



Town Council AGENDA

Monday, June 2, 2025 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

5:30 PM: Call to Order by President Abbatiello.

Opening remarks and Pledge of Allegiance by Councilmember Dr. Montgomery.

Approval of Minutes.

Meeting Minutes of May 19, 2025.

Municipal Official Items.

Items by Mayor Cook.

Presentation of Proclamation for Chesapeake Music Festival Month.

Appointment Confirmation of Meredith Girard to the Board of Zoning Appeals.

Items by Town Manager

Bid Approval for 2025 Annual Street Resurfacing.

Bid Approval for Visitor's Center, 11 S Harrison Street Renovation.

Public Assembly Event: 4th of July Celebration, 6/20 - 7/4/25

Public Assembly Event: Academy Art Museum Juneteenth Celebration - 6/21/25

Public Assembly Event: Frederick Douglas Parade - 9/27/25

Items by Assistant Town Attorney.

Public Hearings.

PUBLIC HEARING to obtain views of citizens regarding Ord. 843, "AN ORDINANCE OF THE TOWN OF EASTON TO CARRY FORWARD CERTAIN CAPITAL FUND EXPENDITURES INTO FISCAL YEAR 2026."

Legislation.

Ord. No. 843, "AN ORDINANCE OF THE TOWN OF EASTON TO CARRY FOWARD CERTAIN CAPITAL FUND EXPENDITURES INTO FISCAL YEAR 2026."

Resolution No. 6207, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE EXECUTION OF A SUBRECIPIENT AGREEMENT WITH DOVER STATION, LLC FOR A GRANT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MARYLAND COMMUNITY LEGACY PROGRAM."

Discussion of Zoning Text Amendment for Seafood Processing.

Correspondence regarding Zoning Text Amendment.

Review of Invoices.

Invoices from 5/7/25 thru 5/28/25 in the amount \$1,136,146.83.

Public Participation/Comments.

Items by Members of the Council:

Adjournment.

The public can access the meeting as follows:

<https://www.eastonmd.gov/129/Agendas-Minutes>

If you are an Easton Velocity Cable TV subscriber, you can view the meeting live on Channel 98.

Please note: There is a possibility of all or part of the meeting may be held in Closed Session.

PROCLAMATION

WHEREAS, this year marks the 40th Anniversary for Chesapeake Music, based in Easton, Maryland and special activities have been planned to celebrate the occasion of this anniversary; and

WHEREAS, Chesapeake Music was organized and hosted its first concert at the Chesapeake Bay Maritime Museum in 1985 and from its earliest days to the present, Chesapeake Music has served this community well as a thriving part of the community; and

WHEREAS, Chesapeake Music has made great progress over the years and has quickly grown to a much-anticipated two-week June music festival providing invaluable services to our community; and

WHEREAS, Chesapeake Music created the International Chesapeake Chamber Music Competition for young ensembles with a top prize of \$10,000, helping to launch the professional careers of multiple talented musicians and ensembles; and

WHEREAS, Chesapeake Music further broadened its impact with YouthReach programming, in partnership with Talbot Arts and Talbot County Public Schools by providing master classes for middle school band students with graduate music students from the University of Maryland; and

WHEREAS, Chesapeake Music brings world-class music to a growing audience of all ages on Maryland’s Eastern Shore and beyond, while exporting something of the Chesapeake’s uniqueness to musicians who take part in the Festival, Competition and Interlude concerts; and

WHEREAS, Chesapeake Music will offer its 40th Anniversary Chamber Music Festival on June 6 to 14, 2025 at the Ebenezer Theater in Easton, bringing together nine accomplished musicians long associated with the festival, three new acclaimed, prize-winning musicians, and the Julliard String Quartet to again surprise and delight audiences.

NOW, THEREFORE I, Megan JM Cook, by virtue of the authority vested in me as Mayor of the Town of Easton, Maryland, do hereby proclaim June 2025

Chesapeake Music Festival Month

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Easton to be affixed this second day of June of the year of our Lord two thousand twenty-five.

Megan JM Cook
Mayor

Attest

Kathy M. Ruf, Town Clerk

SEAL:

Town of Easton

Board and Commission Volunteer Interest Form

Submit Completed Form to the Mayor of the Town of Easton, Maryland for consideration

(Please Print)

Last Name Girard First Name Meredith MI L.

Residence Address (Street) 311 August St.

(Town) Easton (County) Talbot (State) Maryland

(Zip Code) 21601

How Long at this Residence? 8

Home Telephone Number (410) 443-4446

Occupation Non-Profit Executive Director

Employer Name Shore Legal Access

Employer Address 499 Idlewild Ave, Ste 103, Easton, MD 21601

Work Telephone Number (410) 690-8128

Please circle the board(s) or commission(s) you are interested in serving as a member of:

Board of Appeals Planning and Zoning Commission Historic District Commission

Housing Authority Easton Utilities Commission Park Board

Ethics Commission Waterfowl Festival Commission Board of Canvassers

Tree Board Affordable Housing Board

Other (list) _____

Please list why you would like to serve on this committee and what your qualifications are (Attach extra sheets if necessary)

I care a lot about our Easton communities and would like to support Town in any way. Easton is a great place to live, work, and raise a family and I would like to do my part to serve our community. Please see attached resume.

Please list any special interests which should be considered during the appointment process (Attach extra sheets if necessary)

Meredith Girard

Applicant Signature

5-7-2025

Date

Meredith Lathbury Girard

311 August Street, Easton, MD 21601 / mergirard@gmail.com / 410.443.4446

Seasoned non-profit executive with a commitment to social justice and a strong track record of leading organizations through transitions, solving problems collaboratively, and supporting inclusive teams.

EXPERIENCE

Executive Director, January 2022 – present

Managing Attorney, July 2019 – December 2021

Shore Legal Access (formerly Mid-Shore Pro Bono), Easton, MD

- Led 100% increase of organization's budget and staff over three years, including establishment of robust staff benefits and significant expansion of staff and services for Wicomico, Somerset, and Worcester Counties.
- Established same-day legal representation for Eastern Shore tenants in 2020, now available in 8 counties on the Eastern Shore.
- Leads a diverse team of legal professionals to deliver free legal representation to 4,000 clients annually.
- Secures funding from major donors, grant makers, and institutional partners to support \$2.3 million annual budget.
- Works collaboratively with the Board of Directors to advance strategic priorities, ensure transparent and prudent fiscal management, and engage the Directors in supporting all aspects of the organization.
- Nurtures partnerships with community organizations to expand reach and range of services

Senior Program Officer, October 2011 – June 2019

Town Creek Foundation, Easton, MD

- Managed over \$30 million in private foundation grants, including investments in environmental enforcement, advocacy, and food system reform.
- Led philanthropic networks to deepen community impact through cooperative spending.
- Facilitated regional collaboratives in Maryland's food, environment, and legal sectors.
- Co-designed a stakeholder engagement process for dismantling racism in the food system.

Director of Land Acquisition and Planning, March 2009 – October 2011

Maryland Department of Natural Resources, Annapolis, MD

- Led the State of Maryland's nationally acclaimed land conservation program.
- Managed \$300 million capital and operating budgets and oversaw stewardship and planning for more than 500,000 acres of State land.

- Advised the Governor and members of the General Assembly on natural resource management strategy and policy.
- Reformed the State's land protection selection system to consider impacts to communities and climate change
- Reorganized program teams to implement a strategic operations plan for a staff of 40.

Director of Land Protection, February 2006 – March 2009

Eastern Shore Land Conservancy, Easton, MD

- Raised and invested \$5 million annually in protecting and making natural areas open to the public.
- Advised the Board of Directors on policies, fundraising, and program strategy.
- Coalesced community leaders and groups to diversify and strengthen support for conservation policy.

Vice President of Conservation and General Counsel, March 2000 – February 2006

Potomac Conservancy, Silver Spring, MD

- Trained over 300 attorneys and land conservation professionals in conservation law.
- Negotiated landowner contracts. Grew protected land from 150 acres to 10,000 acres in six years.
- Led community-based advocacy in Maryland, Virginia, West Virginia, and Washington DC.

EDUCATION

Vermont Law School / 1996 / Juris Doctor and Masters of Environmental Law (cum laude)

Pennsylvania State University / 1993 / B.A. Economics, minor in Political Science (with honors)

COMMITTEES AND ASSOCIATIONS

Maryland Bar (1997-present), Future Harvest (Board member, 2024), Tidewater Rotary (July 2024-present), Maryland Access to Justice Commission (Co-Chair Public Interest Law Committee 2023-present), Lower Shore Pro Bono Committee (January 2020-present), Attorney General's Access to Justice COVID-19 Task Force, Life and Health Planning Committee (2020), Volunteer Attorney for Mid-Shore Pro Bono (2017-2019), Girl Scouts of the Chesapeake Bay, Troop 855 Co-Leader (2016-2020), Rural Maryland Council Grant Review Board (2017-2019), Washington Regional Food Funders Network, Co-Chair (2016-2019), Chesapeake Bay Funders Network, Co-Chair (2014-2016), Chesapeake Foodshed Network Steering Team (2014-2019), Maryland Environmental Trust Board of Trustees (2009-2010)



Town of Easton

14 S. HARRISON STREET, EASTON, MARYLAND 21601

MEGAN JM COOK
MAYOR

410-822-2525
mcook@eastonmd.gov

MEMORANDUM

TO: Don Abbatiello, President of the Council
Members of the Council

cc: Alan Lowrey
Sharon VanEmburch

FROM: Mayor Megan JM Cook *MJM*

SUBJECT: Board of Zoning Appointment

DATE: June 2, 2025

I am asking for confirmation of Meredith Girard for the Board of Zoning Appeals. Meredith has been interviewed by Miguel Salinas and is recommended to fulfill the remainder of Peter Cotter's three-year term which will expire December 31, 2026. Ms. Girard is the Executive Director of Shore Legal Access and her legal knowledge will be an asset to the Board. Her Volunteer Interest Form is in the packet for your consideration.

Your confirmation for the appointment is appreciated.

BID FORM

BASE BID					
Item	Description	Unit	Quantity	Unit Price	Total Price
1	2" Milling	SY	20,800	3.30	68,640.00
2	2" Superpave 9.5 mm	TONS	2,300	115.00	264,500.00
3	Additional 3" Milling	SY	2,200	6.05	13,310.00
4	Additional 3" Superpave 9.5 mm	TONS	320	126.00	40,320.00
TOTAL BASE BID = \$ 386,770.00					

My **ANNUAL STREET RESURFACING 2025** bid, in accordance with this Request for Proposals, is a **TOTAL BASE BID** price of:

Three Hundred Eighty Six Thousand
Seventy Dollars (\$ 386,770.00).

The Bidder agrees that this Proposal shall be good and may not be withdrawn for a period of **30** calendar days after the opening of the Bid Proposals.

Allan Myers MD, Inc.

(Bidder - Company Name)

Richard W. Dungan

(Signature)

5/15/2025

(Date)

Richard W. Dungan, President

(Print Name)

(Title)

A contract, if awarded, will be awarded to the lowest, responsible, responsive Bidder whose proposal in the sole opinion of the Owner (Town of Easton) represents the best value to the Town of Easton and the acceptance of which, in whole or in part, is in the best interest of the Town of Easton. The Town of Easton reserves the right to reject any and all bids, to waive any irregularities, and to re-advertise for new bids.

Bids shall include sales tax and all other applicable taxes and fees.

ANNUAL STREET RESURFACING 2025

BID FORM

BASE BID					
Item	Description	Unit	Quantity	Unit Price	Total Price
1	2" Milling	SY	20,800	3.75	78,000.00
2	2" Superpave 9.5 mm	TONS	2,300	106.00	243,800.00
3	Additional 3" Milling	SY	2,200	6.00	13,200.00
4	Additional 3" Superpave 9.5 mm	TONS	320	109.50	35,040.00
TOTAL BASE BID =					\$370,040.00

My **ANNUAL STREET RESURFACING 2025** bid, in accordance with this Request for Proposals, is a **TOTAL BASE BID** price of:

Three Hundred Seventy Thousand, Forty Dollars and Zero Cents Dollars (\$ 370,040.00).

The Bidder agrees that this Proposal shall be good and may not be withdrawn for a period of **30** calendar days after the opening of the Bid Proposals.

David A. Bramble, Inc.

(Bidder Company Name)



05/15/2025

(Signature)

(Date)

Paul C. Bramble

President

(Print Name)

(Title)

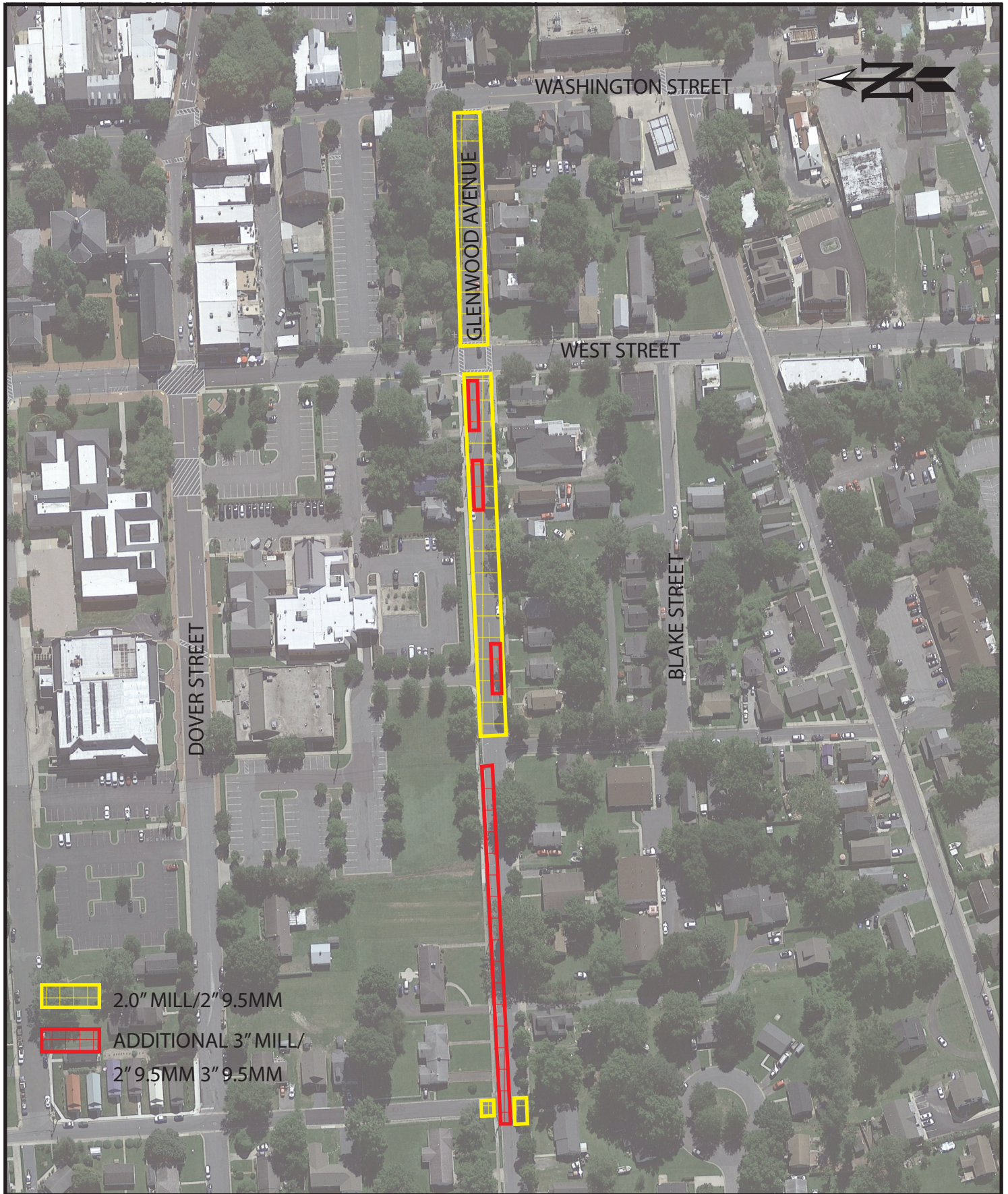
A contract, if awarded, will be awarded to the lowest, responsible, responsive Bidder whose proposal in the sole opinion of the Owner (Town of Easton) represents the best value to the Town of Easton and the acceptance of which, in whole or in part, is in the best interest of the Town of Easton. The Town of Easton reserves the right to reject any and all bids, to waive any irregularities, and to re-advertise for new bids.

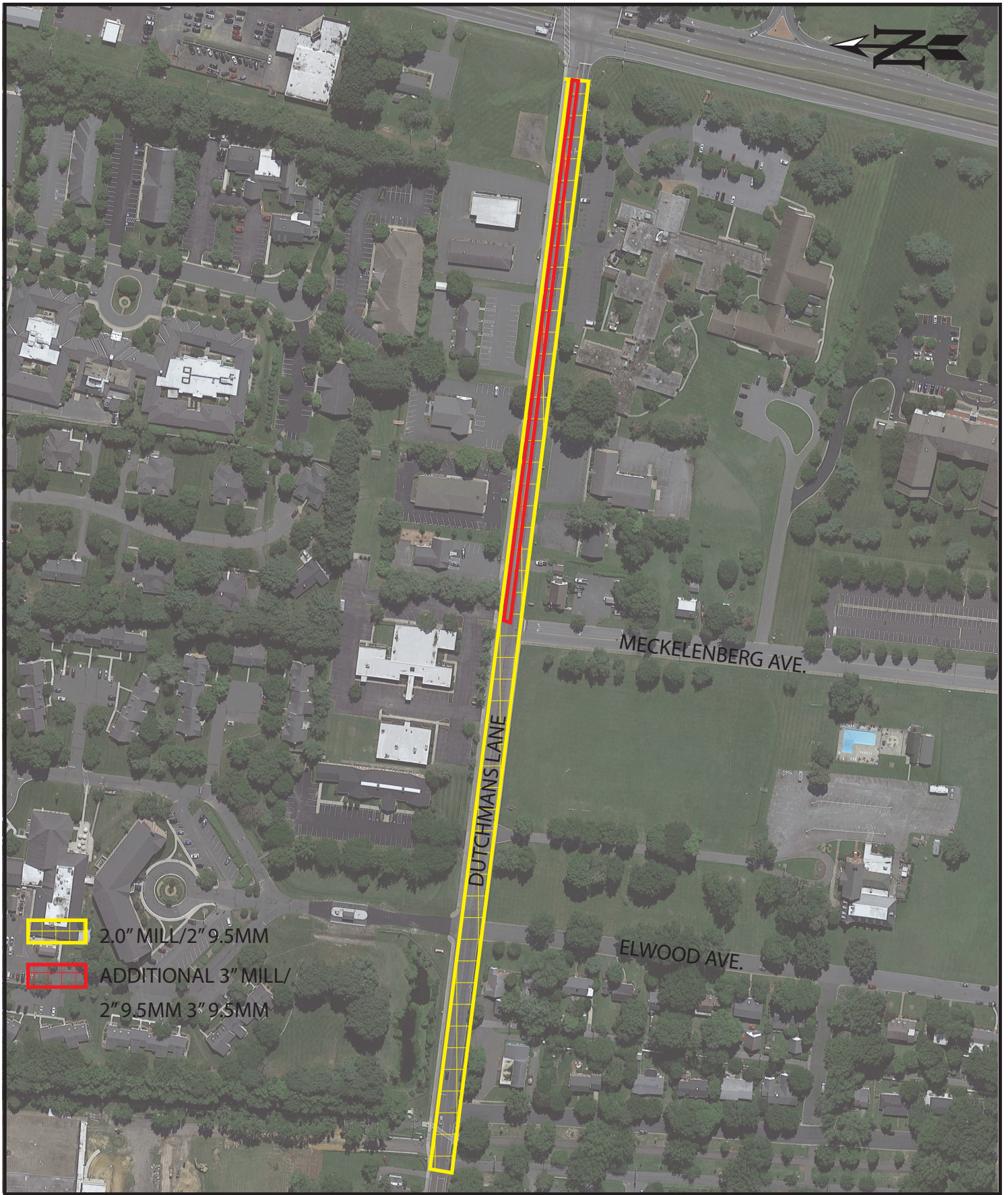
Bids shall include sales tax and all other applicable taxes and fees.

