

1 TOWN OF EASTON, MARYLAND  
2 EASTON TOWN HALL  
3 14 S. HARRISON STREET  
4

5 January 18, 2017

6 **PRESENT AT CONVENING.**  
7

8 Mayor Robert C. Willey 11 Councilmember Pete Leshner  
9 Council President John Ford 12 Councilmember Ron E. Engle  
10 Councilmember Alan I. Silverstein 13 Councilmember Megan M. Cook

14  
15 Also present was the Town Manager Mr. Donald J. Richardson, Town Attorney Mrs. Sharon  
16 VanEmburch, Town Planner Mr. Lynn Thomas and Town Clerk Mrs. Kathy M. Ruf.  
17

18 **CALL TO ORDER.**  
19

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

22 **OPENING REMARKS BY MRS. COOK AND PLEDGE OF ALLEGIANCE.**  
23

24 Mrs. Cook led those present in opening remarks and the Pledge of Allegiance.  
25

26 **APPROVAL OF MINUTES OF DECEMBER 30, 2016 AND JANUARY 3, 2017 MEETINGS.**  
27

28 Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the  
29 December 30, 2016 and January 3, 2017 meetings were approved as written.  
30

31 **ITEMS BY THE MAYOR.**  
32

33 Mayor Willey announced that there is an opening on the Planning and Zoning Commission.  
34

35 Mayor Willey stated that the council can view the new breathing apparatus equipment at the fire  
36 house prior to the next regularly scheduled council meeting February 6 at 6:15 p.m.  
37

38 **ITEMS BY THE TOWN MANAGER.**  
39

40 **APPROVAL FOR HOWARD STREET STORM DRAIN REPAIR BID.**  
41

42 Town Manager Mr. Richardson discussed the recommended storm drain repair at 707 Howard  
43 Street. He asked for council consideration for the bid from Southside Land Management in the  
44 amount of \$7,979.70.  
45

46 Upon motion by Mr. Leshner seconded by Mr. Silverstein and carried unanimously, the bid from  
47 Southside Land Management in the amount of \$7,979.70 was approved.  
48

49 **ITEMS BY THE TOWN ATTORNEY.**  
50

51 Town Attorney Mrs. VanEmburch stated that the Talbot County road transfer public hearing will  
52 occur at the next regularly scheduled council meeting at 7:15 p.m.  
53

54 **MEMO REGARDING TOWN ELECTION.**  
55

56 Town Attorney Mrs. VanEmburch stated that the Town Election will occur Tuesday, May 2, 2017 for  
57 President of the Council, Ward 2 and Ward 4. She stated that the deadline to file is April 3. Financial  
58 Disclosure Statements are required. Mrs. VanEmburch stated that nomination petitions can be  
59 obtained at the town office.  
60

61 **EASTON UTILITIES PRESIDENT & CEO HUGH E. GRUNDEN, P.E. AND CHIEF FINANCIAL OFFICER**

62 **STEVEN J. OCHSE TO PRESENT RATE CASES FOR GAS AND ELECTRIC DEPARTMENTS.**

63  
64 Hugh Grunden, Easton Utilities President & CEO introduced Mr. Arnie Boughner, Jim Crowley and  
65 Chief Financial Officer Steven J. Ochse.

66  
67 Mr. Grunden discussed the rate case for gas and electric departments. He stated that it has been  
68 their practice to wait until as long as possible for a rate increase.

69  
70 Mr. Osche presented the rate making process and the timeline necessary for the rate case  
71 presentation to the Public Service Commission. Mr. Osche discussed the purpose of base rate  
72 revenue and how it is supported.

73  
74 Mr. Osche stated that the increases for the electric and gas departments are proposed to be  
75 implemented in two phases; July 1, 2017 and January 1, 2018.

76  
77 Mrs. Cook asked for clarification on how the increase would translate into a family of four.

78  
79 Mr. Osche stated that on average, \$17 per month this year and an additional \$17 next year. He  
80 stated that customers will be paying less than they were paying in 2009.

81  
82 Mr. Engle stated that it may be more palatable if the increases were spread apart and increase one  
83 utility per year.

84  
85 Mr. Grunden stated that there are efficiencies in doing both services at one time.

86  
87 Mr. Grunden stated that by waiting for the increases, the customers have been able to keep more of  
88 their money in their pocket.

89  
90 President Ford set the public hearing for the rate revisions for February 6, 2016 at 7:20 p.m.

91  
92 Mr. Grunden stated that the council can call or e-mail any questions.

93  
94 **CONT'D. PUBLIC HEARING TO RECEIVE COMMENTS ON THE REQUEST TO ANNEX APPROXIMATELY**  
95 **6.533 ACRES, MORE OR LESS LYING CONTIGUOUS TO THE EXISTING BOUNDARIES OF THE TOWN**  
96 **OF EASTON.**

97  
98 At 7:36 p.m., President Ford opened the Public Hearing and stated that the public hearing on the  
99 Port Street Annexation for 11 parcels is continued and will not close tonight as the Annexation  
100 Agreement is still under review.

101  
102 President Ford asked for public comments. There were none. Written comments can be forwarded  
103 to the Town office for dissemination.

104  
105 At 7:37 p.m., President Ford closed the comments for this evening but stated that the Public  
106 Hearing would remain open and be continued.

107  
108 **RES. NO. 6071, "A RESOLUTION TO ANNEX CERTAIN LANDS LOCATED ALONG PORT STREET AND**  
109 **CONSISTING OF 6.533 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO**  
110 **PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATIONS."**

111  
112 Not acted on.

