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

September 21, 2015

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**PRESENT AT CONVENING**

12 Councilmember Pete Leshner  
13 Councilmember Ron E. Engle  
14 Councilmember Megan M. Cook

9 Mayor Robert C. Willey  
10 Council President John Ford  
11 Councilmember Alan I. Silverstein

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

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**CALL TO ORDER.**

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

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

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

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**APPROVAL OF MINUTES OF SEPTEMBER 8, 2015 MEETING.**

29 Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, the minutes of the September 8,  
30 2015 meeting were approved.

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**ITEMS BY MAYOR WILLEY.**

34 Mayor Willey updated on upcoming events:

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- 36 ○ October 1, Easton Point/Port Street Redevelopment Project, Easton Firehouse, 6-8:00 p.m.
  - 37 ○ October 23 Mayor's Prayer Breakfast at the Tidewater Inn, 7:00 a.m.
  - 38 ○ November 10, Veterans' Ceremony, Talbot Auditorium, 7:00 p.m.
- 39

40 Mayor Willey suggested scheduling a meeting to discuss funding sources for EBA's marketing campaign.

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**ITEMS BY THE TOWN MANAGER.**

44 Mr. Karge asked for a Closed Session to consider the acquisition of real property for a public purpose and matters  
45 directly related thereto (General; Provisions Article § 3-305(b)(3).

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47 Mr. Karge discussed concerns with South Street residents regarding lack of parking and the increased problems in  
48 their vicinity. Mr. Karge asked the council to consider passing an ordinance designating residential parking on  
49 South Street from Talbot Lane to Hanson Street.

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51 Mr. Karge stated that he has had a request from Easton Police Department to help address traffic flow problems on  
52 Kelley Gibson Street. He discussed the bollards in the vicinity and parking up to those bollards on both the north  
53 and south side. Mr. Karge suggested placing No Parking signs on the bollards on both sides of the street.

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55 Upon motion by Mr. Engle, seconded by Mr. Leshner and carried unanimously, it was the council's consensus to  
56 place No Parking signs on the north and south side of the bollards.

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**APPROVAL OF BID FOR POTHOLE PATCHER.**

60 Upon motion by Mr. Leshner seconded by Mr. Silverstein and carried unanimously, approval of the bid in the  
61 amount of \$66,980 submitted by Chesapeake Supply and Equipment, Felton DE for a new patcher machine was  
62 approved. Mr. Karge stated that there is \$60,000 in the budget for the purchase.

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**APPROVAL OF BID FOR NEW REFUSE COLLECTION TRUCK.**

67 Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, approval of the bid in the amount of  
68 \$151,707 submitted by EW Trucks, of Easton MD for the new refuse truck was approved. Mr. Karge stated that  
69 there is \$170,000 in the budget for the purchase.

70 Mr. Karge stated that bids had been solicited for a 4x4 truck for the Town Engineer's use. He stated that the low  
71 bid was from Preston Ford in the amount of \$32,290 and is in stock and available for purchase. Mr. Karge advised  
72 that the funds for the truck would be purchased from the savings in recent bids.

73  
74 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, approval was granted to purchase  
75 the 4x4 truck from Preston Ford for the Town Engineer.

76  
77 Mr. Silverstein questioned what rules apply regarding AIRBNBs in the Town of Easton.

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79 Mr. Karge stated that staff is reviewing this matter. He stated that the Town Attorney has a webinar scheduled in  
80 the next two weeks and will draft proposed legislation in the near future.

81  
82 Mr. Silverstein suggests forwarding a letter demanding the AIRBNB establishments cease and desist operation as  
83 they are in violation of the Zoning Ordinance which states B&Bs can only operate in the Historic District.

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85 **APPROVAL OF WATERFOWL FESTIVAL COMMISSION TEMPORARY CONCESSIONS.**

86  
87 Upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously, the Council approved the  
88 Waterfowl Festival Commission Temporary Concessions.