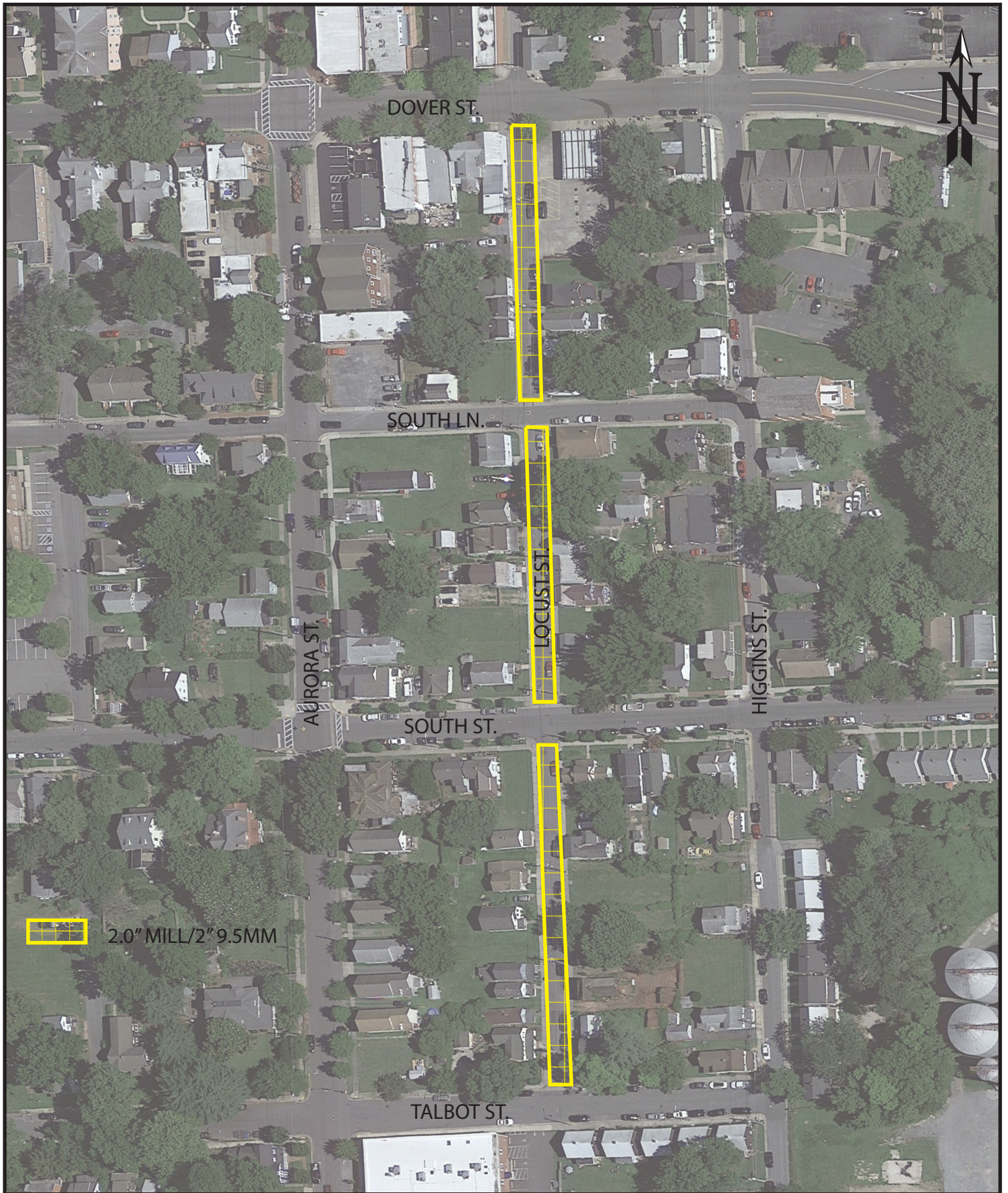
FY25 ANNUAL RESURFACING SUMMARY TABLE

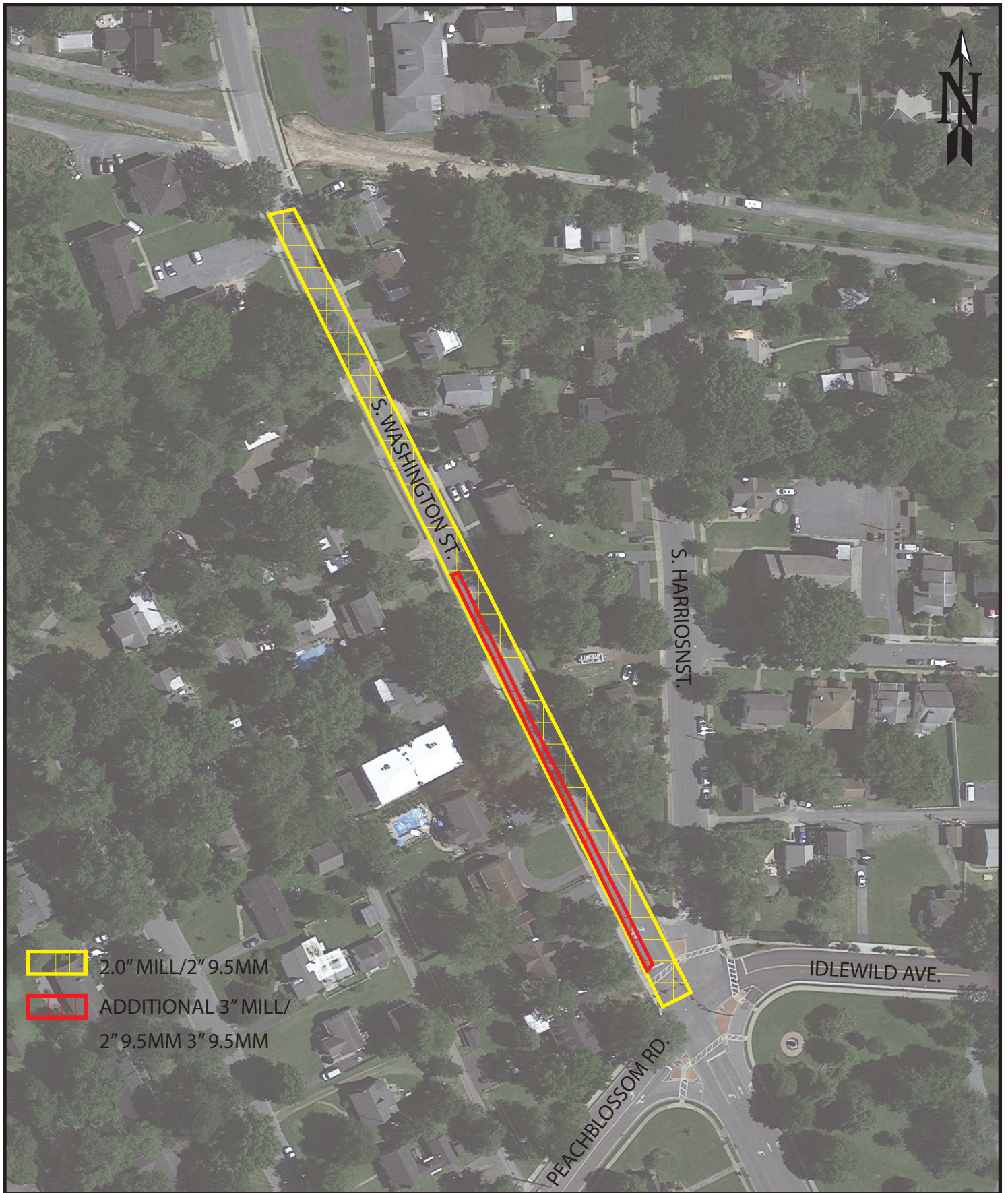
Street	Start	Finish	Repair	Width (FT)	Length (FT)	Area (SY)	TONS
PAVE							
GLENWOOD AVE	WEST ST	WASHINGTON ST	2" Overlay	31	325	1,119	123
GLENWOOD AVE	WEST ST	PLEASANT	2" Overlay	31	480	1,653	182
GLENWOOD AVE	WEST ST	PLEASANT	3" Base	12	170	227	37
GLENWOOD AVE	PLEASANT	HAMMOND	2" Overlay	10	400	444	49
GLENWOOD AVE	PLEASANT	HAMMOND	3" Base	10	400	444	73
GLENWOOD AVE	@HAMMOND		2" Overlay	10	50	56	6
DUTCHMANS	RTT	US-50	2" Overlay	40	2020	8,978	988
DUTCHMANS	RTT	MECKLENBERG	3" Base	7	1070	832	137
LOCUST	DOVER	TALBOT	2" Overlay	17	860	1,624	179
WASHINGTON	RAIL TRAIL	5 CORNERS	2" Overlay	28	875	2,722	299
WASHINGTON	402 S. WASHINGTON	5 CORNERS	3" Base	7	550	428	71
EARLE AVE	WASHINGTON ST	HARRISON	2" Overlay	22	395	966	106
EARLE AVE	HARRISON	HANSON	2" Overlay	36	390	1,560	172
EARLE AVE	HANSON	AURORA	2" Overlay	36	400	1,600	176
ALLEY off of EARLE				12	75	100	11
TONS 2"							2,291
TONS 3"							319
MILL							
GLENWOOD AVE	WEST ST	WASHINGTON ST	2" Mill	31	325	1,119	
GLENWOOD AVE	WEST ST	PLEASANT	2" Mill	31	480	1,653	
GLENWOOD AVE	WEST ST	PLEASANT	3" Mill	12	170	227	
GLENWOOD AVE	PLEASANT	HAMMOND	2" Mill	10	400	444	
GLENWOOD AVE	PLEASANT	HAMMOND	3" Mill	10	400	444	
GLENWOOD AVE	@HAMMOND		2" Mill	10	50	56	
DUTCHMANS	RTT	US-50	2" Mill	40	2020	8,978	
DUTCHMANS	RTT	MECKLENBERG	3" Mill	7	1070	832	
LOCUST	DOVER	TALBOT	2" Mill	17	860	1,624	
WASHINGTON	RAIL TRAIL	5 CORNERS	2" Mill	28	875	2,722	
WASHINGTON	402 S. WASHINGTON	5 CORNERS	3" Mill	7	550	681	
EARLE AVE	WASHINGTON ST	HARRISON	2" Mill	22	395	966	
EARLE AVE	HARRISON	HANSON	2" Mill	36	390	1,560	
EARLE AVE	HANSON	AURORA	2" Mill	36	400	1,600	
ALLEY off of EARLE				0	0	0	
2" MILL						20,723	
3" MILL						2,184	

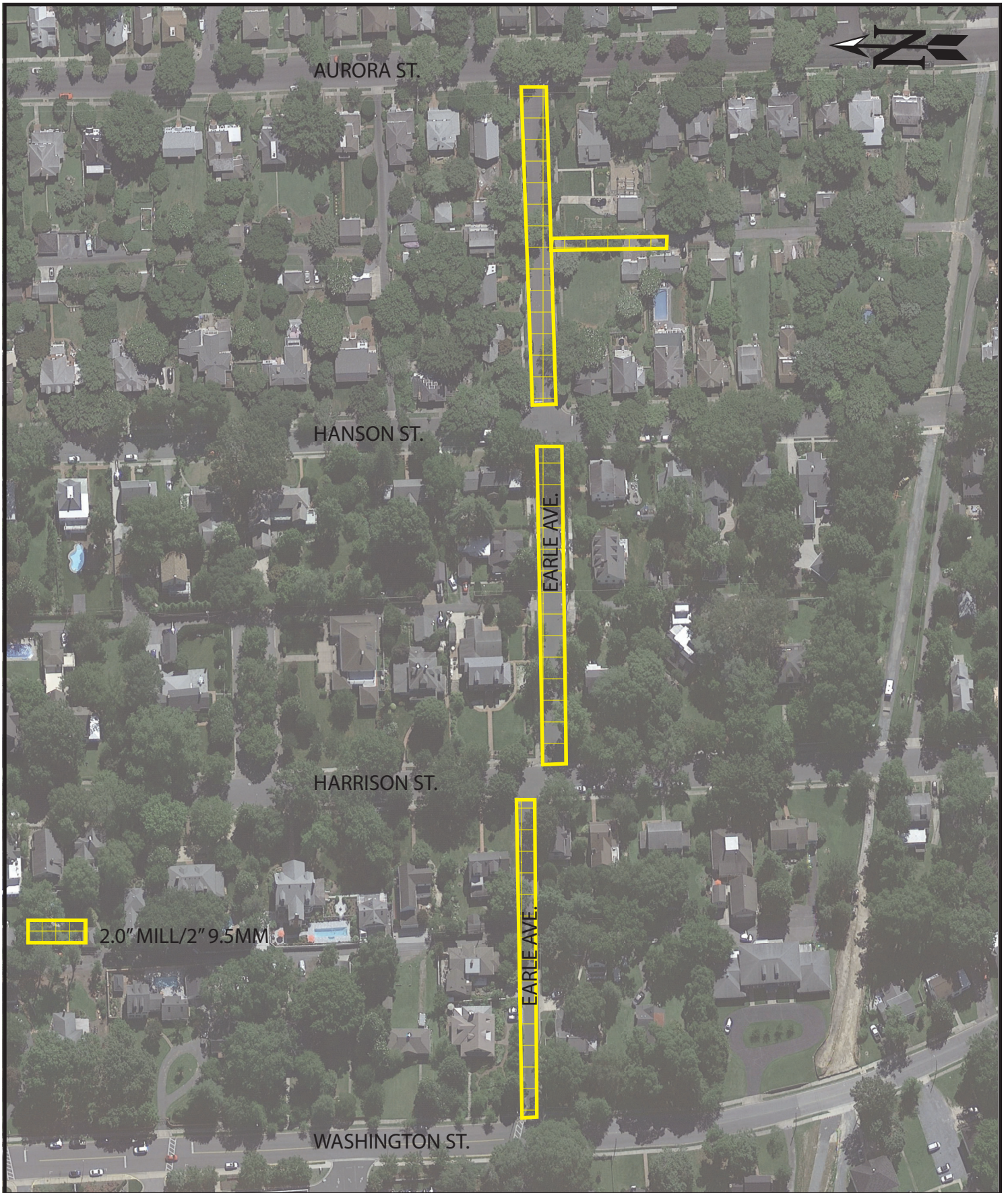














TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: May 28, 2025
TO: Alan Lowrey – Town Manager
cc: Mayor Megan Cook
Kody Cario - Director of Engineering
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: 2025 Annual Street Resurfacing
Recommendation

The Town of Easton FY25 Budget includes \$525,000 for Annual Street Resurfacing (Project #25-21).

We recently advertised a Request for Proposals (RFP) for this work and held a public bid opening on April 25, 2024. We received three (3) sealed bids. The following is a summary of bids received:

COMPANY	TOTAL BASE BID
Bramble	\$370,040
Allan Meyers	\$386,770
RL Ewing	\$411,160

The low bid was submitted by David A. Bramble (Bramble), with a Total Base Bid of \$367,136.

Bramble has performed Annual Street Resurfacing work in recent years, and recently completed the Mistletoe Hall Farm Project, Calvert Street Extension, and Norris Taylor Drive for us. We have been very satisfied with the work done and we worked together to resolve issues that came up during the course of construction.

In conclusion, I have reviewed all bids and recommend awarding the project to Bramble for the Total Base Bid of \$370,040 as well as approval to spend the remaining Project Budget on additional paving with the unit costs outlined in the Bid as needed.

END OF RECOMMENDATION

BID FORM

BASE BID					
Item	Description	Unit	Quantity	Unit Price	Total Price
1	2" Milling	SY	20,800	4.56	94,848.00
2	2" Superpave 9.5 mm	TONS	2,300	111.00	255,300.00
3	Additional 3" Milling	SY	2,200	10.04	22,088.00
4	Additional 3" Superpave 9.5 mm	TONS	320	121.64	38,924.00
TOTAL BASE BID = \$411,160.00					

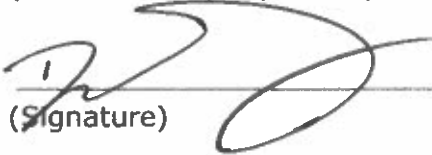
My **ANNUAL STREET RESURFACING 2025** bid, in accordance with this Request for Proposals, is a **TOTAL BASE BID** price of:

Four Hundred Eleven Thousand One Hundred Sixty Dollars and ^{00/100} Dollars (\$ 411,160.00).

The Bidder agrees that this Proposal shall be good and may not be withdrawn for a period of **30** calendar days after the opening of the Bid Proposals.

R.L. Ewing Contractors, Inc.

(Bidder - Company Name)



(Signature)

5/13/2025

(Date)

Deanna Ewing-Evans

President

(Print Name)

(Title)

A contract, if awarded, will be awarded to the lowest, responsible, responsive Bidder whose proposal in the sole opinion of the Owner (Town of Easton) represents the best value to the Town of Easton and the acceptance of which, in whole or in part, is in the best interest of the Town of Easton. The Town of Easton reserves the right to reject any and all bids, to waive any irregularities, and to re-advertise for new bids.

Bids shall include sales tax and all other applicable taxes and fees.

ANNUAL STREET RESURFACING 2025



Town of Easton

Buildings & Facilities Department

DATE: May 29, 2025
TO: Chief Alan Lowery - Town Manager
CC: Mayor Megan Cook
FROM: Trevor Newcomb - Director of Buildings & Facilities
SUBJECT: Visitor's Center First Floor Renovation and ADA improvements Recommendation

The Buildings & Facilities Department has reached out to several commercial contractors to provide bids for the renovation of the first floor of the Visitor's Center to include accessibility improvements and two ADA compliant restroom facilities.

The following were the respondent proposals submitted:

Company	Total Bid
Atlantida Builders	\$298,327.52
Harper & Sons, Inc.	\$242,208
Shore Projects LLC	\$294,095.44

The low bid was submitted by Harper & Sons, Inc. in the amount of \$242,208.

Harper & Sons has completed a number of successful projects for the Town of Easton. Most recently, they relocated and reconstructed storage facilities for Public Works and Easton Utilities, and completed a day-room project located in EVFD Station 60.

I reviewed all of the bid proposals and given the performance history, pricing, and qualifications, I recommend Harper & Sons be awarded the Visitor Center renovation project for a total contract price of \$242,208.

End of Recommendation

**TOWN OF EASTON PUBLIC NOTICE
BID FORM**

TITLE: Interior Alterations and Renovation, 11 South Harrison Street - The Welcome Center

BID NUMBER: CF 20-04

DATE: February 11, 2025

OPENING: 10:00 am local time on Friday, March 14, 2025

BID FORM

■ Proposal made by: Harper & Sons, Inc

Address: 9071 Centreville Rd, Easton, MD 21601

Bidder hereby submits proposal for the above titled project and agrees to enter into a contract within five (5) days following the Town's acceptance of this proposal. Having carefully examined the building, specifications and drawings for the named project and having received clarification on all items of question, the undersigned hereby agrees to furnish all labor, equipment, material, finishes and appliances required for completion of work generally described below.

BID ITEM	DESCRIPTION	PRICE
A.	• Interior demolition and waste removal HAZARDOUS MATERIALS ARE EXCLUDED (NO SCOPE PROVIDED)	\$16,200.00
B.	• Wall infill, wall framing, insulation and finishing, door hanging, flooring installation, drop ceiling installation, finish trim work. Work to include all materials necessary to perform the work and deliver a finished product.	\$128,021.00
C.	Electrical and Low Volt Systems; Furnish and install to code and specifications LOW VOLTAGE IS EXCLUDED (NO SCOPE PROVIDED)	\$30,480.00
D.	Plumbing Systems; Furnish and install to code and specifications	\$26,244.00
E.	Mechanical Systems; Furnish and install to code and specifications	\$41,263.00
Total		\$242,208.00

If at the time this contracting work is to be awarded the selected bid does not exceed the amount of funds estimated by the Town as available to finance the contracting work, the contracting work shall be awarded. If such bid(s) exceeds such amount, the Town may elect to reject bid(s). The Town reserves the right to select the proposal and any alternates, which in its judgment will best serve the public interest. It is understood that the bid price will be firm for a time period of ninety (90) calendar days from the bid opening date. If the undersigned is notified of the acceptance of this proposal within this time period, they agree to execute a contract for the above stated compensation and to guarantee the delivery of this contracting work no later than Thursday, July 31, 2025 and to commence work within twenty (20) calendar days from the date of contract execution.

**TOWN OF EASTON PUBLIC NOTICE
BID FORM**

TITLE: Interior Alterations and Renovation, 11 South Harrison Street - The Welcome Center

BID NUMBER: CF 20-04

DATE: February 11, 2025

OPENING: 10:00 am local time on Friday, March 14, 2025

BID FORM

Proposal made by: Atlantida Builders, Inc.

Address: 7628 Airpark Road, Gaithersburg, MD 20879

Bidder hereby submits proposal for the above titled project and agrees to enter into a contract within five (5) days following the Town's acceptance of this proposal. Having carefully examined the building, specifications and drawings for the named project and having received clarification on all items of question, the undersigned hereby agrees to furnish all labor, equipment, material, finishes and appliances required for completion of work generally described below.

BID ITEM	DESCRIPTION	PRICE
A.	• Interior demolition and waste removal	\$12,339.28
B.	• Wall infill, wall framing, insulation and finishing, door hanging, flooring installation, drop ceiling installation, finish trim work. Work to include all materials necessary to perform the work and deliver a finished product.	\$ 154,777.99
C.	Electrical and Low Volt Systems; Furnish and install to code and specifications	\$ 44,452.07
D.	Plumbing Systems; Furnish and install to code and specifications	\$ 30,656.60
E.	Mechanical Systems; Furnish and install to code and specifications	\$ 56,101.58
Total		\$ 298,327.52

If at the time this contracting work is to be awarded the selected bid does not exceed the amount of funds estimated by the Town as available to finance the contracting work, the contracting work shall be awarded. If such bid(s) exceeds such amount, the Town may elect to reject bid(s). The Town reserves the right to select the proposal and any alternates, which in its judgment will best serve the public interest. It is understood that the bid price will be firm for a time period of ninety (90) calendar days from the bid opening date. If the undersigned is notified of the acceptance of this proposal within this time period, they agree to execute a contract for the above stated compensation and to guarantee the delivery of this contracting work no later than Thursday, July 31, 2025 and to commence work within twenty (20) calendar days from the date of contract execution.