113  
114 **ORD. NO. 690, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING**  
115 **MAP OF THE TOWN OF EASTON TO APPLY THE GENERAL COMMERCIAL (CG) ZONING DISTRICT TO**  
116 **CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO.**  
117 **6071 LOCATED ALONG PORT STREET AND CONSISTING, COLLECTIVELY, OF 6.533 ACRES OF LAND,**  
118 **MORE OR LESS."**

119  
120 Not acted on.

121  
122 **CONT'D. PUBLIC HEARING FOR THE CONSIDERATION OF TWO POTENTIAL AMENDMENTS TO THE**  
123 **TOWN OF EASTON COMPREHENSIVE PLAN RELATED TO SEWER TIER MAPPING AND FUTURE LAND**

124 **USE MAP BOUNDARIES OF AREA 6.**

125  
126 President Ford opened the continued public hearing at 7:39 p.m.

127  
128 President Ford asked Mr. Showalter for clarification on the map.

129  
130 Mr. Showalter proposed postponing the public hearing for two months to allow them to work  
131 through the process and communicate with the community. He stated that after that time, he will  
132 come back to the council with the information.

133  
134 President Ford asked for public comments on Resolution No. 6074.

135  
136 Ms. Jessica Ann Stephens, 134 Chapel Road, asked if the map and the language amendment will be  
137 voted on together.

138  
139 President Ford stated that he is looking at the two facets of this proposal separately.

140  
141 Ms. Stephens discussed the proposed right-of-way.

142  
143 President Ford stated that the details Ms. Stephens is concerned about is not usually in a  
144 Comprehensive Plan. He discussed the council's ability and discretion to make changes.

145  
146 It was decided that Mr. Showalter will contact the Town in approximately three months to be on the  
147 April 17 Council's agenda.

148  
149 Ms. Janet Poore, 317 Laurel Street, discussed flooding on her property as well as the property being  
150 a habitat for wildlife.

151  
152 At 7:42 p.m., President Ford closed the public hearing for this evening and stated that it would  
153 remain open until further information from the applicant.

154  
155 **RESOLUTION NO. 6074, "A RESOLUTION OF THE TOWN OF EASTON APPROVING AMENDMENTS**  
156 **TO THE TOWN'S COMPREHENSIVE PLAN REGARDING AREA 6."**

157  
158 Not acted on.

159  
160 **CONT'D. PUBLIC HEARING TO DISCUSS THE REQUEST OF WILLIAM B. STAGG OF LANE**  
161 **ENGINEERING., (AGENT) ON BEHALF OF ZEBULON H. STAFFORD, III (APPLICANT) FOR A PLANNED**  
162 **UNIT DEVELOPMENT (PUD) TO PERMIT A SINGLE-FAMILY RESIDENTIAL PROJECT ON PROPERTY**  
163 **OWNED BY THE APPLICANT LOCATED AT 219 & 221 WEST DOVER STREET.**

164  
165 At 7:43 p.m., President Ford opened the continued public hearing.

166  
167 Mrs. Cook requested that the public hearing remain open until she has had the opportunity to speak  
168 with some of her constituents near the proposed project.

169  
170 President Ford stated that he will leave the public hearing open until the next meeting. He stated  
171 that he will get a consensus at the next meeting and proceed forward at that point.

172  
173 Mr. Stafford stated that he is happy to meet with any neighbors that have concerns or questions.

174  
175 **MEMO FROM TOWN PLANNER REGARDING ZONING AMENDMENTS**

176  
177 The Town Planner asked President Ford to set a public hearing for the annual Zoning Amendments.

178  
179 Mr. Thomas discussed the proposed amendments. He stated that two were requested by outside  
180 agencies.

181  
182 President Ford set the public hearing for February 20, 7:15 p.m.

183  
184  
185

186 **REVIEW OF INVOICES TOTALING \$1,462,843.56.**

187  
188 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, invoices totaling  
189 \$1,462,843.56 were approved for payment.

190  
191 **ITEMS BY MEMBERS OF THE COUNCIL.**

192  
193 Mr. Silverstein reminded the listening audience to shovel sidewalks in front of the homes after a  
194 snowfall and to be considerate of neighbors.

195  
196 Mr. Leshar discussed the recent Eastern Shore Association of Municipality dinner held January 17  
197 and stated that he feels the Town of Easton has the ear of our Eastern Shore Delegation.

198  
199 Mr. Engle stated that the Cover Your Chin contest raised over \$30,000 for four local charities.

200  
201 Mrs. Cook thanked Mrs. Lorraine Gould, Director of Parks and Recreation, the County and the YMCA  
202 for the 11<sup>th</sup> Annual Martin Luther King Basketball Tournament. She stated that there were 10 games  
203 with 160 participants.

204  
205 President Ford discussed the joint meeting with representatives from the Easton Town Council,  
206 Talbot County Council, Town of Easton Planning and Zoning Commission, Talbot County Planning &  
207 Zoning Commission and the Easton Economic Development Corporation to discuss the draft Port  
208 Street Small Area Master Plan. He stated that there has been a conflict with the proposed date but  
209 will be scheduled in the near future.

210  
211 **ADJOURN.**

212  
213 At 7:53 p.m., upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, the  
214 regularly scheduled meeting was adjourned.

215  
216  
217  
218 \_\_\_\_\_  
Kathy M. Ruf, Town Clerk