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90 **PUBLIC HEARING TO DISCUSS ORDINANCE NO. 665:**

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92 **ORDINANCE NO. 665, "AN ORDINANCE OF THE TOWN OF EASTON TO AMEND CHAPTER 24 OF**  
93 **THE TOWN CODE FOR THE PURPOSE OF MODIFYING THE PROVISIONS REGARDING**  
94 **SIDEWALK CONSTRUCTION AND REPAIR AND ASSESSMENT OF COSTS THEREFOR."**

95  
96 At 7:20 p.m. President Ford opened the public hearing.

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98 Mr. Karge stated that Ordinance No. 665 would be an amendment to the existing Code. The proposal is for the  
99 town to share 60/40 percent of the cost of repairs in an attempt to meet some type of equitable solution for  
00 sidewalk construction and repair. He stated that the Ordinance modifies the provision should the town or a town  
01 tree cause for repairs to occur.

02  
03 Mr. Silverstein asked if there is a dispute, who would make the determination.

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05 Mr. Karge stated that the Town Engineer would make that determination.

06  
07 President Ford asked for public comments.

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09 Mr. Ed France, 7216 Fir Street, Easton stated that he disapproved of the rationale of the proposed legislation. Mr.  
10 France discussed the poor construction and the affected 25 homes in the development where he resides. He stated  
11 that the conditions of the sidewalk are deplorable. He stated that he does not think the concrete is up to standards  
12 and it is not fair for their neighborhood to have to bear the costs of replacement of the sidewalks. Mr. France  
13 suggested the council look at the sidewalks.

14  
15 Mr. Karge stated that the construction bond for that project was released many years ago.

16  
17 Mr. Engle asked if they could check the status of the neighborhood and sidewalks.

18  
19 President Ford asked that comments regarding Ordinance No. 665 be forwarded to the Town office by close of  
20 business Friday for dissemination.

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22 At 7:47 p.m., President Ford closed the public hearing.

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24 The President of the Council stated he will ask for consensus at the next meeting.

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26 **PUBLIC HEARING TO DISCUSS ORDINANCE NO. 667:**

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28 At 7:48 p.m., President Ford opened the public hearing.

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30 The Town Attorney stated that the purpose of Ordinance No. 667 is to declare the Town property surplus in order  
31 to comply with Maryland law. She stated that Town of Easton departments have been surveyed and there is no  
32 public use for the property. The Town Attorney stated that by approving Ordinance No. 667 and selling the house,  
33 the property will return to the property tax roll. Mrs. VanEmburch recommended approval.

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35 At 7:50 p.m., President Ford closed the public hearing.

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37 **ORDINANCE NO. 667, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN**  
38 **OF EASTON TO SELL 129 CHAPEL ROAD IN EASTON AS PART OF THE TOWN'S AFFORDABLE**  
39 **HOUSING PROGRAM."**

40  
41 Upon motion by Mr. Silverstein seconded by Mr. Leshner and carried unanimously, Ordinance No. 667 was  
42 approved.

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44 **RESOLUTION NO. 6057 MODIFYING THE SCHEDULE OF FEES.**

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46 Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, Resolution No. 6057 was approved.

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48 **REVIEW OF INVOICES TOTALING \$609,649.28.**

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50 Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, invoices totaling \$609,649.28 were  
51 approved.

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

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55 Mrs. Cook reminded everyone that there will be a public meeting October 1st at Easton Volunteer Fire Department to  
56 discuss the Port Street Redevelopment Project.

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58 **CLOSED SESSION.**

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60 At 7:52 p.m., upon motion by Mr. Leshner, seconded by Mr. Silverstein and carried unanimously, President Ford  
61 convened into Closed Session to consider the acquisition of real property for a public purpose and matters directly  
62 related thereto (General; Provisions Article § 3-305(b)(3)).

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64 At 8:02 p.m., upon motion by Mr. Silverstein, seconded by Mr. Leshner and carried unanimously, President Ford  
65 adjourned the Closed Session meeting and reconvened the Open Meeting.

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67 **ADJOURN.**

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69 At 8:03 p.m., upon motion by Mr. Leshner seconded Mr. Silverstein and carried unanimously, President Ford adjourned  
70 the regularly scheduled meeting.

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75 Kathy M. Ruf, Town Clerk