SHORE PROJECTS LLC

4 Kemp Lane
Easton, Maryland, 21601
License Number: MHIC 95779 MHBR 6346
aruhl@shoreprojects.net
+14106904832

3/14/25
9:50 am



Easton Welcome Center

Date Sent
Mar 14, 2025

Bill To

Town of Easton
Trevor Newcomb
11 S. Harrison Steet, Easton, 21601
tnewcomb@eastonmd.gov
(410) 822-2525

Estimate
ES-10021

Item	Qty	Material	Labor	Cost	Total
Site Prep/Demolition		\$0.00	\$25,710.51	\$25,710.51	\$25,710.51
Site Prep/Mobilization/Asbestos Survey	1	\$0.00	\$5,911.51	\$5,911.51	\$5,911.51
• Caution off section of parking lot with construction fence for dumpster and vehicles. • Place construction/access signage where needed for public safety. • Install floor protection on existing stairs and brick floor in Front Lobby and elsewhere as required for project. • Build temporary 2x4 wall with access door in Front lobby to control dust from demolition/construction, to create a construction entrance and allow unimpeded access to 2nd floor. • Asbestos Survey to be completed.					
Demolition	1	\$0.00	\$19,799.00	\$19,799.00	\$19,799.00
• Remove ceiling tiles and necessary drywall. • Support and demo any load bearing or non load bearing wall sections, doors, cabinets, trim etc. • Remove carpet and vinyl flooring. • Remove existing exterior door in alley. Temporarily board up. • Includes removal of Asbestos. • Includes waste haulage and tipping fees. • If no asbestos is found, then subtract \$7,810.00 from the price.					

Item	Qty	Material	Labor	Cost	Total
Interior Work		\$13,988.52	\$154,300.50	\$168,289.02	\$168,289.02
Wall Framing/In-fill	1	\$3,604.06	\$9,480.00	\$13,084.06	\$13,084.06
• Install new door headers per plans. • Build new walls/in-fill existing walls/close in door to alley where wall will separate bathrooms, per plans.					
Plumbing	1	\$0.00	\$11,087.00	\$11,087.00	\$11,087.00
Scope of Work: Plumbing: • Rough in and trim plumbing as per the plan submitted to C. Albert Matthews Inc. 1/22/2025 • Water Lines: PEX waterlines with insulation for 3/4" hot water lines. Connect existing water in the basement, install a new shut-off valve. • Drain Lines: PVC drain and vent lines, connect to the existing castiron main drain line in the basement. Install a roof vent through the flat roof flange, to be done by a professional roofer contracted by C. Albert Matthews Inc. • Fixtures: Fixtures to be provided by others. Excluding boiler water, fountain, mop, sink, and faucet. Fixture Count per Room: Detailed fixture requirements listed for each room. Power Room: toilet, vanity/faucet, mop, sink, and faucet Power Room 2: toilet, vanity/faucet Lobby: bi-level water cooler					
Electrical	1	\$0.00	\$29,531.00	\$29,531.00	\$29,531.00
Scope of Work: Demo as Needed included in Bid Furnish and Install Lights as Per Plans Install Bathroom fans as Per Plans Install Occupancy Sensors Install 11-Duplex wall receptacles Install Emergency Lighting as per Plans and Adding !Emergency Light in each Bathroom Wiring Only of 6-Voice data Outlets Final Terminations by Others Wire for 2-0D HV AC Units Located on Roof					
HVAC	1	\$0.00	\$55,355.00	\$55,355.00	\$55,355.00
We hereby submit specifications and estimates for furnishing of all necessary labor and material to perform the tasks described below. Included in this proposed price are all applicable licenses, insurances, and required permits to deliver the job as complete. For the following scope of work: Install Carrier Ductless Heat Pump systems The systems shall be installed in accordance to all current local and municipal codes.					

Item	Qty	Material	Labor	Cost	Total
General Notes and Recommendations: All electrical power wiring to be proposed by another contract. All low voltage hvac control wiring will be performed by us. We will relocate the first floor thermostat to the second floor office.					
Equipment: Carrier Performance Ductless Option \$55,355.00 Qty 2 Carrier 37MGHAQ55FA3 Heat Pump Unit Qty 1 Carrier 45MAHAQ18XA3 Wall Mount Unit (information room) Qty 2 Carrier 45MAHAQ12XA3 Wall Mount Unit (experimental room, lobby/entry) Qty 5 Carrier 45MAHAQ06XA3 Wall Mount Unit (office 1, office 2, office 3 & bathrooms)					
Insulation	1	\$0.00	\$942.50	\$942.50	\$942.50
BATT INSULATION R-13 4" Install R-13 Fiberglass Kraft 16" to wall sections A,B, D, and E BATT INSULATION R-21 6" Install R-21 Fiberglass Kraft 16" to wall sections C and F Air Sealing Fire-block around plumbing in plumbing wall and electrical if needed					
Tile Ceiling	1	\$0.00	\$9,500.00	\$9,500.00	\$9,500.00
Includes Labor and Materials Ceiling Tile Specs: 2x2 reveal age Certain-teed SHM-154 Specified tile to be used throughout the entirety of the 1st floor. White grid to be used.					
Drywall	1	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
Includes Labor and Materials for areas as required.					
Interior Doors	1	\$1,855.98	\$1,310.00	\$3,165.98	\$3,165.98
Installation of Doors and Cased Openings					
Interior Trim	1	\$2,087.50	\$7,200.00	\$9,287.50	\$9,287.50
Per plans Casing - WM445 Baseboard - WM163E Shoe - WM127					
Interior Painting	1	\$0.00	\$12,870.00	\$12,870.00	\$12,870.00
• paint 3 office rooms, information center room, experiential room, lobby bathrooms • paint all walls, trim, doors • caulking where needed • place where lead is present we will cover all air vent access, windows or doors with heavy duty plastic, scrape all peeling paint, prime any bare wood to encapsulate lead • spot prime any bare wood with oil base • spot prime walls where needed - remove all switch					

Item	Qty	Material	Labor	Cost	Total
- cover floors, or carpet us we go to keep paint off - apply 2 finish coat - we will use Regal select paint (Benjamin Moore) - price includes labor and material					
Flooring	1	\$0.00	\$8,435.00	\$8,435.00	\$8,435.00
- Furnish and Install New Kimberly Carpet Tiles - Alchemy 771 in Rooms- 105, 106,107 & 108. as marked on Architects plans. Glue down installation. - Furnish and Install new LVP - NA311 Parsa, Cafe' au Lait - by Armstrong in Rooms -109,110,111 & 112 as per Architects Plans. Glue down installation. - Furnish and Install new White primed 1/2" x 3/4" Shoe molding in all LVP installation work areas.					
ALLOWANCES	1	\$6,150.58	\$0.00	\$6,150.58	\$6,150.58
This project contains allowances for the purchase of some products and/or services. If you spend less than the "allowance" in a particular phase, Shore Projects LLC will credit you the difference. If you spend more than the "allowance", you will be responsible for the overage.					
Door Hardware	1	\$1,099.77	\$0.00	\$1,099.77	\$1,099.77
Bathroom Hardware Included: 36" long Grabs Bar - qty 4 Soap Dispenser - qty 2 Paper Towel Dispenser - qty 2 Toilet Paper Holder - qty 2	1	\$537.21	\$0.00	\$537.21	\$537.21
Mirrors Included: 18" x 24" mirrors - qty 2	1	\$137.25	\$0.00	\$137.25	\$137.25
Bath Fans Included: Bath Fans - qty 2	1	\$288.30	\$0.00	\$288.30	\$288.30
Plumbing Fixtures Included: - ADA compliant wall mounted sink - qty 2 - ADA compliant sink faucet - qty 2 - ADA compliant toilets - qty 2 - Pro flow wall mount to handle service faucet with swivel spout chrome for Mop Sink - Prof flow PFMB series Mop Sink 24 x 24 basin white with PVC strainer - LKEZ H2O, 8 gallon by level wall mount drinking fountain and hands free bottle filling station in stainless steel	1	\$4,088.05	\$0.00	\$4,088.05	\$4,088.05

Item	Qty	Material	Labor	Cost	Total
Exterior Work	1	\$290.40	\$590.00	\$880.40	\$880.40
Exterior Door Fill	1	\$290.40	\$590.00	\$880.40	\$880.40
Materials Included:					
• Brick Mold for trim - 2 pieces					
• 3'0" x 6' 8" Steel Door, No Bore - qty 1					
• tubes of caulk - qty 2					
Brick In-fill Option: \$1800.00 (Labor and Materials)					
General Conditions		\$0.00	\$51,080.00	\$51,080.00	\$51,080.00
• Supervision	1	\$0.00	\$47,730.00	\$47,730.00	\$47,730.00
• General Labor					
• Builders Risk Insurance					
• Surety Bond					
• On-going Cleaning					
• Dumpster Rental					
• Temporary Restroom Rental					
• Equipment Rental					
Punch-out/Final Cleaning	1	\$0.00	\$3,350.00	\$3,350.00	\$3,350.00
Contractor Overhead and Fees		\$0.00	\$49,015.91	\$49,015.91	\$49,015.91
	1	\$0.00	\$49,015.91	\$49,015.91	\$49,015.91
Subtotal				\$294,095.44	
Tax				\$0.00	
Total				\$294,095.44	
Amount Paid				\$0.00	
Balance Due				\$294,095.44	

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Chief Lowrey
DATE: May 14, 2025
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Frederick Douglas Parade

APPLICANT: Jeannie Whitesell – Frederick Douglas Honor Society

LOCATION:

- Parade Route: Start at Easton Elem. School, east on Glenwood Ave, north on Washington Street to Circuit Courthouse.
- West Street / Old Gas Plant Lot – Vendor area
- Circuit Court lawn - Assembly

DATE/TIME: Sept 27, 2025

ATTENDANCE: 400

PURPOSE: Celebrate life, legacy, history of Frederick Douglas

DETAILS:

- Street closures on West Street from 6am – 5pm to allow for setup
- Vendors will be setup in Old Gas Plant Lot from 7am – 4:30pm
- Parade starts at 10am and ends at Circuit Courthouse where there will be an assembly

SPECIAL REQUESTS:

- Closure of streets during parade (begins at 10am)
- Police to lead parade
- Closure of West Street from Dover St to entrance to EPD parking lot (6am-5pm) to allow for set-up of tent, etc.
- Closure of Old Gas Plant Lot for vendors (7am-5pm)
- No parking to be posted along parade route and in front of Circuit Courthouse

EPD CONCERNS:

- None

APPROXIMATE COST:

- 7 traffic control posts during parade – 2 hour per post = **\$910.00**
- No Parking and street closure barricades to be set by on-duty personnel
- Lead car to be provided by on-duty personnel

RECOMMENDATIONS:

- Recommend approval.

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Chief Lowrey
DATE: May 16, 2025
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: Academy Art Museum Juneteenth Celebration

APPLICANT: Jennifer Chrzanowski – Academy Art Museum

LOCATION: 106 South St, Easton, MD

DATE/TIME: June 21, 2025 from 12pm – 4pm

ATTENDANCE: Approx. 500

PURPOSE: Celebration/Awareness

DETAILS: N/A

SPECIAL REQUESTS: Closure of South St between Harrison Street and Talbot Lane from 8:30am to 6pm to allow for set-up/break down. Use of sound amplification system for guest speakers

EPD CONCERNS: None

APPROXIMATE COST: On-duty officers will handle, no overtime anticipated

RECOMMENDATION: Approve

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Chief Lowrey
DATE: April 09, 2025
PREPARED BY: 1st Sgt. Patrick Sally 0135

EVENT: 2025 4th of July Celebration / Carnival

APPLICANT: Mark Hurlock – Knights of Columbus

LOCATION: Open field at St Michaels Rd / Marlboro Rd (near Target)

DATE/TIME: June 20 – July 4, 2025 (rain date for fireworks July 5th)
6pm – 11pm daily during carnival
6pm – 11pm on day of fireworks

Carnival will be closed on Both Mondays (June 23rd and 30th)

ATTENDANCE: 400 +

PURPOSE: Annual Carnival and 4th of July fireworks

SPECIAL REQUESTS:

- 2 Officers each evening to work security at the Carnival
- Event security and traffic control assistance for the carnival/fireworks on July 4th
- Parking restrictions to be posted during the carnival on Marlboro Rd and access road to Target
- Partial closure of Marlboro Rd during the Carnival / Fireworks on July 4th

APPROXIMATE COST:

- Carnival Security for 14 days (not including July 4th) – approx. \$8,500
- July 4th Carnival Security and Traffic Control – approx. \$9,900.00

RECOMMENDATIONS:

Recommend approval.

Ordinance No. 843

AN ORDINANCE OF THE TOWN OF EASTON TO CARRY FORWARD CERTAIN CAPITAL FUND EXPENDITURES INTO FISCAL YEAR 2026

Introduced By: _____

WHEREAS, Certain budgeted capital expenditures in the current fiscal year will not be accomplished prior to the fiscal year end; and

WHEREAS, The Town of Easton wishes to carry forward the unspent balance for those specific projects into the fiscal year 2026.

NOW THEREFORE, Be it resolved by the Town Council of the Town of Easton that the Mayor is hereby authorized to carry forward the following capital fund expenditures into Fiscal Year 2026:

Section 1. The following specific projects shall be carried forward from Fiscal Years 2019, 2020, 2021, 2022, 2023, 2024 and 2025 into the capital funds for Fiscal Year 2026.

FY19-06	390-1200-510-60-63	Accounting Software	\$	514,405
FY19-36	390-2110-520-60-62	Training Facility Upgrade addl	\$	23,755
FY19-38	390-2310-523-60-62	Harrison Street	\$	16,275
FY20-04	390-1400-510-60-62	Visitor Center Renovation	\$	82,546
FY21-19	390-2310-523-60-62	Stormdrain Improvement	\$	152,670
FY22-22	390-2310-523-60-63	Storm Drain Wash to Papermill	\$	160,000
FY22-23	390-2310-523-60-63	Port Street Infrastructure	\$	862,781
FY23-13	390-1400-510-60-62	Town Hall Security upgrade (includes Door	\$	25,000
FY23-33	390-2310-523-60-63	Norris Taylor Drive	\$	45,061
FY23-52	390-2310-523-60-63	Hatcher Field Renovation	\$	25,000
FY23-57	390-6000-560-60-62	Welcome Center Roof Replacement	\$	30,000
FY23-58	390-6000-560-60-62	Welcome Center HVAC Replacement	\$	18,000
FY23-61	390-4010-540-60-63	Easton Point Boat Ramp Design	\$	34,878
FY23-63	390-4010-540-60-62	Easton Woodland Park Parking	\$	13,134
FY23-68	390-4010-540-60-63	Easton Point Park	\$	41,348
FY23-69	390-4010-540-60-63	East Side Rails to Trails Project	\$	74,805
FY23-72	390-4010-540-60-63	Matthewtown Run Park	\$	86,819
FY23-75	390-4010-540-60-62	Indoor Sports Complex	\$	20,341
FY24-03	390-1070-510-60-64	Camera Parking Lots	\$	30,000
FY24-05	390-1400-510-60-62	ADA Alley/North Wall Town Hall	\$	30,000
FY25-01	390-1050-510-60-64	FOIA Software	\$	14,463
FY25-02	390-1060-510.60-64	Mayor M&E	\$	25,000
FY25-03	390-1065-510.60-64	Office Furn	\$	10,000
FY25-05	390-1070-510-60-64	Network Test Environment	\$	3,922
FY25-10	390-1070-510-60-64	Jump Cloud	\$	26,040
FY25-12	390-1400-514-60-62	Interior Door Upgrade	\$	16,200
FY25-13	390-1400-514-60-62	Town Security Upgradess - Security	\$	80,000

FY25-13	390-1400-514-60-62	Exterior Side Door Upgrade	\$	12,000
FY25-19	390-2110-520-60-64	Fire Department Utility facilities project	\$	81,000
FY25-20	390-2310-523-60-63	Annual Mill Overlay	\$	525,000
FY25-21	390-2310-523-60-63	Concrete	\$	25,000
FY25-22	390-2310-523-60-63	Road/Curb/Sidewalk N Wash St	\$	20,000
FY25-23	390-2310-523-60-63	Light Pole - Signage	\$	9,087
FY25-24	390-3025-530-60-64	Automated Tipper Garbage Truck	\$	330,000
FY25-28	390-3040-530-60-63	Concrete Work - Sidewalks	\$	30,507
FY25-29	390-3040-530-60-64	6 Wheel Dump Truck	\$	210,000
FY25-30	390-3040-530-60-64	Mini Excavator	\$	5,715
FY25-31	390-3040-530-60-64	6 Wheel Dump Truck	\$	210,000
FY25-34	390-4010-540-60-63	NESC Scoreboard Baseball (Easton	\$	50,000
FY25-35	390-4010-540-60-63	NESC - Fencing	\$	8,575
FY25-36	390-6000-560-60-62	Exterior Painting	\$	6,900
FY25-37	39-6000-560-60-64	(2) Kiosk & Directory for Lot 3 & 6	\$	42,000
FY25-45	390-2310-523-60-62	Parking Lot 8 Reconstruction	\$	88,630
FY25-46	390-2310-523-60-63	Welcome Center ADA Upgrade	\$	50,000
FY25-47	390-2310-523-60-63	Park Entrances and Trail Markers	\$	60,000
ARP008	390-2310-523-60-63	Street & Sidewalk Improvements	\$	278,021
ARP009	390-2310-523-60-63	Traffic Signal Conversion & Upgrade	\$	335,149
ARP011	390-2310-523-60-63	Stormwater, N Harrison St	\$	101,882
ARP012	390-2310-523-60-63	Stormwater, N Higgins St	\$	2,023,446
ARP015	390-2310-523-60-63	Stream Restoration Glenwood Ave	\$	171,048
ARP017	390-2310-523-60-63	Stream Restoration West Glenwood	\$	108,048
ARP209	390-2310-523-60-63	Traffic Signal Conversion & Upgrade	\$	385,570
ARP323	390-2310-523-60-63	Rails to Trails Phase 3	\$	224,600
				\$ 7,854,621

Section 2. This Ordinance shall become effective July 1, 2025.

RESOLUTION NO. 6207

A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE
EXECUTION OF A SUBRECIPIENT AGREEMENT WITH DOVER STATION, LLC
FOR A GRANT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT MARYLAND COMMUNITY LEGACY PROGRAM

INTRODUCED BY: _____

WHEREAS, the Town has received a grant from the Department of Housing and Community Development Maryland Community Legacy Program of \$300,000 to be used by Dover Station, LLC to redevelop Dover Station to prepare the site for new businesses;

WHEREAS, the Town wishes to enter into a Subrecipient Agreement with Dover Station, LLC to govern their use of the grant proceeds and reporting requirements pursuant to the grant.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Resolution.

Section 2. The Mayor is hereby authorized to execute and deliver the Subrecipient Agreement, a true and correct copy of which (save for executing and dating) is attached to this Resolution as Exhibit "A";

Section 3. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Resolution;

Section 4. The Mayor is hereby authorized to take whatever additional actions are

reasonably necessary to effectuate the terms of this Resolution;

Section 5. Any prior execution and delivery of documents related to the Subrecipient Agreement that are consistent with the purpose of this Resolution, are hereby ratified and approved; and

Section 6. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Resolution was passed by a ye and nay vote of the Council this _____ day of _____, 2025.

Donald M. Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2025.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2025

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY LEGACY PROGRAM
GRANT AGREEMENT**

TABLE OF CONTENTS

AWARDEE: Town of Easton

AWARD ID#: CL-2025-Easton-00434

PROJECT NAME: Dover Station Redevelopment

☐	Community Legacy Program Grant Agreement
☐	Exhibit A - CL-2025-Easton-00434 Project Description, Project Address(es), Additional Information, and Special Conditions
☐	Exhibit B - CL-2025-Easton-00434 Project Budget
☐	Exhibit C - CL-2025-Easton-00434 Project Schedule

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
COMMUNITY LEGACY PROGRAM
GRANT AGREEMENT**

THIS COMMUNITY LEGACY PROGRAM GRANT AGREEMENT (this "**Agreement**") by and between the **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**, a principal department of the State of Maryland (the "**Department**"), and **TOWN OF EASTON** (the "**Grantee**") is entered into as of the date it is executed by the Department (the "**Effective Date**").

