. He stated that they are going to a \$10
64 ticket price this year to spur attendance.

65

1 Upon motion by Mr. Leshar seconded by Mrs. Cook and carried unanimously, the 2009 Waterfowl
2 Festival Transportation Plan was approved as submitted.

3
4 **ACTION ON THE PUBLIC ASSEMBLY PERMIT REQUESTS**

5
6 Upon motion by Mr. Leshar seconded by Ms. Malone and carried, the Public Assembly Permits as
7 recommended by Easton Police Department were approved.

8
9 **ORDINANCE NO. 559, "AN ORDINANCE OF THE TOWN OF EASTON REPEALING AND**
10 **REENACING WITH AMENDMENTS CHAPTER 2, ARTICLE VII CODE ENFORCMENT**
11 **AND CODIFYING AND REENACTING WITH AMENDMENTS PORTIONS OF, EXHIBITS**
12 **A AND EXHIBITS B OF ORDINANCE 44, UNDER CHAPTER 2, ARTICLE VII CODE**
13 **ENFORCEMENT."**

14
15 Mr. Don Richardson, Building Code Official was present to discuss changes. Mr. Richardson
16 recommended to the council to approve as amended. He stated that this is step one of a three step
17 process.

18
19 Upon motion by Mr. Leshar seconded by Mr. Wendowski and carried unanimously, Ordinance No.
20 559 was approved with provisions.

21
22 **LETTER FROM MR. ERNEST J. HEINMULLER ASKING COUNCIL TO CONSIDER**
23 **CHANGING PARKING REGULATION ON PORT STREET WHERE STREET NARROWS**
24 **(FROM WASHINGTON STREET WESTWARD TO BELOW THE NEIGHBORHOOD**
25 **CENTER) TO ALLEVIATE TRAFFIC THAT BOTTLENECKS).**

26
27 President Ford stated that the staff should be consulted for a recommendation especially, Easton Police
28 Department.

29
30 Mr. Karge stated that they will get a survey completed in that area.

31
32 Mr. Leshar stated that he did not want to see the speed increased on Port Street to make it unsafe for
33 pedestrians.

34
35 Ms. Malone stated that it is her observation that there are a lot of speeders on that road.

36
37 **REQUEST FROM MR. TOM KLEPPINGER FOR LICENSE FROM THE TOWN TO**
38 **PERMIT STEPS IN THE MAGNOLIA STREET RIGHT OF WAY**

39
40 Mr. Kleppinger asked for a license to infringe his steps on the town's right of way of about 8".

41
42 Mr. Zach Smith, Current Planner recommended a provision that any sidewalk construction meet the
43 town's specifications for public improvements.

44
45 Mr. Leshar made a motion to approve this request with a provision that the construction meet town's
46 standards.

47
48 The Town Attorney advised that we normally have a license agreement and a resolution.

49
50 Mr. Leshar withdrew his motion and referred to the Town Attorney to prepare the necessary legislation
51 seconded by Mr. Wendowski.

52
53 Ms. VanEmburch stated that she will have the necessary legislation at the next meeting for action.

54
55 **7:45 PM PUBLIC HEARING TO GIVE THE PUBLIC THE OPPORTUNITY TO HEAR THE**
56 **TIDEWATER INN LLC PROPOSAL AND OFFER COMMENTS.**

57
58 At 7:45 p.m., President Ford opened the Public Hearing.

59
60 Mr. Bruce Armistead, Esq., on behalf of Tidewater Inn LLC was present to discuss the proposal. He
61 thanked the Council for the opportunity to address the public. Mr. Armistead stated that The Tidewater
62 Inn is the anchor property in the downtown and is currently under contract with Coastal South. He
63 stated that they are asking for the Town's assistance. They are proposing to exchange the valet parking
64 on South Street for the Harrison Street parking lot.