RECITALS

- A. This Agreement is issued pursuant to §§6-201 through 6-213 of the Housing and Community Development Article (the "**Act**") and the regulations promulgated thereunder and set forth in COMAR 05.17.01 (the "**Regulations**"). The Act establishes the Community Legacy Program (the "**Program**"). Capitalized terms not defined herein have the meanings set forth in the Regulations or the Act.
- B. The purposes of the Program are to:
1. Preserve existing communities as desirable places to live and conduct business, to reduce outward pressure for sprawl development; and
 2. Provide financial assistance to Sponsors or their designees to develop sustainable community plans or Community Legacy projects.
- C. In reliance upon the representations and certifications contained in Grantee's Fiscal Year 2025 application (the "**Application**"), the Department has approved an award of funds to Grantee to carry out a Program project, to be expended by Grantee in conformity with the requirements and provisions of the Act, the Regulations, the Department's Program Policy Guide, as amended from time to time (the "**Guide**"), and this Agreement.

AGREEMENT

IN CONSIDERATION of the Recitals, the mutual promises and covenants contained in this Agreement, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Department and Grantee agree as follows:

1) Sustainable Community or Eligible Opportunity Zone Designation.

- a) The Project is located in a geographic area (the “Area”) that has been designated as a Sustainable Community under §6-205 of the Act or is in an Eligible Opportunity Zone.
- b) If located in a Sustainable Community, the Project will enhance and support the plan that has been approved by the Smart Growth Subcabinet as a Sustainable Community Plan.

2) Grant.

- a) In consideration of the various obligations to be undertaken by Grantee pursuant to this Agreement, the Department agrees to provide Grantee with funds in the amount of **Three Hundred Thousand Dollars (\$300,000)** (the “Grant”) to be used for the purposes of funding the Community Legacy Project (the “Project”) described in Section 1 (the “Project Description”) of Exhibit A - CL-2025-Easton-00434 to be carried out at the location(s) set forth in Section 2 (the “Project Address(es)”) of Exhibit A - CL-2025-Easton-00434. Upon request by the Grantee, the Department, in its sole discretion, may allow a modification to the Project Description and/or the Project Address(es) by providing written notice to Grantee of such modification.
- b) Grantee agrees to use the Grant only for the approved Project and only in the approved Project Addresses within the approved Area. Grantee agrees that it will use the Grant and operate the Project in accordance with the provisions of the Act, the Regulations, the Guide, and this Agreement.
- c) The Project shall not include or support projects for which the principal use of the Project is one of the following types of activities: pawn shops, gun shops, tanning salons, massage parlors, adult video/book shop, adult entertainment facilities, check cashing facilities, gambling facilities, tattoo parlors or liquor stores.
- d) The Application may have included projects other than the Project. The approval of the Application, the Project, and the execution of this Agreement, are not to be construed as approval of any other projects described in the Application.
- e) The Grant is subject to and contingent upon the availability and allocation of sufficient State of Maryland (the “State”) funds to the Program.

3) Expenditure of Grant Funds.

- a) All Grant funds shall be expended on or before the Completion Date (as defined in Section 4(b) of this Agreement).
- b) Grantee shall expend the Grant in accordance with the budget set forth in Exhibit B - CL-2025-Easton-00434 (the “Project Budget”). Grantee may transfer up to ten percent (10%) of the Grant funds between Project Budget line items without prior written approval of the Department, so long as (i) the line item to which Grant funds are

transferred has already included some amount of the Grant allocated to it prior to such transfer by Grantee; and (ii) Grant funds allocated to the column for capital amounts may not be transferred to an operating expense line item and Grant funds allocated to the column for operating amounts may not be transferred to a capital expenditure line item. The Department, in its sole discretion, may allow additional transfers between Project Budget line items by providing prior written approval to Grantee of such transfers.

- c) Unless otherwise agreed to in writing by the Department, Grantee shall expend at least fifty percent (50%) of the Grant funds for the Project by the first (1st) anniversary of the Effective Date.
 - d) All costs incurred by Grantee before the Effective Date and before approval by the Department of the release of Grant funds are incurred voluntarily, at Grantee's risk and upon its own credit and expense, and Grantee's authority to be reimbursed from the Grant funds shall be governed by the provisions of this Agreement.
 - e) If, upon completion of the Project, there are cost savings and/or undisbursed funds, Grantee shall return any remaining Grant funds to the Department.
 - f) If Grantee is not a Local Government, Grantee may use a portion of the Grant funds for reimbursement of indirect costs. The indirect cost reimbursement rate is: (i) equal to the indirect cost reimbursement rate Grantee receives from a federal or other State agency, if applicable; or (ii) up to 10% of the costs that would be considered modified total direct costs under the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards adopted by the Office of Management and Budget in 2 C.F.R. 200 and any related guidance published by the Office of Management and Budget. The indirect cost reimbursement rate applies to the portion of the Grant, if any, that is for the provision of services. Notwithstanding the foregoing, Grantee may not use any portion of the Grant funds allocated to capital expenditures for reimbursement of indirect costs.
- 4) Commencement and Completion of the Project; Inspection during Construction or Rehabilitation; Changes.
- a) Grantee shall commence the Project on or prior to the date (the "**Commencement Date**") set forth in Exhibit C - CL-2025-Easton-00434 (the "**Project Schedule**").
 - b) Grantee shall complete the Project on or prior to the date indicated in the Project Schedule (the "**Completion Date**"). The Department, in its sole discretion, may extend the Completion Date by providing Grantee with prior written notice of such extension.
 - c) If the Project involves capital construction or improvements, the Department, its agents and its employees shall be allowed to inspect the Project during construction or rehabilitation and upon completion.
 - d) The Department must approve in writing all changes to the Project Description, Project Schedule, Project Budget, or any other term of this Agreement, including modifications to the scope of work of the Project, modifications involving carrying out Project activities in a geographic area other than the Area, and modifications to the Completion Date.
 - e) Grantee shall ensure that all necessary approvals for the commencement of the Project have been obtained, including all applicable permits and licenses.

- f) On or before the Completion Date, Grantee shall obtain any applicable certifications, licenses, permits, and approvals necessary to operate the Project, and shall otherwise satisfy all requirements necessary to operate the Project.

5) Conditions Precedent to Disbursement of the Grant.

The Department shall not disburse the Grant until Grantee has complied with the following conditions:

- a) If the Project is subject to review by the Maryland Historical Trust ("MHT"), then MHT or the Department's qualified staff has reviewed the Project for impact on historic properties and determined that the Project will have no adverse effect on historic properties. If MHT or the Department's qualified staff determines that the Project will have an adverse effect, the Department may decline to fund the portion of the Project that has been determined to have an adverse effect. If the Department proceeds with funding the portion of the Project that has been determined to have an adverse effect, Grantee agrees to enter into an agreement with MHT and the Department (the "MHT Agreement") and fulfill any obligations under the MHT Agreement to minimize or mitigate the adverse effect to the satisfaction of MHT and the Department. If the Department's determination that Grantee has satisfied its obligations to minimize or mitigate the adverse effect is contingent upon the Project meeting particular conditions, Grantee shall complete such conditions to the satisfaction of the Department.
- b) The Maryland Codes Administration has approved any Project plans and specifications if the Department determines such approval is necessary.
- c) For any Project that includes the acquisition, ownership, lease, rehabilitation, construction, operation, demolition or improvement of real property or improvements thereon (collectively and individually, the "Property"), Grantee shall not receive a disbursement of Grant funds until Grantee has submitted evidence acceptable to the Department of appropriate site control over the Property or authorization to proceed with the Project.
- d) Grantee has complied with all other terms and conditions of the Grant as required by the Department to the Department's satisfaction, including the satisfaction of any special conditions set forth on Exhibit A - CL-2025-Easton-00434.

6) Other Funds.

- a) In addition to the Grant, Grantee may (i) be in the process of obtaining written commitments to receive other funds for the Project; (ii) have written commitments to receive other funds for the Project; or (iii) have already received other funds for the Project (collectively, the "Other Funds"). Other Funds shall be described by source, use and amount in the Project Budget.
- b) Upon request, Grantee shall provide the Department with information and documentation in forms acceptable to the Department regarding the Other Funds. Such information and documentation shall include but not be limited to information concerning Grantee's receipt and expenditure of the Other Funds. In the event the Department determines, in its sole discretion, that all or any portion of the Other Funds are not available, are not going to be disbursed to Grantee for any reason, or that the Other Funds received by Grantee have not been properly expended, the Department may, in its sole discretion, declare Grantee in default of this Agreement and exercise its remedies pursuant to this Agreement.

7) Disbursement of the Grant.

- a) After the Effective Date, the Department will disburse Grant funds to Grantee on a reimbursement basis as the Project progresses, unless the Department determines, in its sole discretion, that the nature of the Project warrants disbursement in advance for eligible costs anticipated to be incurred. The Department, in its sole discretion, may disburse funds for eligible costs incurred prior to the Effective Date.
 - b) Grantee shall submit a request for payment in a manner and form approved by the Department. A request for payment shall identify in detail all expenses incurred or anticipated to be incurred, for which disbursement is being sought, and shall have attached copies of the supporting invoices and other documentation of such expenses.
 - c) Requests for payment should be made allowing approximately thirty (30) days to receive the Grant funds. The request for payment shall not exceed the eligible costs incurred and shall be approved in writing by the Department.
 - d) The Department has the right to withhold disbursement of Grant funds if at any time the Department determines, in its sole discretion, that Grantee is not performing or completing the Project in a manner satisfactory to the Department. The Department shall have the right at any time to request that Grantee provide additional supporting documentation with any request for payment.
- 8) Records, Inspections and Reports.

Section 8 shall survive the term of this Agreement.

- a) Records.
 - i) Grantee shall maintain accurate financial, management, programmatic and other records of the Grantee, including meeting minutes of Grantee's Board of Directors if applicable, for transactions relating to the receipt and expenditure of the Grant and administration of the Project (collectively, the "Records"). The Records shall be in a form acceptable to the Department. Grantee shall retain the Records for three (3) years following the term of this Agreement.
 - ii) Grantee shall make the Grantee's administrative offices, its personnel, whether full time, part time, consultants or volunteers, and the Records available to the Department for inspection upon request, during the term of the Agreement and for a period of three (3) years following the term of this Agreement. The Grantee shall permit the Department to perform program monitoring, evaluation and audit activities as the Department may determine to be necessary, in its sole discretion.
 - iii) Grantee shall cause to be maintained for the Department's inspection the books, accounts, and records of any contractors and subrecipients related to the Project for three (3) years following the term of this Agreement.
- b) Inspections. During the term of this Agreement and for a period of three (3) years following the term of this Agreement, Grantee shall permit the Department to monitor the Project to ensure that the Project is being carried out in accordance with the terms of this Agreement.
- c) Reports.

- i) On January 1, April 1, July 1, and October 1 of each year, commencing on the Effective Date and continuing until the Department accepts the Final Report described in Section 8(c)(ii), Grantee shall provide the Department with interim progress reports in a manner and form to be determined by the Department. The interim progress reports shall contain such information as the Department reasonably requests, including, but not limited to, work accomplished and problems encountered, past and projected expenditures made against the Project Budget, benchmarks reached, and progress on the development of a community enhancement project. Grantee shall ensure that each interim progress report is received by the Department within ten (10) working days after the due date.
- ii) Within forty-five (45) days after Grantee completes the Project, Grantee shall submit to the Department a final report (the "**Final Report**"), in a manner and form to be determined by the Department, that describes the completed Project, the success of the Project, any problems encountered in completing the Project, and such other information as the Department requires. The Final Report shall also contain a disbursement report that lists all expenditures relating to the Grant. In addition, any completed studies, surveys, reports, or other work products, if applicable, shall be attached to the Final Report.
- iii) If any portion of the Grant is secured by collateral for the benefit of the Department (the "**Collateral**") or is used to fund a loan to a subrecipient (a "**Loan**") and the Department maintains an interest in such Loan, Grantee shall submit annual reports, in a manner and form to be determined by the Department, for the term of this Agreement.
- iv) In addition to the requirements set forth above, Grantee shall provide the Department with such additional records, reports, and other documentation as may be required by the Department.

9) Default and Remedies; Termination.

- a) A default shall consist of: (i) the breach by Grantee of any term, condition, covenant, agreement, or certification contained in this Agreement; (ii) the expenditure of Grant funds for any use other than as provided in the Project Budget or in the Project Description; (iii) the failure to commence or complete the Project by the dates set forth in the Agreement, or otherwise unsatisfactory performance or completion of the Project, in the Department's sole determination; (iv) Grantee's bankruptcy, insolvency, or the dissolution or liquidation of Grantee's business organization or assets; (v) the failure to obtain the Other Funds if, in the Department's sole discretion, such failure would significantly impact the Project; (vi) a change in Grantee's staffing capacity that adversely affects Grantee's ability to carry out the Project, in the Department's sole discretion; (vii) failure to maintain good standing with the Maryland State Department of Assessments and Taxation; or (viii) a default by Grantee in any other agreement with the Department that remains uncured beyond any applicable notice and cure provisions therein.
- b) The Department shall give Grantee written notice of default, and Grantee shall have thirty (30) days from the date of such notice to cure the default. Upon the occurrence of a default that continues beyond the cure period, the Department shall have the right to terminate this Agreement immediately by written notice to Grantee. Notwithstanding the above, upon the occurrence of a default under this Agreement involving Grantee's bankruptcy, insolvency, or the dissolution or liquidation of Grantee's business organization or assets, the Department's right to terminate this Agreement shall be immediate without a notice and cure period.
- c) In the event of termination by the Department:
 - i) The Department may withhold disbursement of Grant funds and Grantee shall have no right, title, or interest in or to any of the undisbursed Grant funds;

- ii) The Department may demand repayment from Grantee of any portion of the Grant funds that the Department, in its sole discretion, determines were not expended in accordance with this Agreement, plus all costs and reasonable attorneys' fees incurred by the Department in recovery proceedings; and
- iii) The Department, in its sole discretion, may demand repayment of all Grant funds disbursed to Grantee, plus all costs and reasonable attorneys' fees incurred by the Department in recovery proceedings.
- d) In addition to exercising any or all of the rights and remedies contained in this Agreement, the Department at any time may proceed to protect and enforce all rights available to the Department by suit in equity, action at law, or by any other appropriate proceedings, all of which rights and remedies shall survive the termination of this Agreement.
- e) Grantee agrees to return unexpended Grant funds to the Department upon termination of the Agreement, whether the termination is due to default, completion of the Project, expiration of the Agreement, or for any other reason.

10) Grantee's Certifications.

Grantee certifies that:

- a) Grantee is a Local Government, a group of Local Governments, a Community Development Organization, or a Community Development Financial Institution and has the requisite power and authority to enter into and carry out the transactions contemplated by this Agreement.
- b) This Agreement has been duly authorized, executed, and delivered by Grantee in such manner and form as to comply with all applicable laws to make this Agreement, the valid and legally binding act and agreement of Grantee.
- c) Regarding conflicts of interest:
 - i) A conflict of interest occurs when an employee, director, officer, board member, volunteer, or elected official (each, an "**Interested Person**"), who has a direct or indirect interest in the Grant or receives any benefit from the Grant, is involved in the selection, award or administration of the Grant.
 - ii) If the use of any of the Grant funds could lead to a conflict of interest, any Interested Person must disclose his or her interest to the Grantee and, in connection with the proposed use giving rise to the conflict of interest, must not participate in any aspect of the decision-making process regarding how the Grant funds will be allocated or expended, including discussion and debate as well as actual voting.
 - iii) Grantee shall establish and follow a written conflict of interest policy (the "**Conflict of Interest Policy**") that, at a minimum, must include the requirement set forth in Section 10(c)(ii). Grantee shall obtain signatures from each Interested Person on an annual basis that confirms that such Interested Person has read, understands, and will follow Grantee's Conflict of Interest Policy.
- d) The representations, statements, and other matters contained in the Application are and remain true and complete in all material respects.

- e) Prior to commencement of the Project, Grantee has obtained or will obtain all federal, State, and local government approvals, permits, and licenses that may be required to accomplish the Project and the scope of work.
- f) Grantee has not been, nor currently is, the subject of an investigation by any federal, State, or local governmental entity for alleged criminal or civil violations of laws or regulations enforced by these entities.
- g) If Grantee is not a Local Government, Grantee makes the following certifications:
 - i) Grantee is in good standing with the Maryland State Department of Assessments and Taxation and shall provide evidence of such status upon request.
 - ii) Grantee is in compliance with §19-106 of the Business Regulation Article and COMAR 24.01.07 (together, the “**Corporate Diversity Act**”) and has provided the Department with (1) an affidavit (“**Affidavit**”) attesting that Grantee is not required to submit the corporate diversity addendum (the “**Addendum**”) described by the Corporate Diversity Act; or (2) an Affidavit and Addendum that certifies Grantee meets at least thirty-three percent (33%) of the diversity indicators listed in the Addendum. Grantee shall keep complete and accurate records supporting the facts in the Addendum or the Affidavit, as applicable, for a period of five (5) years from the date of this Agreement. If any representation made by Grantee in the Addendum or the Affidavit is false when made, the Department may cancel the Grant in whole or in part, require repayment of the Grant, or seek any other remedy available by law. Capitalized terms used in this paragraph but not defined in the Agreement shall have the meanings set forth in the Corporate Diversity Act.
 - iii) Grantee is in compliance with the Maryland Solicitations Act (the “**Solicitations Act**”), including maintaining its registration as a charitable organization with the Office of the Secretary of State if required by the Solicitations Act, and shall provide the Department evidence of such compliance. Grantee understands the repercussion of not complying with this section, and that the Department is not responsible for Grantee’s failure to comply with the Solicitations Act.
 - iv) Grantee must certify they are in compliance with all State requirements, they are registered to do business in the State, and if applicable are a nonprofit entity as defined in the Act and Regulation.

11) Environmental Certification and Lead Paint.

In connection with the ownership, lease, rehabilitation, construction, operation or demolition of the Property:

- a) Grantee represents, warrants, and covenants that, other than as disclosed to the Department in writing prior to the Effective Date, there are no known hazardous materials located on the Property, that it will not cause or knowingly allow any hazardous materials to be placed on the Property, that it will carry out the Project in compliance with all requirements imposed by any governmental authority with respect to any hazardous materials that may be placed on the Property, and that to the best of its knowledge the Property is in compliance with all applicable federal and State environmental laws and regulations. De minimis amounts of household cleaning supplies, office supplies and petroleum-based products used in the ordinary course of operating the Property and which are stored and disposed of in accordance with applicable laws are not considered hazardous materials.

- b) Grantee covenants that it shall comply with all federal, State, and local laws and requirements concerning the treatment and removal of lead paint from the Property.
- 12) Liability. Grantee releases the Department from, agrees that the Department shall not have any liability for, and agrees to protect, indemnify, and save harmless the Department from and against any and all liabilities, suits, actions, claims, demands, losses, expenses, and costs of every kind and nature, including reasonable attorneys' fees, incurred by, or asserted or imposed against the Department, as a result of or in connection with the Project or the Property, except for the gross negligence or willful misconduct of the Department. This Section shall survive the term of this Agreement.
- 13) Indemnification. Grantee agrees that all costs incurred by the Department as a result of the liabilities, suits, actions, claims, demands, losses, expenses, or costs, as described in Section 12 of this Agreement, including reasonable attorneys' fees, shall be immediately and without notice due and payable by Grantee to the Department, except for claims arising solely from the Department's willful misconduct or gross negligence. Grantee's obligation to indemnify the Department shall include costs incurred as a result of any lawsuit brought or threatened, settlement reached, or governmental order, and including reasonable attorneys' fees, for failure of the Property to comply in all respects with all environmental requirements. Grantee's obligation to indemnify the Department shall survive the term of this Agreement. If Grantee is a Local Government, any indemnification or other obligation to reimburse or compensate the Department provided by the Grantee pursuant to this Agreement exists only to the extent permitted by law and is subject to appropriations as well as the notice requirements and damages limitations stated in the Local Government Tort Claims Act, Md. Code Ann., Cts. & Jud. Proc. Sec. 5-301, et seq. (2006 Repl. Vol.); Md. Code Ann. Art. 25A, Sec. 1A (2005 Repl. Vol.); and Md. Code Ann., Cts. & Jud. Proc. Sec. 5-509 (2006 Repl. Vol.), all as amended from time to time, and is not to be deemed as a waiver of any immunity that may exist in any action against a local government for its officers, agents, volunteers and employees.
- 14) Nondiscrimination and Drug and Alcohol Free Workplace; Fair Practices Certification.
- a) Grantee may not discriminate against and hereby certifies that it prohibits discrimination against and will not discriminate against any person on the basis of race, color, religion, ancestry, creed or national origin, sex, marital status, physical or mental handicap, sexual orientation, or age in any aspect of its projects, programs or activities.
 - b) Grantee shall comply with applicable federal, State, and local laws regarding discrimination and equal opportunity in employment, housing, and credit practices, including:
 - i) Titles VI and VII of the Civil Rights Act of 1964, as amended;
 - ii) Title VIII of the Civil Rights Act of 1968, as amended;
 - iii) Title 20 of the State Government Article, Annotated Code of Maryland, as amended;
 - iv) The Department's Minority Business Enterprise Program, as amended;
 - v) The Governor's Executive Order 01.01.1989.18 relating to Drug and Alcohol Free Workplaces, and any Department or State regulations adopted or to be adopted to carry out the requirements of that Order;
 - vi) The Fair Housing Amendments Act of 1988, as amended; and

vii) The Americans with Disabilities Act of 1990, as amended.

15) Non-Sectarian Certifications.

- a) Other than as disclosed to the Department in writing, Grantee certifies that no part of the Grant funds, no part of the Project, and no part of the Property shall be used for the furtherance of sectarian religious instruction, or in connection with the design, acquisition, or construction of any building used or to be used as a place of sectarian religious worship or instruction, or in connection with any program or department of divinity for any religious denomination, including (but not limited to) religious services, religious instruction, or other activities that have an explicitly religious content.
- b) Grantee certifies that it will provide services of the Project to clients on a nondiscriminatory basis, including (but not limited to) the provision of services without regard to the creed, religion, or religious affiliation of the clients.

16) Insurance.

- a) Grantee shall maintain or shall cause to be maintained property and commercial general liability insurance coverages on the Project and Property both during and after construction or rehabilitation, and if necessary, Grantee shall pay the expense of such insurance.
- b) Grantee shall determine whether the Property is located in a 100-year flood plain, as designated by the United States Department of Housing and Urban Development. If the Property is located in a 100-year flood plain, Grantee shall require flood insurance coverage, and if necessary, Grantee shall pay the expense of such insurance.
- c) Grantee shall require, or shall cause any subrecipients to require, the general contractor to provide general contractor's insurance coverage for comprehensive public liability, property damage liability/builder's risk, and workers' compensation in the form and amounts satisfactory to the Department.
- d) Insurance coverages shall be provided by a company that is registered with the Maryland Insurance Agency and authorized to transact business in the State.
- e) To the extent required by the Department, insurance coverage shall be in force prior to the disbursement of the Grant funds and shall contain terms and coverages satisfactory to the Department.
- f) To the extent required by the Department, Grantee shall submit to the Department an ACORD insurance certificate naming the Department and the Grantee as lender's loss payable and additional insured.
- g) To the extent required by the Department, ACORD insurance certificates shall provide for notification to the Department and Grantee prior to Project-related cancellation of any insurance policies.
- h) If Grantee is a Local Government, or is otherwise approved by the Department, the insurance requirements contained herein may be satisfied through evidence of a self-insurance program by providing written confirmation of such insurance satisfactory to the Department.

- 17) Notices. All notices, requests, approvals, and consents of any kind made pursuant to this Agreement shall be in writing. Any such communication, unless otherwise specified, shall be deemed effective as of the date it is mailed, postage prepaid, addressed as follows:

Town of Easton

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a) Communications to the Department shall be mailed to:

Department of Housing and Community Development
Division of Neighborhood Revitalization
7800 Harkins Road
Lanham, Maryland 20706
Attention: Community Legacy Program

with a copy to:

Office of the Attorney General
7800 Harkins Road
Lanham, Maryland 20706
Attention: Division of Neighborhood Revitalization

b) Communications to Grantee shall be mailed to:

Town of Easton
14 South Harrison Street
Easton, MD 21601
Attention: Ms. Dawn Hutchison

- 18) Amendment. Other than modifications that are explicitly identified in this Agreement as modifications the Department may approve by providing written notice to the Grantee, this Agreement may not be amended except by a written instrument executed by the Department and Grantee.
- 19) Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement.
- 20) Electronic Signature. The parties agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes, and shall have the same force and effect as an original handwritten signature. Without limitation, "electronic signature" shall include: faxed versions of an original handwritten signature; electronically scanned and transmitted versions (e.g., via pdf) of an original handwritten signature; and any typed signature (including any electronic symbol or process attached to, or associated with, the Agreement) adopted by the parties with the intent to sign the Agreement.
- 21) Assignment. This Agreement may not be assigned without the prior written approval of the Department.
- 22) Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between the parties hereto with respect to the Grant.
- 23) Governing Law. This Agreement shall be construed, interpreted, and enforced in accordance with the laws of the State without regard to conflict of laws provisions.
- 24) Term of Agreement. Unless sooner terminated pursuant to the terms of this Agreement or extended by an amendment to the Agreement, this Agreement shall be effective as of the Effective Date and shall continue in full

force and effect until the later of (a) the Department close out of the Project in accordance with its procedures for closing out projects; (b) the final satisfaction of any Loan proceeds or obligations regarding any Collateral; or (c) the expiration of the period of time the Department requires a particular use of the Property, if any such restriction is set forth on Exhibit A - CL-2025-Easton-00434. Any provision of this Agreement which contemplates performance or observance subsequent to any termination or expiration of this Agreement shall survive termination or expiration of this Agreement and continue in full force and effect.

- 25) Further Assurances and Corrective Instruments. Grantee agrees that it will, from time to time, execute and deliver, or cause to be delivered, such amendments hereto and such further instruments as may be required by the Department to comply with any existing or future State regulations, directives, policies, procedures, and other requirements, or to further the general purposes of this Agreement.
- 26) Delay Does Not Constitute Waiver. No failure or delay of the Department or the Grantee to exercise any right, power or remedy consequent upon default shall constitute a waiver of any such term, condition, covenant, certification or agreement of any such default or preclude the Department or the Grantee from exercising any right, power or remedy at any later time or times.
- 27) Technical Assistance. If the Project is not being completed or performed in a manner satisfactory to the Department, or Grantee has violated a provision of this Agreement, prior to the Department declaring a default, the Department may require that Grantee accept technical assistance the Department determines is necessary for the Project to proceed in a manner acceptable to the Department.
- 28) Department's Signs. If required by the Department, Grantee agrees to display one or more signs identifying the Project as a recipient of financial assistance under the Program if the Department furnishes such sign(s). Grantee shall be responsible for the installation of the signs. In the event that a license, permit, or other permission is required from a local jurisdiction in order to display said signs, Grantee agrees to pay all requisite license or permit fees.
- 29) Ceremonies. In the event that Grantee holds any ribbon-cutting, dedication, or ground-breaking ceremonies, or any other similar event to commemorate the Project, Grantee shall send notice of such event to the Department as soon as is practicable in order to allow the Department the option of sending a representative to attend the ceremony.
- 30) Notice Regarding Disclosure of Information Relating to the Project. The Department intends to make available to the public certain information regarding the Project and the Grantee. In addition, the Department may be required to disclose information about the Project to the Board of Public Works and the Maryland General Assembly and may desire to disclose such information to other State officials or their staff, local government officials or their staff, and other lenders and funding sources. The Department is also required to disclose information in response to a request for information made pursuant to the Public Information Act, §4-101 et seq. of the General Provisions Article, Annotated Code of Maryland (the "PIA"). Information that may be disclosed to any of the foregoing, including the public, may include, among other things, the name of the Grantee; the name, location, and description of the Project; the date and amount of financial assistance awarded by the Department; the terms of the financial assistance; use of funds; information contained in the Application; a copy of the Application; and the sources, amounts and terms of other funding used to complete the Project, including capital contributions from the Grantee. Certain information may be exempt from disclosure under the PIA. Requests for disclosure of information made pursuant to the PIA are evaluated on an individual basis by the Department. If Grantee believes that any of the information it has provided to the Department is exempt from disclosure, Grantee should attach a statement to this Agreement describing the information it believes to be exempt from disclosure, the location of such information (for example, document name)

and provide an explanation therefor. The Department cannot guarantee non-disclosure of such information but may consider Grantee's statement when responding to a request made pursuant to the PIA.

- 31) Authority to Sign. Each person signing this Agreement on behalf of the Grantee represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Grantee authorizing such signature.
- 32) CONFESSION OF JUDGMENT. IF THE PRINCIPAL AMOUNT OF THIS AGREEMENT, ANY INSTALLMENT OF INTEREST OR PRINCIPAL, OR ANY OTHER PAYMENT DUE UNDER THIS AGREEMENT IS NOT PAID WHEN DUE, WHETHER BY MATURITY, ACCELERATION OR OTHERWISE, EACH OBLIGOR WHO SIGNS THIS INSTRUMENT HEREBY AUTHORIZES AND EMPOWERS ANY ATTORNEY OR CLERK OF ANY COURT OF RECORD IN THE UNITED STATES OR ELSEWHERE TO APPEAR FOR AND, WITH OR WITHOUT DECLARATION FILED, CONFESS JUDGMENT AGAINST IT AND IN FAVOR OF THE HOLDER OF THIS AGREEMENT (THE "HOLDER"), AT ANY TIME, WITHOUT A PRIOR HEARING, AND IN THE AMOUNT OF THE OUTSTANDING PRINCIPAL BALANCE OF THIS AGREEMENT, ALL ACCRUED AND UNPAID INTEREST, OUTSTANDING FEES AND LATE CHARGES, AND ALL OTHER AMOUNTS PAYABLE TO THE HOLDER UNDER THE TERMS OF THIS AGREEMENT, INCLUDING COSTS OF SUIT AND REASONABLE ATTORNEYS' FEES INCURRED AS A RESULT OF, RELATED TO, OR IN CONNECTION WITH ANY DEFAULT UNDER THE AGREEMENT AND ANY EFFORTS TO COLLECT ANY AMOUNT DUE UNDER THE AGREEMENT OR ANY JUDGMENTS ENTERED THEREON.

THE AUTHORITY AND POWER TO APPEAR FOR AND ENTER JUDGMENT AGAINST ANY OBLIGOR ON THIS AGREEMENT SHALL NOT BE EXHAUSTED BY ONE OR MORE EXERCISES THEREOF OR BY ANY IMPERFECT EXERCISE THEREOF; SUCH AUTHORITY MAY BE EXERCISED ON ONE OR MORE OCCASIONS OR FROM TIME TO TIME IN THE SAME OR DIFFERENT JURISDICTION AS OFTEN AS HOLDER SHALL DEEM NECESSARY AND DESIRABLE, FOR ALL OF WHICH THIS AGREEMENT SHALL BE SUFFICIENT WARRANT; IF ENFORCEMENT OF THIS AGREEMENT RESULTS IN HOLDER OBTAINING A MONEY JUDGMENT AGAINST ANY OBLIGOR ON THIS AGREEMENT, HOLDER'S RIGHT TO APPEAR AND CONFESS JUDGMENT FOR AMOUNTS DUE, INCLUDING THE PAYMENT AND REIMBURSEMENT OF REASONABLE ATTORNEYS' FEES AND COSTS ARISING AFTER THE ENTRY OF JUDGMENT (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES AND COSTS INCURRED TO COLLECT THE JUDGMENT OR LIQUIDATE AND COLLECT ANY COLLATERAL PLEDGED IN CONNECTION WITH THIS AGREEMENT OR ANY OF THE OTHER GRANT DOCUMENTS) SHALL NOT BE EXTINGUISHED BY OR MERGED INTO ANY SUCH JUDGMENT BUT SHALL SURVIVE THE JUDGMENT AS A CLAIM AGAINST ANY SUCH OBLIGOR AND ANY SUCH COLLATERAL.

EACH OBLIGOR ON THIS AGREEMENT HEREBY WAIVES AND RELEASES, TO THE EXTENT PERMITTED BY APPLICABLE LAW, ALL PROCEDURAL ERRORS AND ALL RIGHTS OF EXEMPTION, APPEAL, STAY OF EXECUTION, INQUISITION, AND EXTENSION UPON ANY LEVY ON REAL ESTATE OR PERSONAL PROPERTY TO WHICH SUCH OBLIGOR MAY OTHERWISE BE ENTITLED UNDER THE LAWS OF THE UNITED STATES OF AMERICA OR OF ANY STATE OR POSSESSION OF THE UNITED STATES OF AMERICA NOW IN FORCE AND WHICH MAY HEREINAFTER BE ENACTED.

THIS SECTION 32 SHALL NOT APPLY TO LOCAL GOVERNMENTS.

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WITNESS the hands and seals of the Department and the Grantee, with the specific intention of creating a document under seal.

WITNESS/ATTEST:

Dawn Hutchison

TOWN OF EASTON

By: Megan JM Cook

Name: Honorable Megan JM Cook

Title: Mayor

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT, a principal
department of the State of Maryland

DocuSigned by:

By: Jacob R. Day
6BD3B998912B440...

Name: Jacob R. Day

Title: Secretary
3/25/2025

Date Executed on behalf of the Department/
Effective Date

Approved for form and
legal sufficiency

DocuSigned by:

Rula Mauck
0A218AD643BD4DC...

Assistant Attorney General

Exhibits:

Exhibit A - Project Description, Project Address(es), Additional Information, and Special Conditions

Exhibit B - Project Budget

Exhibit C - Project Schedule

EXHIBIT A – CL-2025-Easton-00434

PROJECT DESCRIPTION, PROJECT ADDRESS(ES), ADDITIONAL INFORMATION, AND SPECIAL CONDITIONS

Project Name:

Dover Station Redevelopment

1. Project Description:

Redevelopment of Dover Station to update systems and prepare for new businesses.

2. Project Address(es):

500 Dover Road, Easton, MD

3. Additional Information:

Funding will support the redevelopment of Dover Station to prepare the site for new businesses.

4. Additional Financing (Evidence and Use of Funding Sources):

Refer to Exhibit B

5. Special Conditions:

N/A

EXHIBIT B – CL-2025-Easton-00434
PROJECT BUDGET

Project Name:
Dover Station Redevelopment

	AWARD FUNDS		OTHER SOURCES OF FUNDS			
USE OF FUNDS BY ACTIVITY	Capital Amount	Operating Amount	Applicant's Contribution	Name(s) of Other Source(s)	Other Source Amount	TOTALS BY ACTIVITY
Site Pre-Dev: Acquisition	\$0	\$0	\$0		\$0	\$0
Site Pre-Dev: Arch/Eng Design	\$0	\$0	\$0		\$0	\$0
Site Pre-Dev: Demolition	\$0	\$0	\$0		\$0	\$0
Site Pre-Dev: Infrastructure	\$0	\$0	\$0		\$0	\$0
Site Pre-Dev: Stabilization	\$0	\$0	\$0		\$0	\$0
Site Dev: New Construction	\$0	\$0	\$0		\$0	\$0
Site Dev: Rehabilitation/ Renovation	\$300,000	\$0	\$1,000,000		\$0	\$1,300,000
Operations: Studies and Planning	\$0	\$0	\$0		\$0	\$0
Operations: Proj Admin (Cash)	\$0	\$0	\$0		\$0	\$0
Operations: Proj Admin (In-Kind)	\$0	\$0	\$0		\$0	\$0
Other (a): Soft Infrastructure Development for marketing program and end user programs	\$0	\$0	\$25,000		\$0	\$25,000
Other (b):	\$0	\$0	\$0		\$0	\$0
Other (c):	\$0	\$0	\$0		\$0	\$0
Other (d):	\$0	\$0	\$0		\$0	\$0
TOTALS:	\$300,000	\$0	\$1,025,000		\$0	\$1,325,000

Total Award: \$300,000

Total Project Cost: \$1,325,000

EXHIBIT C – CL-2025-Easton-00434
PROJECT SCHEDULE

Project Name:
Dover Station Redevelopment

[illegible]

Department of Housing and Community Development

Maryland Community Legacy Program

Subrecipient Agreement

This Subrecipient Agreement dated this _____ day of _____ 2025 (the “Agreement”), is by and between the Town of Easton, a municipal corporation of the State of Maryland (the “Recipient”) and Dover Station, LLC. (the “Subrecipient”).

WHEREAS, the Recipient has entered into an agreement (the Community Legacy Program Grant Agreement”) with the Department of Housing and Community Development, a principal department of the State of Maryland (“DHCD”) for a grant in the amount of \$300,000.00 (the “Grant”) under the Community Legacy Program (the “Program”) which is administered by DHCD;

WHEREAS, \$300,000.00 of the Grant is being subgranted by the Recipient to the Subrecipient for the purposes described herein;

WHEREAS, the Program is governed by Maryland Annotated Code Housing and Community Development Article, §§ 6-201 through 6-213, as amended (the “Act”) and the regulations promulgated thereunder set forth in COMAR 05.17.01 (the Regulations”);

WHEREAS, the Regulations require, among other things, that where all or a portion of the Grant will be used by a subrecipient, there must be a written agreement between a recipient and a subrecipient regarding the use of such funds; and

WHEREAS, the parties hereto desire to set forth the terms and conditions for use of the proceeds of the Grant.

NOW, THEREFORE, in consideration of the foregoing, and subject to the conditions contained herein, the Recipient and Subrecipient agree as follows:

1. Incorporation of Community Legacy Program Grant Agreement. The subrecipient has reviewed and understands the provisions of the Community Legacy Program Grant Agreement. The terms and conditions of the Community Legacy Program Grant Agreement and all Exhibits thereto, (collectively, the “Community Legacy Program Grant Agreement”) a copy of which is attached hereto as Attachment A, are hereby incorporated into and made, a part of this Agreement. The Subrecipient agrees to assist the Recipient, to cooperate with the Recipient and to assume responsibility with the Recipient in fulfilling the terms and conditions of the Community Legacy Program Grant Agreement.

2. The purpose of this Agreement is to provide the Subrecipient with funds to carry out the activities described in Exhibit A of the Community Legacy Program Grant Agreement

(the “Subrecipient Project”).

3. Funds Provided. In consideration of the various obligations to be performed by the Subrecipient pursuant to this Agreement, the Recipient agrees to provide Subrecipient with funds in an amount not to exceed \$300,000.00 (the “Subrecipient Grant”) subject to the terms and conditions set forth herein.

4. Schedule for Completion. The activities related to the Subrecipient Project shall be completed in accordance with the schedule attached marked as Exhibit C of the Community Legacy Program Grant Agreement (the “Schedule”).

5. Expenditure of Funds.

- (a) The proceeds of the Subrecipient Grant shall be expended in accordance with the Subrecipient Project budget marked as Exhibit B of the Community Legacy Program Grant Agreement hereto (the “Budget”).
- (b) The proceeds of the Subrecipient Grant may be used to reimburse the Subrecipient for costs Incurred pursuant to the Budget for the activities described in Exhibit B of the Community Legacy Program Grant Agreement.
- (c) The Recipient, in its discretion, may advance all or a portion of the Subrecipient Grant in the amounts set forth in the Budget to pay for the activities described in Exhibit B of the Community Legacy Program Grant Agreement.

6. Compliance with Federal and State Regulations.

- (a) The Subrecipient shall undertake the Subrecipient Project in accordance with the Act and the Regulations.
- (b) The Subrecipient shall comply with all of the applicable federal and state laws, regulations, circulars, and guidelines related to the Program.

7. Disbursement of Subrecipient Grant.

- (a) Disbursement of funds under the Subrecipient Grant shall be in the amounts and at the times set forth in the Budget and the Schedule and shall be made only for costs which have been determined by the Recipient to have been properly incurred by the Subrecipient.
- (b) Requests for disbursements shall be made in the following manner:
 - (i) Paragraph 7 of the Community Legacy Program Grant Agreement

sets forth the procedure for disbursement of the Grant from DHCD to the Recipient. Subrecipient agrees to assist the Recipient in complying with the process set forth therein.

- (ii) Requests for disbursements should be made allowing approximately forty-five (45) days to receive the Grant funds.

8. Records and Reports.

- (a) The Subrecipient shall maintain the records related to the Subrecipient's Project set forth in the Community Legacy Program Grant Agreement attached hereto and made a part hereof in a manner satisfactory to the Recipient.
- (b) The Subrecipient shall produce the reports set forth in the Community Legacy Program Grant Agreement on the dates and which contain the information indicated.

9. Program Income.

- (a) "Program Income" is any income generated as a result of activities supported by the Subrecipient Grant funds. Program income received by the Subrecipient shall be returned to Recipient.
- (b) Any Program income on hand upon the expiration of this Agreement or received after the expiration of this Agreement shall be returned to the Recipient.

10. Term of Agreement. Unless terminated earlier pursuant to Section 11 of this Agreement or upon the mutual agreement of the parties with the consent of DHCD, this Agreement shall remain in full force and effect until the Subrecipient Project has been completed to the satisfaction of the Recipient and DHCD, all reports required by this Agreement, DHCD, have been submitted and approved, and all outstanding issues between the Recipient and the Subrecipient have been resolved in a manner satisfactory to the Recipient.

11. Default and Remedies.

- (a) Any breach of any representation, warranty, covenant, condition, or provision of this Agreement, including failure of the Subrecipient to conduct and complete the activities associated with the Subrecipient Project in a manner satisfactory to the Recipient, shall constitute a default under this Agreement.
- (b) The Recipient shall notify the Subrecipient, in writing, of a default under this Agreement. The Subrecipient shall have 15 days from the date of such notice to cure the default in a manner satisfactory to the Recipient. Upon

the failure of the Subrecipient to cure the default in a manner satisfactory to the Recipient, the Recipient, in addition to the remedies set forth in the Community Legacy Program Grant Agreement, shall have the following remedies:

- 1) the Subrecipient, shall not be entitled to any undisbursed portions of the Subrecipient Grant;
- 2) the Recipient may, at its option, require the Subrecipient to repay all funds improperly expended by the Subrecipient; and
- 3) the Recipient may take all other actions available to it at law or in equity.