65

1 Mr. John Wilson, contract purchaser discussed the customer base and the function business. He
2 discussed the things that need to be improved especially the HVAC. He stated that The Tidewater Inn
3 as it is would be ineligible to franchise. He discussed plans to do minor renovations to the bar and
4 tavern. He stated that they plan to open the top floor of the hotel to get the maximum occupancy.
5

6 Mr. Tom Lane, new owner of 28 N. Harrison Street (Bartlett Pear Inn) stated that he is in support of
7 the application for a town parking lot behind his property. He stated that he has a good working
8 relationship with Mr. Wilson and he thinks this will be a good thing for the town. He stated that he
9 hopes that the parking lot swap will enable his business to use the South Lane parking lot for Bartlett
10 Pear Inn.
11

12 Mr. Ron Mitchell, The Inn at 202 Dover stated that he supports the town possibly swapping but there is
13 a perception that there is limited parking in town but he is only supporting the concept. He stated that
14 he hopes the town thinks the proposal through and handles the parking problem perception.
15

16 Ms. Libby Dawkins, 11 N. Thorogood Lane stated that she supports the proposal. She stated that she
17 wants to see support for a cleaner town.
18

19 Mr. Bill Hall stated that he has business properties in the downtown and is very encouraged by what he
20 sees at The Tidewater Inn. He stated that he owns ten retail shops in town and is making preparations
21 to utilize the upstairs of buildings on Harrison Street. One concern he has is parking for future growth.
22 He stated that the businesses need more time to discuss the proposal. Mr. Hall asked that the town
23 spend more time and study the parking situation. He asked where the current customers are going to
24 go.
25

26 Ms. Emily Knud-Hansen discussed making the Tidewater Inn an event facility and having a promise
27 for a place to park. She stated that The Tidewater Inn is an anchor of this area and the community
28 should rally around this concept and help solve the problem.
29

30 President Ford stated that the public record would remain open until the close of business on Friday for
31 written comments.
32

33 At 8:28 p.m., President Ford closed the public hearing.
34

35 **PUD AMENDMENT APPLICATION PROPOSING TO MODIFY THE RESIDENTIAL**
36 **TOWN HOME UNITS FOR THE LAKELANDS PUD PROPOSING NEW ARCHITECTURE**
37 **FOR THEIR 76 UNITS.**
38

39 President Ford set the public hearing for October 19 at 7:45 p.m.
40

41 **REVIEW OF INVOICES TOTALING \$849,856.77**
42

43 Mr. Wendowski asked for clarification on an invoice in the amount of \$22,000 for the Avalon.
44

45 Mr. Karge stated that was for monthly appropriations.
46

47 Mr. Wendowski asked for clarification on an invoice for Willis of Maryland.
48

49 Mr. Karge stated that was for property insurance.
50

51 Upon motion by Ms. Malone seconded by Mrs. Cook and carried unanimously, invoices totaling
52 \$849,856.77 were approved for payment.
53

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

56 Ms. Malone discussed the upcoming Crime Watch meeting scheduled for September 29. She discussed
57 attending a worship service at the new Queen Esther AME Church at the invitation of Ms. Joan Brooks
58 to celebrate youth. She thanked Rev. Simpson for his hospitality.
59

60 Mrs. Cook thanked Union Baptist Church for the invitation honoring Rev. Hickman for his ten years of
61 service.
62

63 Mr. Wendowski stated that he can make the workshop dates.
64

1 President Ford discussed the workshop dates and stated that the first one will be October 12 at 6:00
2 p.m.

3
4 Mr. Karge stated that the Historic District Commission is scheduled for that date and time so we will
5 have to coordinate the Council's Chambers.

6
7 **ADJOURNMENT**

8 Upon motion by Mr. Leshar seconded by Mrs. Cook and carried unanimously; President Ford
9 adjourned the regularly scheduled meeting at 8:35 p.m.

10

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12 _____
Kathy M. Ruf, Town Clerk