12. Reversion of Assets. Upon termination of this Agreement, the Subrecipient shall:

- (a) transfer to the Recipient all undisbursed Subrecipient Grant funds in the possession of the Subrecipient at the time of termination, including any accounts receivable attributable to the Subrecipient Grant; and
- (b) comply with any special conditions related to the Subrecipient Project as set forth in the Community Legacy Program Grant Agreement and any attachments thereto.

13. Inspections. The Subrecipient shall permit the authorized representatives of the Recipient or DHCD to inspect, at any reasonable time, the Project and all records related to the Project.

14. Third Party Beneficiaries. The Recipient and the Subrecipient hereby agree that all representations and warranties contained in this Agreement run to the benefit of DHCD and the State of Maryland (the "State"). The Recipient and the Subrecipient further agree and acknowledge that DHCD and the State shall have the right to request documentation from time to time from the Recipient and/or the Subrecipient and shall be entitled to exercise all of the rights and remedies available to the Recipient against the Subrecipient.

15. No Waiver. No failure or delay by the Recipient to insist upon the strict performance of any term, condition, representation or warranty of this Agreement or to exercise any right, power or remedy shall constitute a waiver of any such term, condition, representation or warranty nor preclude the Recipient, DHCD, or the State, from exercising any such right, power, or remedy at any later time.

16. Survival. All covenants, agreements, representations and warranties made in this Agreement and in any other documents delivered pursuant hereto shall survive closeout of the Grant and shall continue in full force and effect until the Recipient has complied with all terms and conditions of the close-out agreement executed by and between DHCD and the Recipient for the Project.

17. Notices. All reports, notices, consents or approvals required under this Agreement shall be in writing and shall be deemed to have been given properly if and when mailed by first class certified mail, return receipt requested, postage prepaid, as follows:

If to Recipient: Town of Easton
14 South Harrison Street
Easton, Maryland 21601
Attn: Dawn Hutchison

With a copy to: Sharon M. VanEmburch, Esquire
16 South Washington Street
Easton, MD 21601

If to Subrecipient: Dover Station, LLC
500 Dover Road
Easton, MD 21601
Attn: Sevan Topjian

If to DHCD: Department of Housing and Community
Development
Division of Neighborhood Revitalization
7800 Harkins Road
Lanham, MD 20706
Attn: Community Legacy Program

With a copy to: Office of the Attorney General
7800 Harkins Road
Lanham, MD 20706
Attn: Division of Neighborhood Revitalization

or to such other address as the parties above shall have furnished to the other in writing.

18. Modification/Assignment. No portion of this Agreement may be changed, waived or modified except with the written consent of DHCD and by a written agreement executed by the parties hereto. This Agreement may not be assigned, in whole or in part, without the prior written Consent of DHCD.

19. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

20. Terms Binding. All of the terms, conditions, representations, warranties and covenants of this Agreement shall apply to and be binding upon and inure to the benefit of the Recipient, DHCD, and the State. This Agreement shall be binding upon Subrecipient and its successor[s].

21. Indemnification. The subrecipient hereby releases the Recipient, DHCD, and the State from, agrees that the Recipient, DHCD, and the State shall have no liability for, and agrees to

protect, indemnify, and save harmless the Recipient, DHCD, and the State from and against any liability, suit, action, claim, demand, loss, expense or cost of any kind or nature, including attorneys, fees, incurred by or asserted or imposed against, the Recipient, DHCD, or the State as a result of or in connection with the Project. Any money expended by the Recipient, DHCD, or the State as a result of such liabilities, suits, motions, claims, demands, losses, expenses or costs, together with interest at a rate not to exceed the maximum interest rate permitted by law and reasonable attorneys' fees, shall be immediately and without notice due and payable by the Subrecipient to the party who has expended such money.

22. Further Assurances and Corrective Instruments. The parties hereto agree that they will, from time to time, execute and deliver, or cause to be executed and delivered, such amendment hereto and such further instruments as may be required by the Recipient, DHCD, or the State to comply with any existing or future State or federal regulations, policies, directives, procedures or other requirements or to further the general purposes of this Agreement.

23. Severability. The invalidity of any articles, section, subsection, paragraph, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, paragraphs, clauses or provisions hereof.

24. Authority. This Agreement has been duly executed and delivered by the Subrecipient and the Recipient, in such manner and form as to comply with all requirements necessary to make this Agreement the valid and legally binding and enforceable act and agreement of the Subrecipient and the Recipient.

WITNESS our hands and seals, all as of the date first written above.

WITNESS

Town of Easton

_____(SEAL)
Megan J. M. Cook, Mayor

WITNESS/ATTEST

Dover Station, LLC

_____(SEAL)
Sevan Topjian, Managing Member



May 2, 2025

Easton Town Council
14 S Harrison St.
Easton, Maryland 21601

Dear Council Members,

My name is Jimi Harrison, and I am the Vice President of Technology at Rauch inc. in Easton, Maryland. I have extensive knowledge in the design and implementation of wastewater treatment and industrial odor control systems. We currently provide engineering services to several municipalities and regularly analyze these types of systems. I work with local and national odor control companies to develop systems that treat odor-producing processes for wastewater and industrial systems.

The zero-odor requirement in the recently approved language in the recently amended ordinance (Amended Ordinance No. 835) pertaining to seafood processing plants is unattainable. Currently available technology used to control odor-producing processes cannot eliminate odor completely. These systems can reduce odor or mask it with a different odor but cannot measurably obtain zero-odor. Secondly, language in the code implies that all odors from the property and other sources outside of the property are included in this requirement. Exterior generated odors (vehicle fumes, flowers, trees, etc.) are impossible to control.

Technology does exist to effectively control and neutralize odors from human detection. I therefore recommend that the Council revise the language to reflect the results possible from currently available technology and to limit the scope of the odor control requirements to only process-related odors from within the structure. Thank you for your time and consideration. If you have any further questions or need any additional information, please contact me at (410) 770-9081 or james@raucheng.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "JH", is placed above the printed name.

James Harrison
Vice President, RAUCH inc.

106 N Harrison Street Easton, MD 21601
Phone: 410.770.9081 | Email: design@raucheng.com
www.rauch-inc.com



May 22, 2025

Mayor and Town Council
14 South Harrison Street
Easton, MD 21601

RE: Zoning Text Amendment - Seafood Processing

Dear Council Members & Mayor Cook:

At the Council's request, the Easton Planning and Zoning Commission recently considered a proposed zoning amendment to the Seafood Processing regulations established in December of last year. We understand this request originated with representatives of Chesapeake Brand Seafood, the seafood processing business on Maryland Avenue that prompted the original creation of such standards.

The Commission discussed this issue at our regular monthly meeting of May 15, 2025. We heard from the Applicant's Attorney, the Applicant, an Architect, and an odor control vendor, all representing the Applicant. We also received testimony from numerous members of the public, including local residents, who are significantly impacted by the odor. The public statements were both in support of and in opposition to the proposed amendment, though it is fair to say that the neighborhood residents were mostly in opposition to the proposed amendment.

The Applicant's Attorney, accompanied by his team, stated that the proposed amendment is needed due to the current ordinance's wording, which they contend sets an unrealistic and unattainable standard for odor control by mandating complete odor elimination. The Applicant's Attorney referenced language in subsection 28-1007.3 A 10 b. of the ordinance that sets this standard: "...that no odor from any product or by-product can be detected....", and ".....that proposed odor control measures will effectively eliminate outdoor odors...".

At the conclusion of the public testimony, Commission members spent extensive time discussing the issue and reviewing the language proposed by the amendment. Ultimately, we agreed that the language proposed by the Applicant's amendment is too vague in terms of creating enforceable standards, although we recognized that there are potential issues with the language that was adopted in December. **We concluded that the amendment should be rejected, and that rather than adding new language, the focus should be on refining the language in subsection 28-1007.3 A 10 b, as described above, to clarify the standards. We are**

recommending that the part b subsection be reworded along the lines of the following proposal, which is consistent with U.S. EPA language regarding odors:

*b. For seafood processing operations located within 500 feet of any residentially-zoned property, all uses or vehicles, storage, or structures used in conjunction with the seafood processing facility shall install odor control technology, as necessary, in order to **effectively mitigate odor** ~~control ventilation at the establishment~~ in such a manner that no odor from any product or by-product can be detected ~~outside the building on the same property or on adjacent properties~~ or public rights-of-way, or within any other unit located within the same building, if the use occupies only a portion of the building. The operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency. Applicants shall provide certification by a Professional Engineer, Certified Industrial Hygienist, or other equivalently qualified professional that proposed odor control measures will effectively **mitigate** ~~eliminate~~ outdoor odors for all odor sources.*

As part of our discussion, the Applicant's prospective vendor provided his preferred method for mitigating the odor issue, based on his experience in similar locations; that a chemical scrubber system be utilized and that a periodic monitoring and adjustment program, based on complaints, be put in place. He stated that he could not say this would eliminate all complaints, but that they are usually reduced to minimal levels in a relatively short time.

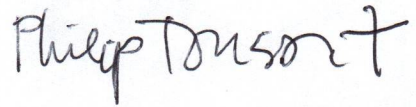
We are in general agreement that the Applicant's vendor's approach, along with the proposed language refinement for part b, offers the best solution for this unfortunate situation. It allows the Applicant to continue his business while using a proven mitigation method to address the offending odors. Some, though not all, residents of the neighborhood who were in attendance expressed support for such a compromise. The Commission was not sure how, or even if, such a requirement could be codified, but was in support of the practice.

Finally, the Commission recognized that much of the difficulties surrounding establishing the appropriate regulations for this use involve setting an enforceable standard. Unless we establish a "clean room" standard for this use (or any use with odors), requiring no odors is impossible to achieve. Absent that, questions quickly arise, such as:

- How much odor is too much?
- When does an odor become unpleasant or offensive and who determines?
- Should enforcement be complaint-driven and if so, how does that work (e.g., how many complaints are required?)
- Is there an instrument that measures odor, so that there would be an objective standard? If so, is it used only in response to complaints or is it established in a set location(s) for ongoing monitoring?
- While the Commission did not have answers to these questions, we believe that the establishment of an enforceable standard is crucial to a satisfactory outcome for all parties involved in this issue. We encourage you to investigate this particular issue further.

If you should have any questions concerning our recommendation, please do not hesitate to contact me or either the Director of Planning and Zoning, the Town Planner or the Town Attorney, all of whom were present and can speak to our actions in this matter.

Regards,

A handwritten signature in dark ink, reading "Philip Toussaint". The signature is written in a cursive style with a large, stylized "P" and a long, sweeping underline.

Easton Planning and Zoning Commission
Philip Toussaint, Chair

TOWN OF EASTON
NOTICE OF PUBLIC HEARING - ORDINANCE NO. 842
PROPOSED AMENDMENT TO CHAPTER 28
OF THE EASTON TOWN CODE (ZONING)

The Council of the Town of Easton will hold a public hearing on Monday, June 16, 2025 at 5:35 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to solicit public comment on Ordinance Number 842, which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendment is to revise a portion of the Code which regulates the use “seafood processing.”

The public is hereby invited to comment on the proposed amendments. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Ordinance 842 is available for public inspection on the Town of Easton’s website (www.Eastonmd.gov). In general terms, the proposed amendment proposes to amend the regulations pertaining to seafood processing which were enacted in December of 2024 via Ordinance 835. Specifically, representatives of a seafood processing operation have requested rewording of the supplemental standards for this use such that the regulations would require that the appropriate measures are implemented to “effectively reduce odor emissions leaving any structure(s) used in conjunction with the seafood processing facility.” The language of the existing standard states that “...no odor from any product or by-product can be detected outside the building...”

Persons wishing to attend or participate in the public hearing who require special accommodations or assistance because of a disability should contact the Town Clerk, Kathy Ruf at the Town Office, telephone number (410) 822-2525 during normal business hours by June 13, 2025.

Kathy M. Ruf
Town Clerk

Note to Star Democrat: Please publish the above ad in the June 1, 2025 and June 8, 2025 issues of the Star Democrat and send a Certificate of Publication to: Town Clerk, Town of Easton, P.O. Box 520, Easton, MD 21601.

ORDINANCE NO. 842

AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 28 OF THE TOWN CODE (ZONING) TO REVISE THE SUPPLEMENTAL STANDARDS PERTAINING TO THE SEAFOOD PROCESSING USE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by § 4-102 of the Land Use Article of the Maryland Annotated Code (the "Code") to enact a comprehensive zoning ordinance, which ordinance is codified as Chapter 28 of the Code of the Town of Easton;

WHEREAS, the Town of Easton is authorized by § 4-204 of the Land Use Article of the Code and § 28-1401 of Chapter 28 of the Code of the Town of Easton to amend, supplement, change or repeal zoning regulations;

WHEREAS, the Easton Town Council approved and enacted a comprehensively revised new Zoning Code which became effective on December 5, 2021;

WHEREAS, the Town Council adopted Ordinance 835 to create the use "seafood processing" and to establish supplemental standards for this use, which amendments became effective on December 22, 2024;

WHEREAS, the Town Council wishes to modify those supplemental standards;

WHEREAS, the Easton Planning and Zoning Commission considered the matter at their regular monthly Meeting held on _____ and voted to _____, the actions of which were transmitted to the Easton Town Council via a letter dated _____.

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on _____.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The relevant sections of Chapter 28 of the Code of the Town of Easton are hereby repealed and reenacted with amendments to read as shown on the attached Exhibit A:

Section 2. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry -
Abbatiello -
Montgomery -
Davis -
Gunsallus -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2025.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2025.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____, 2025

Megan J.M. Cook, Mayor

EFFECTIVE DATE: _____, 2025.

EXHIBIT A

4. Amend the Supplemental Standards in Article X, Section 28-1007.3 A 10 (the Supplemental Standards for Industrial Uses) for seafood processing as follows:

10. Seafood processing

- a. All by-products shall be treated, stored, and eliminated in accordance with all local and/or State regulations and shall be stored within a closed or refrigerated vehicle.
- b. All uses or vehicles, storage, or structures used in conjunction with a seafood processing facility shall install odor control technology, as necessary, in order to control ventilation at the establishment in such a manner that no odor from any product or by-product can be detected outside the building on the same property or on adjacent properties or public rights-of-way, or within any other unit located within the same building, if the use occupies only a portion of the building. The operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency. Applicants shall provide certification by a Professional Engineer, Certified Industrial Hygienist, or other equivalently qualified professional that proposed odor control measures will effectively eliminate outdoor odors for all odor sources.
- c. Any seafood processing use that was legally in existence as of September 1, 2024 shall (i) comply with the supplemental standards of ~~this~~ subsection (a) above no later than July 1, 2025, and (ii) install, no later than July 1, 2025, an odor control system to effectively reduce odor emissions leaving any structure(s) used in conjunction with the seafood processing facility. Prior to the installation of the odor control system, the seafood processing operator shall, at its expense, cause the proposed odor control system to be reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist to confirm that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor before it leaves a building (s). A copy of the required certification shall be filed with the Town Planner.

TOWN OF EASTON
CHECK REGISTER BY FUND

Prepared: 05/28/2025, 15:09:42
Program: GM179L

Selection Criteria:

From Date . . . : 05/01/2025
To Date . . . : 05/28/2025
or
From Period . . . :
To Period . . . :
Bank Code . . . : 00
Page Break by Fund: Y
Include Vendor No.: Y
Print Recap Only .: N

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/05/2025	87628	3471	FORSTER, MICHAEL	042925	MAY 6 ELECTION	JUDGE SVCS	001-1150-511.30-34	10/2025 Total	300.00 300.00
05/05/2025	87629	2798	FORTE JR, EDWARD S	042925	SUPERVISOR-ELECTIONS	SVCS	001-1150-511.30-34	10/2025 Total	2,800.00 2,800.00
05/05/2025	87630	3182	LESHER, MARIANNA	042925	MAY 6 ELECTION	JUDGE SVCS	001-1150-511.30-34	10/2025 Total	300.00 300.00
05/05/2025	87631	2799	RUSSELL SR, RUDOLPH V	042925	MAY 6 ELECTION	JUDGE SVCS	001-1150-511.30-34	10/2025 Total	300.00 300.00
05/05/2025	87632	3472	SANFORD, ALISON	042925	MAY 6 ELECTION	JUDGE SVCS	001-1150-511.30-34	10/2025 Total	300.00 300.00
05/05/2025	87633	2474	SMOTHERS, CYNTHIA C	042925	MAY 6 ELECTION	JUDGE SVCS	001-1150-511.30-34	10/2025 Total	300.00 300.00
05/05/2025	87634	3470	STACEY JR, RICHARD E	042925	MAY 6 ELECTION	JUDGE SVCS	001-1150-511.30-34	10/2025 Total	300.00 300.00
05/07/2025	87635	1485	ALTEC INDUSTRIES INC	11577524 51593546	VEHICLE REPAIRS		001-3040-530.30-56 001-3040-530.30-56	11/2025 11/2025 Total	184.00- 534.00 350.00
05/07/2025	87636	2689	AMAZON CAPITAL SERVICES	1FHX-7CWK-1HMH	BATTERY		001-2020-520.30-52	10/2025	80.97
				1GWD-G1Y6-9HX1	OTHER		001-1070-510.30-52	10/2025	20.79
				1GWD-G1Y6-9HX1	OTHER		001-1075-510.30-35	10/2025	136.00
				1GWD-G1Y6-9HX1	OTHER		001-1200-512.30-51	10/2025	33.98
				1GWD-G1Y6-9HX1	OTHER		001-3010-530.30-35	10/2025	85.49
				1GWD-G1Y6-9HX1	OTHER		001-3025-530.30-56	10/2025	75.99
				1HR3-DGJT-WGGH	OTHER		001-3010-530.30-52	10/2025	118.69
				1KLH-6N4Q-PVQL	OTHER		001-4010-540.30-50	10/2025	24.20
				16QH-T9FH-DQNK	OTHER		001-2310-523.30-35	10/2025 Total	1,912.43 2,488.54
05/07/2025	87637	1952	AMSOIL INC	23494785 23494785	MOTOR OIL & OIL FILTERS MOTOR OIL & OIL FILTERS		001-3025-530.30-55 001-3025-530.30-56	10/2025 10/2025 Total	2,096.85 92.30 2,189.15
05/07/2025	87638	98	APG MEDIA OF CHESAPEAKE	043025	ADVERTISING		001-2010-520.30-48	11/2025 Total	4,624.58 4,624.58
05/07/2025	87639	59	BRAMBLE INC, DAVID A	33560 33577	COLD PATCH ASPHALT PATCH		001-3045-530.30-52 001-3045-530.30-52	10/2025 10/2025 Total	2,468.40 468.83 2,937.23
05/07/2025	87641	2921	CANON FINANCIAL SERVICE	40235246	COPIER MAINT		001-2010-520.30-46	10/2025 Total	137.08 137.08
05/07/2025	87642	1522	CHANAY ENTERPRISES	10023418	CONCRETE		001-3040-530.30-52	10/2025 Total	1,578.87 1,578.87

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CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/07/2025	87657	3448	SNAP-ON CREDIT LLC	041025	DIAGNOSTIC MACH/SOFTWAE	001-3010-530.30-35		10/2025 Total	64.66 64.66
05/07/2025	87658	3071	TALBOT COUNTY EMERGENCY	1384	YEARLY AED SERVICE	001-2020-520.30-46		11/2025 Total	800.00 800.00
05/07/2025	87659	2614	UNIFIRST CORPORATION	1430177687 1430177705 1430177705 1430177705 1430177705 1430177709 1430177709 1430177717 1430177726 1430178795 1430178811 1430178811 1430178811 1430178817 1430178817 1430178825 1430178830	PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS PUBLIC WORKS UNIFORMS	001-3025-530.30-36 001-3025-530.30-36 001-3040-530.30-36 001-3045-530.30-36 001-4010-540.30-36 001-3010-530.30-36 001-3010-530.30-36 001-3040-530.30-36 001-3010-530.30-36 001-3025-530.30-36 001-3025-530.30-36 001-3045-530.30-36 001-4010-540.30-36 001-3010-530.30-36 001-3010-530.30-36 001-3040-530.30-36 001-3010-530.30-36	10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025	115.86 30.16 103.23 56.45 23.90 26.13 6.30 118.12 29.29 115.86 30.28 103.36 56.57 24.02 40.51 6.30 118.12 29.29 1,033.75	
05/07/2025	87660	2251	VERIZON	041325 041325 041325 041325 041325 041325 041325 041325 041325 041325A		001-1010-510.30-41 001-1050-510.30-41 001-1060-510.30-41 001-1065-510.30-41 001-1200-512.30-41 001-1310-513.30-41 001-2210-522.30-41 001-2220-522.30-41 001-2310-523.30-41 001-3010-530.30-41 001-4010-540.30-41 001-2110-521.30-41		10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 Total	5.66 14.21 11.99 25.31 34.19 25.31 34.19 25.31 34.19 221.96 11.66 1,016.51 1,460.49
05/07/2025	87661	2251	VERIZON	041325		001-2010-520.30-41		11/2025 Total	1,067.82 1,067.82
05/07/2025	87662	714	VERIZON WIRELESS	6111434238 6111434238 6111434238 6111434238 6111434238 6111434238 6111434238 6111434238 6111434238 6111434238	TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE	001-1010-510.30-41 001-1050-510.30-41 001-1060-510.30-41 001-1070-510.30-41 001-1075-510.30-41 001-1310-513.30-41 001-1400-514.30-41 001-2210-522.30-41 001-2220-522.30-41 001-2310-523.30-41		11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025	170.76 45.35 42.69 225.77 42.69 42.69 85.38 95.38 42.69 235.77

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05/07/2025	87662	714	VERIZON WIRELESS	6111434238 6111434238 6111434238	TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE TOWN CELL PHONES USAGE	001-3010-530.30-41 001-3040-530.30-41 001-4010-540.30-41		11/2025 11/2025 11/2025 Total	642.34 85.38 180.76 1,937.65
05/07/2025	87663	515	WALMART	01571		001-2020-520.30-52		11/2025 Total	46.64 46.64
05/07/2025	87664	2592	WARRINGTON BUILDERS INC	2154	SVCS/222 W GLENWOOD AVE	001-2210-522.30-46		10/2025 Total	3,075.00 3,075.00
05/07/2025	87665	532	WRIGHT, GREGORY S	042925	REIMB/DINNER - CONFERENCE	001-2010-520.30-33		10/2025 Total	32.51 32.51
05/07/2025	87666	1220	XEROX CORPORATION	023377723	COPIER MAINT	001-2010-520.30-46		11/2025 Total	10.98 10.98
05/14/2025	87667	1909	ALAN TYE & ASSOCIATES,	250690	REPAIR SERVICES	001-3010-530.30-46		11/2025 Total	4,806.16 4,806.16
05/14/2025	87668	2689	AMAZON CAPITAL SERVICES	1KC9-CN31-CPWN 1P1Y-36G1-Y4FQ	OTHER	001-3040-530.30-52 001-3025-530.30-56		11/2025 11/2025 Total	41.63 36.63 78.26
05/14/2025	87669	98	APG MEDIA OF CHESAPEAKE	043025 043025 043025	ADVERTISING ADVERTISING ADVERTISING	001-1010-510.30-48 001-1150-511.30-48 001-1310-513.30-48		11/2025 11/2025 11/2025 Total	65.63 227.50 616.88 910.01
05/14/2025	87671	2806	BACKTOWN AUTOMOTIVE/ACC	3355 3362 3363	MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS	001-3025-530.30-56 001-3025-530.30-46 001-3025-530.30-46		11/2025 11/2025 11/2025 Total	115.00 1,504.07 115.00 1,734.07
05/14/2025	87672	3263	CAREFLEX LLC	2504-09343	APRIL 2025 SERVICES	001-0000-217.12-00		11/2025 Total	204.25 204.25
05/14/2025	87673	3079	CARROLL INDEPENDENT FUE	116792-1240705 116792-1240705 116792-1240705 116792-1240705 116792-1240705 116792-1240705 116792-1240705 116792-1240705 116792-1240705 116792-1240705		001-1400-514.30-55 001-2010-520.30-55 001-2020-520.30-55 001-2040-520.30-55 001-2210-522.30-55 001-2310-523.30-55 001-3010-530.30-55 001-3025-530.30-55 001-3040-530.30-55 001-3045-530.30-55 001-4010-540.30-55		10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 10/2025 Total	99.30 73.64 3,345.73 410.97 248.54 444.55 135.84 3,192.88 2,890.43 966.69 219.86 12,028.43
05/14/2025	87674	1059	CHOPTANK ELECTRIC COOPE	050225	STREET LIGHTS	001-3040-530.30-43		11/2025 Total	890.00 890.00

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05/14/2025	87683	179	EWING INC, PAUL T	534145	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	74.90
				534495	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		10/2025	199.95
				534496	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		10/2025	650.00
				534696	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	142.00
				535507	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		10/2025	357.00
				535508	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		10/2025	34.05
				535818		001-3040-530.30-52		11/2025	55.00
				535832		001-3045-530.30-37		11/2025	100.00
				535923	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025	89.90
				536299	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2025	89.00
Total									2,000.30
05/14/2025	87684	1982	FRED FREDERICK CHRYSLER	88952	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	448.80
							Total		448.80
05/14/2025	87685	2641	GANDER'S CAR WASH	320	POLICE VEHICLE SVCS	001-2010-520.30-46		11/2025	10.00
				320	POLICE VEHICLE SVCS	001-2020-520.30-46		11/2025	40.00
				Total					
05/14/2025	87686	2571	HILYARD'S BUSINESS SOLU	INV328187	COPIER MAINT	001-2220-522.30-46		10/2025	102.28
				INV328187	COPIER MAINT	001-4010-540.30-46		10/2025	102.28
				Total					
05/14/2025	87687	237	HOME PARAMOUNT PEST CON	7334126	PEST SVCS	001-1400-514.30-46		11/2025	33.00
							Total		33.00
05/14/2025	87688	239	HOPKINS SALES CO INC	496896	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	53.46
				496896	MISCELLANEOUS PRODUCTS	001-4010-540.30-52		10/2025	467.20
				497329		001-1400-514.30-52		10/2025	20.26
				497330		001-1400-514.30-52		10/2025	284.36
				497337	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	157.44
Total									982.72
05/14/2025	87689	239	HOPKINS SALES CO INC	496606		001-2110-521.30-52		10/2025	44.10
				497333		001-2110-521.30-52		10/2025	41.74
				497396		001-2110-521.30-52		10/2025	227.30
				497506		001-2110-521.30-52		10/2025	5.63
				497628		001-2110-521.30-52		10/2025	8.40
Total									64.56
Total									391.73
05/14/2025	87690	239	HOPKINS SALES CO INC	496650		001-2010-520.30-52		11/2025	190.17
							Total		190.17
05/14/2025	87694	278	LOWE'S	63185	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025	26.19
				71746	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	26.48
				71952	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		10/2025	109.60
				72191	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	43.48
				72957		001-1400-514.30-35		10/2025	326.04
				73244		001-3040-530.30-52		11/2025	114.80
				74196		001-4010-540.30-52		10/2025	10.43
				75621		001-1400-514.30-52		10/2025	21.81
				76160	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	21.33

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05/14/2025	87694	278	LOWE'S	76446	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		10/2025	25.97
				76550		001-4010-540.30-52		11/2025	197.56
				76696		001-1400-514.30-35		10/2025	71.23
				78284		001-3010-530.30-52		11/2025	18.70
				88886		001-4010-540.30-52		11/2025	801.28
				89737	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	56.96
				90306		001-1400-514.30-52		10/2025	15.92
				91127		001-1400-514.30-52		10/2025	9.94
				91523	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025	64.57
				92303		001-1400-514.30-50		10/2025	33.82
				92311		001-4010-540.30-46		11/2025	14.22
				93235	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		10/2025	18.79
				93784		001-1400-514.30-50		10/2025	19.67-
				93786		001-1400-514.30-50		10/2025	25.63
				94064		001-1400-514.30-52		10/2025	6.16-
				94354		001-4010-540.30-50		10/2025	76.46
				95055	MISCELLANEOUS PRODUCTS	001-3025-530.30-52		10/2025	75.05
				95575	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		10/2025	27.27
				95592		001-4010-540.30-46		11/2025	73.99
				98198	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		10/2025	132.96
				98479		001-1400-514.30-50		10/2025	45.09
05/14/2025				98698		001-4010-540.30-52		10/2025	53.97
				99792	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	7.11
							Total		2,520.82
	87695	3459	MANN, VALERIE J	042025	POLICE SERVICES	001-2010-520.30-34		11/2025	535.00
							Total		535.00
	87696	322	MARYLAND ENVIRONMENTAL	337788	4/16-30/25 WASTE SVCS	001-3025-530.30-34		11/2025	31,101.15
							Total		31,101.15
	87697	1489	MARYLAND INDUSTRIAL TRU	P18154		001-3025-530.30-56		11/2025	4,804.73
							Total		4,804.73
	87698	2533	MCI	041925		001-2010-520.30-41		11/2025	37.42
							Total		37.42
	87699	826	MR ROOTER MID-SHORE	55672	JETTED LINES	001-4010-540.30-34		10/2025	225.00
							Total		225.00
	87700	2963	NATIONAL HVAC SERVICE	SRVCE209352	SVCS @ FIRE DEPT	001-2110-521.30-46		11/2025	419.00
							Total		419.00
	87701	2404	NORTHEASTERN SUPPLY INC	4492812		001-3045-530.30-52		11/2025	40.30
							Total		40.30
	87702	3476	NUTHALL, SHAWN	050725	REIMB/HIST DIST TREE REVW	001-0000-341.01-00		11/2025	75.00
							Total		75.00
	87703	372	P & M HYDRAULICS INC	49171	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		10/2025	16.02
							Total		16.02
	87704	2109	PLUGGE, JESSICA H	050725	ANNUAL AWARDS CEREMONY	001-2010-520.10-26		11/2025	212.00

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05/14/2025	87706	9999999	PORTALS GAMES & COMICS	000203020	TAX REFUNDS	001-0000-201.00-00		Total	212.00

05/14/2025	87707	825 R C HOLLOWAY CO		536618	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		10/2025	53.00-
				536927		001-3025-530.30-56		10/2025	228.24
				536961		001-3040-530.30-56		10/2025	347.92-
				537365		001-3025-530.30-56		10/2025	8.88
				537530		001-3040-530.30-56		10/2025	186.51
				537566		001-3040-530.30-56		10/2025	389.88
				537647		001-3040-530.30-56		10/2025	186.51-
				537737		001-2110-521.30-56		10/2025	617.10
				537922		001-3025-530.30-56		11/2025	555.69
				537922		001-3040-530.30-56		11/2025	370.46
				538090		001-3025-530.30-56		11/2025	228.24
				538221		001-3025-530.30-56		11/2025	168.36
				538265		001-3040-530.30-56		11/2025	36.00-
Total									2,129.93

05/14/2025	87708	3005 RELIABLE CONCRETE SERVI	1751		CONCRETE SVCS	001-3045-530.30-34		11/2025	2,996.63
Total									2,996.63

05/14/2025	87709	448 SHERWIN-WILLIAMS CO, TH	4124-0			001-4010-540.30-52		10/2025	55.45
			4148-9			001-4010-540.30-50		10/2025	70.08
			4262-8			001-4010-540.30-46		10/2025	45.95
			4263-6			001-4010-540.30-46		10/2025	45.95
			4574-6			001-4010-540.30-46		10/2025	52.73
			4850-0			001-4010-540.30-46		10/2025	45.95
			5108-2			001-2010-520.30-50		11/2025	60.43
			8296-0			001-1400-514.30-50		10/2025	19.03
			8883-5			001-1400-514.30-50		10/2025	89.78
			9216-7			001-6000-560.30-52	ED2501	10/2025	18.44
			9468-4			001-4010-540.30-46		11/2025	28.88
			9469-2			001-4010-540.30-46		11/2025	11.89
Total									544.56

05/14/2025	87710	493 SHORE DISTRIBUTORS INC	S101097797.001			001-3010-530.30-50		11/2025	49.95
Total									49.95

05/14/2025	87712	2513 SITEONE LANDSCAPE SUPPL	151518650-001		MISCELLANEOUS PRODUCTS	001-3045-530.30-52		10/2025	1,419.26
			151572909-001			001-4010-540.30-46		10/2025	136.87
			151575740-001			001-4010-540.30-46		10/2025	68.44
			151603020-001			001-4010-540.30-52		10/2025	54.99
			151752437-001			001-4010-540.30-46		11/2025	278.70
			151817712-001		MISCELLANEOUS PRODUCTS	001-4010-540.30-52		10/2025	77.73
			151845208-001		MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	28.74
			151864828-001		MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	238.98
			152035336-001			001-4010-540.30-46		11/2025	57.00-
			152093444-001			001-3040-530.30-52		11/2025	115.99
			152213095-001		MISCELLANEOUS PRODUCTS	001-3040-530.30-52		10/2025	83.86
			152447758-001			001-3040-530.30-52		11/2025	85.20
			152484101-001			001-4010-540.30-46		10/2025	3.10

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05/14/2025	87712	2513	SITEONE LANDSCAPE	SUPPL 152534567-001 152598789-001 152605683-001 152725884-001 152839895-0011	MISCELLANEOUS PRODUCTS	001-4010-540.30-46 001-3040-530.30-52 001-4010-540.30-46 001-4010-540.30-46 001-3040-530.30-52		10/2025 11/2025 11/2025 11/2025 11/2025 Total	9.70 885.04 119.49 48.10 233.20 3,830.39
05/14/2025	87713	461	SPURRY'S TIRE SERVICE	I 129901 130099 131464	MISCELLANEOUS PRODUCTS	001-3040-530.30-56 001-3040-530.30-56 001-3040-530.30-56		11/2025 10/2025 11/2025 Total	517.36 35.00 299.60 851.96
05/14/2025	87714	1565	STAPLES	6030104720 6030104721 6030104722 6030104723 6030104723 6030104723	OTHER OTHER OTHER OTHER OTHER OTHER	001-1200-512.30-51 001-2210-522.30-51 001-2010-520.30-52 001-1200-512.30-51 001-1310-513.30-51 001-2210-522.30-51		11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 Total	51.38 216.35 184.37 121.25 39.49 79.60 692.44
05/14/2025	87715	2263	TRACTOR SUPPLY CREDIT	P 508902 508947		001-4010-540.30-46 001-4010-540.30-46		11/2025 11/2025 Total	69.98 79.99 149.97
05/14/2025	87716	2067	UTILITY EASTERN SHORE	T UP1003 UP1152	MISCELLANEOUS PRODUCTS	001-3040-530.30-56 001-3040-530.30-56		11/2025 11/2025 Total	162.70 68.45 231.15
05/14/2025	87717	2251	VERIZON	041525 041525A		001-2010-520.30-41 001-2010-520.30-41		11/2025 11/2025 Total	51.37 109.44 160.81
05/14/2025	87718	714	VERIZON WIRELESS	6111723046	POLICE CELL PHONE SVCS	001-2010-520.30-41		11/2025 Total	4,623.05 4,623.05
05/14/2025	87719	2536	VFIS	44921132	FIRE DEPT VEHICLE INS	001-2110-521.30-38		11/2025 Total	1,902.00 1,902.00
05/14/2025	87720	1810	VULCAN CONSTRUCTION	MAT 3123140 3296991	STONE	001-3040-530.30-52 001-3040-530.30-52		11/2025 11/2025 Total	1,670.53 425.98 2,096.51
05/21/2025	87722	2292	A-1 SANITATION SERVICE	463104	SERVICES	001-2020-520.30-44		11/2025 Total	119.00 119.00
05/21/2025	87723	2923	ACME AUTO LEASING	LLC 25050049 25050052	POLICE VEHICLE LEASES POLICE VEHICLE LEASES	001-2040-520.30-44 001-2040-520.30-44		11/2025 11/2025 Total	625.00 1,520.00 2,145.00
05/21/2025	87724	2689	AMAZON CAPITAL SERVICES	1RHL-LF7R-317X 1WND-XVF9-YQ7Y	OTHER OTHER	001-1070-510.30-34 001-2310-523.30-35		11/2025 11/2025 Total	94.87 149.99 244.86

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05/21/2025	87725	3259	AMAZON WEB SERVICES INC	2138313809	APRIL 2025 SERVICES	001-1070-510.30-34		11/2025 Total	1,285.62 1,285.62
05/21/2025	87727	1584	ATLANTIC TACTICAL	SI-80846545	OTHER	001-2040-520.30-52		11/2025 Total	3,421.35 3,421.35
05/21/2025	87728	1972	AUTOZONE INC	01835412443	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025 Total	9.21 9.21
05/21/2025	87729	2060	BESTCO UA	051525	JUNE 2025 RETIREE INS	001-7020-570.10-23		11/2025 Total	16,095.96 16,095.96
05/21/2025	87730	59	BRAMBLE INC, DAVID A	33598	ASPHALT PATCH	001-3040-530.30-52		11/2025 Total	470.10 470.10
05/21/2025	87731	2704	BURKE EQUIPMENT COMPANY	FEL-1022195	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025 Total	602.09 602.09
05/21/2025	87732	6	CARTER MACHINERY COMPAN	6076518 6083278 6093904	MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS	001-3040-530.30-56 001-3040-530.30-56 001-3040-530.30-56		11/2025 11/2025 11/2025 Total	461.74 835.85 216.97 1,514.56
05/21/2025	87733	1522	CHANEY ENTERPRISES	10023841 10024434 10024667	CONCRETE CONCRETE CONCRETE	001-3040-530.30-52 001-3040-530.30-52 001-3040-530.30-52		11/2025 11/2025 11/2025 Total	1,973.87 1,486.66 1,486.66 4,947.19
05/21/2025	87734	81	CHANNEL MARKER INC	6277 6358	POLICE SERVICES POLICE SERVICES	001-2010-520.30-31 001-2010-520.30-31		11/2025 11/2025 Total	2,400.00 800.00 3,200.00
05/21/2025	87735	2735	CHOPTANK SUPPLY INC	2504-090392	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2025 Total	3.79 3.79
05/21/2025	87736	1603	CINTAS FIRST AID & SAFE	5267525505	SUPPLIES/EASTON POLICE	001-2010-520.30-52		11/2025 Total	155.05 155.05
05/21/2025	87737	2936	CIVIC PLUS LLC	335256	APR 25 MINUTES/CLOSE CAP	001-1050-510.30-46		11/2025 Total	58.31 58.31
05/21/2025	87738	1393	CRW FLAGS INC	2542906 2543096	GOLD INDOOR EAGLE OTHER	001-1010-510.30-52 001-3040-530.30-52		11/2025 11/2025 Total	45.02 710.94 755.96
05/21/2025	87739	1224	DEAN'S JANITORIAL SERVI	25111 25151 25170 25170	APR '25 MO. JANITOR SVCS MONTHLY SERVICES MONTHLY SERVICES MONTHLY SERVICES	001-4010-540.30-34 001-3010-530.30-34 001-1400-514.30-34 001-6000-560.30-34	ED2501	11/2025 11/2025 11/2025 11/2025 Total	2,545.91 580.80 965.00 520.00 4,611.71
05/21/2025	87740	129	DEPENDABLE SSR LLC	2291	BRUSH DISPOSAL	001-3045-530.30-34		11/2025 Total	61.19 61.19

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/21/2025	87741	3422	DIEM, LAURA	052025	TOE PETTY CASH	001-1070-510.30-35		11/2025	42.39
				052025	TOE PETTY CASH	001-1150-511.30-52		11/2025	50.00
				052025	TOE PETTY CASH	001-1400-514.30-49		11/2025	15.87
				052025	TOE PETTY CASH	001-2210-522.30-55		11/2025	40.00
				052025	TOE PETTY CASH	001-2310-523.30-49		11/2025	600.00
							Total		748.26
05/21/2025	87742	191	DPSCS- - ITCD	AB5-04-324	POLICE SERVICES	001-2010-520.30-46		11/2025	14.00
				AB5-04-324	POLICE SERVICES	001-2020-520.30-46		11/2025	7.00
							Total		21.00
05/21/2025	87745	2680	EASTERN SHORE AUTO PART	554780	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	80.79
				554921	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	21.30
				554976	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	66.56
				555004	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	8.18
				555007	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	13.16
				555118	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	10.75
				555148	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	15.10
				555499	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	35.23
				555537	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	88.56
				555630	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	11.10
				555640	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	152.69
				555674	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	101.22
				555750	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	15.00
				555839	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	11.12
				556118	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	18.44
				556196	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	30.42
				556221	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	5.33
				556316	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	23.58
				556355	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	22.98
				556709	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	9.79
				556767	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	58.96
				556796	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	13.26
				556799	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	29.87
				556800		001-2020-520.30-56		11/2025	218.28
				556802	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	36.75
				556806	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	49.00
				556812		001-3025-530.30-56		11/2025	29.87-
				556815	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	23.39
				556826		001-3040-530.30-56		11/2025	100.48-
				556964	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	11.22
				556985	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	9.46
				557092	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	26.37
				557148	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	14.04
				557265	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	7.00
				557268	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	35.94
				557304	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	120.05
				557376	MISCELLANEOUS PRODUCTS	001-3025-530.30-52		11/2025	113.33
				Total				1,377.87	
05/21/2025	87747	162	EASTON HARDWARE INC	308646		001-3040-530.30-52		11/2025	9.90-
				309087	MISCELLANEOUS PRODUCTS	001-3025-530.30-56		11/2025	13.50
				309468		001-1400-514.30-52		11/2025	9.00

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05/21/2025	87747	162	EASTON HARDWARE INC	309547		001-3040-530.30-52		11/2025	6.84
				309646		001-4010-540.30-52		11/2025	10.80
				310070	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025	7.38
				310206		001-1400-514.30-52		11/2025	4.14
				310830	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	4.99
				311001	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025	18.00
				311718		001-6000-560.30-52	ED2501	11/2025	10.80
				311762		001-6000-560.30-52	ED2501	11/2025	27.00
				312028		001-2110-521.30-50		11/2025	18.27
				312484		001-1400-514.30-52		11/2025	13.50
				312645	MISCELLANEOUS PRODUCTS	001-3045-530.30-52		11/2025	18.00
				312676	MISCELLANEOUS PRODUCTS	001-3040-530.30-56		11/2025	4.14
				313048		001-1400-514.30-52		11/2025	3.87
				313083		001-4010-540.30-52	23-78	11/2025	7.02
							Total		167.35
05/21/2025	87748	171	EASTON VOL FIRE DEPT IN	050225	REIMB/ZOOM PHONE SVCS	001-2110-521.30-41		11/2025	146.24
							Total		146.24
05/21/2025	87749	2952	ELECTRICAL AUTOMATION S	208847	REPAIRS	001-2010-520.30-46		11/2025	560.00
							Total		560.00
05/21/2025	87750	1475	ENNIS-FLINT INC	290001	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025	3,294.78
							Total		3,294.78
05/21/2025	87752	3290	FLORES & ASSOCIATES	718105	MAY '25 ADMIN RETIREE HRA	001-7020-570.10-23		11/2025	100.00
							Total		100.00
05/21/2025	87753	3420	GIPE ASSOCIATES INC	43804	HOSPITAL/REV & CONST INSP	001-2210-522.30-34	ED1003	11/2025	4,030.00
							Total		4,030.00
05/21/2025	87754	1751	GMAN EMBLEM LLC	17170	MISC UNIFORM ITEMS	001-2040-520.30-37		11/2025	750.00
							Total		750.00
05/21/2025	87755	514	GRAINGER	9489287806	MISCELLANEOUS PRODUCTS	001-3025-530.30-52		11/2025	12.56
							Total		12.56
05/21/2025	87756	3173	GRANT COUNTY MULCH	137837	MULCH	001-3040-530.30-52		11/2025	180.00
							Total		180.00
05/21/2025	87757	3121	GRIFFITH ENERGY SVCS IN	2543	CARDLOCK INVOICE	001-2110-521.30-55		11/2025	441.87
				901415	FUEL/FIRE HOUSE	001-2110-521.30-55		11/2025	1,690.34
							Total		2,132.21
05/21/2025	87758	226	HEALTH ENHANCEMENT CENT	63166	POLICE SERVICES	001-2010-520.30-31		11/2025	100.00
							Total		100.00
05/21/2025	87759	2063	HERTRICH FORD OF EASTON	5057298		001-2020-520.30-56		11/2025	148.54
				5057362		001-2020-520.30-56		11/2025	770.94
				5057363		001-2020-520.30-56		11/2025	604.00
				5057430		001-2110-521.30-56		11/2025	45.88
				5057431		001-2110-521.30-56		11/2025	45.88-
				5057447		001-2110-521.30-56		11/2025	45.88

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05/21/2025	87759	2063	HERTRICH FORD OF EASTON	5057523 6115054 6115608	MISCELLANEOUS PRODUCTS	001-2020-520.30-56 001-3040-530.30-56 001-4010-540.30-46		11/2025 11/2025 11/2025 Total	34.74 216.25 394.90 2,215.25
05/21/2025	87760	2063	HERTRICH FORD OF EASTON	5057315 6115186 6115421 6115796 6115924	REPAIRS - POLICE VEHICLES REPAIRS - POLICE VEHICLES REPAIRS - POLICE VEHICLES	001-2020-520.30-56 001-2020-520.30-56 001-2020-520.30-56 001-2020-520.30-56 001-2020-520.30-56		11/2025 11/2025 11/2025 11/2025 11/2025 Total	70.00- 4,502.52 4,155.44 844.72 314.87 9,747.55
05/21/2025	87761	237	HOME PARAMOUNT PEST CON	7290014	MONTHLY PEST SVCS	001-1400-514.30-46		11/2025 Total	33.00 33.00
05/21/2025	87762	3477	HUBBARD, JANET	051525	REIMB. TIRE	001-2310-523.30-49	19-38	11/2025 Total	436.27 436.27
05/21/2025	87763	2982	INSIGHT PUBLIC SECTOR I	1101269133	OTHER	001-1070-510.30-34		11/2025 Total	1,245.74 1,245.74
05/21/2025	87764	2609	IRVIN HAYES PLUMBING &	050225	MOTON PK BATHROOM REPAIRS	001-4010-540.30-46		11/2025 Total	857.04 857.04
05/21/2025	87765	9999999	JEFFREY MCNEAL	000117884	TAX REFUNDS	001-0000-201.00-00		11/2025 Total	99.80 99.80
05/21/2025	87766	9999999	JEFFREY MCNEAL	000117886	TAX REFUNDS	001-0000-201.00-00		11/2025 Total	68.31 68.31
05/21/2025	87767	262	KEY ONE INC	S120797	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025 Total	10.45 10.45
05/21/2025	87768	269	LASER LETTERS INC	71253	BUSINESS CARDS	001-1310-513.30-47		11/2025 Total	289.00 289.00
05/21/2025	87769	1184	LAWMEN SUPPLY CO OF NEW	INV25-41147	OTHER	001-2020-520.30-33		11/2025 Total	346.08 346.08
05/21/2025	87770	274	LIVINGSTON SEPTIC SERVI	8050 8279 8280	SERVICES SERVICES SERVICES	001-2310-523.30-34 001-2310-523.30-34 001-2310-523.30-34		11/2025 11/2025 11/2025 Total	1,496.25 315.00 2,800.00 4,611.25
05/21/2025	87771	3459	MANN, VALERIE J	050325	POLICE SERVICES	001-2010-520.30-34		11/2025 Total	535.00 535.00
05/21/2025	87772	2478	MES SERVICE CO LLC	IN2250766		001-2020-520.30-37		11/2025 Total	1,811.12 1,811.12
05/21/2025	87773	333	MID-ATLANTIC TRUCK & EQ	PSO035286-1 PSO035392-1 PSO035579-1	MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS	001-3040-530.30-56 001-3025-530.30-56 001-3040-530.30-56		11/2025 11/2025 11/2025	302.48 863.11 867.21

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/21/2025	87773	333	MID-ATLANTIC TRUCK & EQ	PSO035581-1 PSO036245-1 PSO036669-1	MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS MISCELLANEOUS PRODUCTS	001-3040-530.30-56 001-3025-530.30-56 001-3025-530.30-56		11/2025 11/2025 11/2025 Total	204.75 218.87 412.32 2,868.74
05/21/2025	87775	2192	NORTHERN SAFETY CO INC	906874652 906874652 906874652	GLOVES & MISC GLOVES & MISC GLOVES & MISC	001-3025-530.30-52 001-3040-530.30-52 001-3045-530.30-52		11/2025 11/2025 11/2025 Total	256.84 256.84 256.84 770.52
05/21/2025	87776	2159	PATRIOT FIRE LLC	5938	LIGHTS/ENGINE 68	001-2110-521.30-56		11/2025 Total	1,024.28 1,024.28
05/21/2025	87777	2118	PLUGGE, JESSICA PETTY C	051625 051625 051625	EPD PETTY CASH EPD PETTY CASH EPD PETTY CASH	001-2020-520.30-40 001-2020-520.30-50 001-2040-520.30-40		11/2025 11/2025 11/2025 Total	38.97 12.69 29.00 80.66
05/21/2025	87778	3479	RECON LAWN CARE	619	APR '25 GRASS CUTTING SVC	001-3040-530.30-34		11/2025 Total	17,880.00 17,880.00
05/21/2025	87779	3166	REDYREF	50041	PARKING PROCESSING FEES	001-1070-510.30-34		11/2025 Total	25.75 25.75
05/21/2025	87780	3005	RELIABLE CONCRETE SERVI	1756	CONCRETE SVCS	001-3045-530.30-34		11/2025 Total	19,394.00 19,394.00
05/21/2025	87782	426	ROBIN'S NEST FLORAL & G	321323 321781	DISHGARDEN GIFT BASKET	001-2010-520.30-49 001-2010-520.30-49		11/2025 11/2025 Total	50.00 50.00 100.00
05/21/2025	87783	3324	SAFEHOUSE LLC	48044	INSTALL LOW VOLT CABLING	001-3010-530.30-46		11/2025 Total	19,722.21 19,722.21
05/21/2025	87784	2260	SCREEN ID	INVC107672	SERVICES	001-2010-520.30-31		11/2025 Total	22.75 22.75
05/21/2025	87785	1085	SHANNON-BAUM SIGNS INC	250003-IN	MISCELLANEOUS PRODUCTS	001-3040-530.30-52		11/2025 Total	288.00 288.00
05/21/2025	87786	1029	SHORE JANITORIAL SERVIC	0174	APRIL 2025 SERVICES	001-2010-520.30-34		11/2025 Total	3,200.00 3,200.00
05/21/2025	87787	3436	SUMTER LOCAL GOVERNMENT	1445	SERVICES	001-1075-510.30-34		11/2025 Total	9,275.47 9,275.47
05/21/2025	87788	1390	SUPERION LLC	436873	MAINTENANCE	001-1200-512.30-34		11/2025 Total	14,920.26 14,920.26
05/21/2025	87789	2998	TALBOT COUNTY REPURPOSI	25-11965 25-11965	DISPOSE CONCRETE,DIRT DISPOSE CONCRETE,DIRT	001-3040-530.30-34 001-3045-530.30-34		11/2025 11/2025 Total	1,140.00 1,140.00 2,280.00

CHECK DATE	CHECK NUMBER	CHECK VENDOR	CHECK NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/21/2025	87790	2445	TMDE CALIBRATION LABS I	53639	POLICE SERVICES	001-2020-520.30-46		11/2025 Total	940.00 940.00
05/21/2025	87791	726	TRANS UNION LLC	04504744	POLICE SERVICES	001-2010-520.30-31		11/2025 Total	121.08 121.08
05/21/2025	87792	2251	VERIZON	050125 050125 050125 050125		001-1200-512.30-41 001-2010-520.30-41 001-2210-522.30-41 001-3010-530.30-41		11/2025 11/2025 11/2025 11/2025 Total	202.77 71.09 74.98 68.93 417.77
05/21/2025	87793	2423	VERIZON BUSINESS	66774322		001-2010-520.30-41		11/2025 Total	2.62 2.62
05/21/2025	87794	1220	XEROX CORPORATION	023432642 023432643 023432644 023432645 023432659	COPIER MAINT COPIER MAINT COPIER MAINT COPIER MAINT COPIER MAINT	001-1200-512.30-46 001-1310-513.30-46 001-2210-522.30-46 001-2010-520.30-46 001-2310-523.30-46		11/2025 11/2025 11/2025 11/2025 11/2025 Total	279.45 206.46 196.68 153.14 218.73 1,054.46
05/21/2025	87795	918	ZEP SALES & SERVICE	9011125528	ZEP O SHINE	001-2110-521.30-52		11/2025 Total	482.48 482.48
05/28/2025	87796	1485	ALTEC INDUSTRIES INC	12987902		001-3025-530.30-56		11/2025 Total	95.78 95.78
05/28/2025	87797	2689	AMAZON CAPITAL SERVICES	1DLY-M96F-YFYG 1FGC-MY9M-DWVF 1GLC-JGKG-FYQV 1JT4-G3YG-F93R 1NT1-4N3R-1H3N 1NT1-4N3R-1H3N 1TMW-NWX4-79RX 1YWX-J4LP-WTJ3 147N-4RFT-3WGW	OTHER OTHER OTHER OTHER OTHER OTHER OTHER OTHER	001-1070-510.30-34 001-2020-520.30-37 001-2020-520.30-37 001-2020-520.30-37 001-1400-514.30-52 001-2110-521.30-52 001-3025-530.30-56 001-2020-520.30-37 001-1400-514.30-50		11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 Total	943.95 26.99- 26.99- 26.99- 97.81 59.70 125.00 284.54 249.99 1,680.02
05/28/2025	87798	1094	AMERICAN TRAFFIC SAFETY	INV124143P3Y9B8	INSTRUCTOR MEMBERSHIP	001-3010-530.30-54		11/2025 Total	200.00 200.00
05/28/2025	87799	1584	ATLANTIC TACTICAL	SI-80847508	OTHER	001-2040-520.30-52		11/2025 Total	409.14 409.14
05/28/2025	87800	1575	B&H PHOTO-VIDEO	234079569 234079569	OTHER OTHER	001-2210-522.30-35 001-2210-522.30-51		11/2025 11/2025 Total	323.32 114.77 438.09
05/28/2025	87801	3419	BECKER MORGAN GROUP INC	2024213.00-4	HOSPITAL/CONSTR DOCUMENTS	001-2210-522.30-34	ED1003	11/2025 Total	12,069.30 12,069.30
05/28/2025	87802	1603	CINTAS FIRST AID & SAFE	5268361008	1ST AID SUPPLIES	001-3025-530.30-52		11/2025	51.53

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05/28/2025	87802	1603	CINTAS FIRST AID & SAFE	5268361008	1ST AID SUPPLIES	001-3040-530.30-52		11/2025	51.54
				5268361008	1ST AID SUPPLIES	001-3045-530.30-52		11/2025	51.53
								Total	154.60
05/28/2025	87803	1929	CONSUMER PROTECTION DIV	052025	HOME BLDR FUNDS/APR 2025	001-0000-201.03-00		11/2025	500.00
								Total	500.00
05/28/2025	87804	994	DICARLO PRECISION INSTR	533587-IN-FYQV	MAINT CARTRIDGE	001-1310-513.30-52		11/2025	128.83
								Total	128.83
05/28/2025	87805	2970	DYNAMIC DIESEL LLC	1839	REPAIRS - ENGINE 63	001-2110-521.30-56		11/2025	562.50
				3552	REPAIRS - ENGINE 63	001-2110-521.30-56		11/2025	355.00
								Total	917.50
05/28/2025	87806	3429	EAST COAST EMERGENCY LI	49888	HEADLIGHT MOUNT ENG 68	001-2110-521.30-56		11/2025	41.28
								Total	41.28
05/28/2025	87807	9999999	EASTON DERMATOLOGY ASSO	000200772	TAX REFUNDS	001-0000-201.00-00		11/2025	698.62
								Total	698.62
05/28/2025	87808	170	EASTON UTILITIES	051225		001-2110-521.30-43		11/2025	1,038.14
				051225		001-2310-523.30-43		11/2025	96.50
				051225		001-4010-540.30-43		11/2025	1,579.56
								Total	2,714.20
05/28/2025	87809	181	EWING DIETZ FOUNTAIN &	357	RETAINER/LEGAL SVCS	001-1010-510.30-31		11/2025	5,125.50
				357	RETAINER/LEGAL SVCS	001-1050-510.30-31		11/2025	492.00
				357	RETAINER/LEGAL SVCS	001-1060-510.30-31		11/2025	943.00
				357	RETAINER/LEGAL SVCS	001-1150-511.30-31		11/2025	369.00
				357	RETAINER/LEGAL SVCS	001-1200-512.30-31		11/2025	82.00
				357	RETAINER/LEGAL SVCS	001-1310-513.30-31		11/2025	2,678.50
				357	RETAINER/LEGAL SVCS	001-2310-523.30-31		11/2025	1,713.00
				357	RETAINER/LEGAL SVCS	001-6000-560.30-31		11/2025	41.00
								Total	11,444.00
05/28/2025	87810	2228	FIRST STATE INSPECTION	304787	MONTHLY INSPECTION SVCS	001-2210-522.30-34		11/2025	3,650.00
								Total	3,650.00
05/28/2025	87811	1614	GAME TIME	PJI-0264888	PLAYGROUND INSP/IDLEWILD	001-4010-540.30-34		11/2025	766.00
								Total	766.00
05/28/2025	87812	3173	GRANT COUNTY MULCH	140554	MULCH	001-3040-530.30-52		11/2025	180.00
								Total	180.00
05/28/2025	87814	258	JONES PEST CONTROL	1712	MONTHLY PEST SVCS	001-2110-521.30-46		11/2025	225.00
				1713	MONTHLY PEST SVCS	001-2110-521.30-46		11/2025	150.00
								Total	375.00
05/28/2025	87815	2248	MARSHALL PROPERTY MANAG	435537	MOWING SERVICES	001-2220-522.30-34		11/2025	55.00
				435791	MOWING SERVICES	001-2220-522.30-34		11/2025	55.00
				435792	MOWING SERVICES	001-2220-522.30-34		11/2025	55.00
				435793	MOWING SERVICES	001-2220-522.30-34		11/2025	55.00
				435892	MOWING SERVICES	001-2220-522.30-34		11/2025	55.00

CHECK DATE	CHECK NUMBER	CHECK VENDOR	CHECK NAME	CHECK INVOICE	CHECK DESCRIPTION	CHECK G/L NUMBER	CHECK PROJECT	CHECK YEAR	CHECK AMOUNT
05/28/2025	87815	2248	MARSHALL PROPERTY MANAG	435974	MOWING SERVICES	001-2220-522.30-34		11/2025 Total	110.00 385.00
05/28/2025	87816	2248	MARSHALL PROPERTY MANAG	434916	MOWING SERVICES	001-3040-530.30-34		11/2025 Total	940.00 940.00
05/28/2025	87817	322	MARYLAND ENVIRONMENTAL	337853 617398	5/1-15/25 WASTE SVCS 5/1-15/25 WASTE SVCS	001-3025-530.30-34 001-3025-530.30-34		11/2025 11/2025 Total	30,957.80 358.40 31,316.20
05/28/2025	87818	2963	NATIONAL HVAC SERVICE	SRVCE210921	REPAIRS	001-2010-520.30-46		11/2025 Total	263.27 263.27
05/28/2025	87819	1276	ORELLANA, MILTON	052125	REIMB/MEALS - TRAINING	001-2040-520.30-40		11/2025 Total	29.41 29.41
05/28/2025	87820	389	PIERSON COMFORT GROUP L	QB09254 QB09255	SVCS/N EASTON SPORTS PK SVCS/MOTON PK	001-4010-540.30-44 001-4010-540.30-44		11/2025 11/2025 Total	285.00 260.00 545.00
05/28/2025	87821	2216	QUADIENT LEASING USA IN	Q1854902	QUARTERLY LEASE PYMT	001-1200-512.30-46		11/2025 Total	479.97 479.97
05/28/2025	87822	411	QUILL CORPORATION	43841824 43862496	OTHER OTHER	001-2020-520.30-52 001-2040-520.30-52		11/2025 11/2025 Total	438.80 224.94 663.74
05/28/2025	87823	3166	REDYREF	50081	ANNUAL SUBSCRIPTION	001-1070-510.30-54		11/2025 Total	2,196.00 2,196.00
05/28/2025	87825	3190	S&B LANDSCAPING LLC	INV0178 INV0180	MOWING SERVICES MOWING SERVICES	001-2220-522.30-34 001-2220-522.30-34		11/2025 11/2025 Total	300.00 55.00 355.00
05/28/2025	87826	9999999	THREE RAVENS INVESTMENT	000200948	TAX REFUNDS	001-0000-201.00-00		11/2025 Total	609.05 609.05
05/28/2025	87827	2614	UNIFIRST CORPORATION	1430179889 1430179903 1430179903 1430179910 1430179916 1430180030 1430180030 1430180030 1430180030	PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS PUBLIC WKS DEPT UNIFORMS	001-3025-530.30-36 001-3010-530.30-36 001-3010-530.30-46 001-3040-530.30-36 001-3010-530.30-36 001-3025-530.30-36 001-3040-530.30-36 001-3045-530.30-36	11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 Total	115.86 38.85 6.30 118.12 29.29 30.28 112.67 56.57 24.02 531.96	
05/28/2025	87828	513	VICTOR STANLEY LLC	SI58108	OTHER	001-4010-540.30-52		11/2025 Total	377.00 377.00

180 Checks ** Fund Total 867,593.51

TOWN OF EASTON
CHECK REGISTER BY FUND

CHECK DATE	CHECK NUMBER	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/14/2025	87680	170 EASTON UTILITIES	042825		120-5000-550.30-43	TC1704	11/2025 Total	60.23 60.23
05/21/2025	87781	3478 RIGHT CHOICE PLUMBING &	1939	SVCS @ 300 HOPKINS PL	120-5000-550.30-34	TC0601	11/2025 Total	4,275.00 4,275.00
05/28/2025	87809	181 EWING DIETZ FOUNTAIN &	357	RETAINER/LEGAL SVCS	120-5000-550.30-31	TC0601	11/2025 Total	451.00 451.00
				3 Checks	** Fund Total			4,786.23

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/07/2025	87640	3400	BRIDGES LAND MANAGEMENT	2204	TOPSOIL	390-2310-523.60-63	ARP008	11/2025 Total	600.00 600.00
05/07/2025	87646	3415	GARDNER AIA LLC, PAMELA	042925	SVCS/WELCOME CTR	390-1400-514.60-62	20-04	11/2025 Total	2,650.00 2,650.00
05/07/2025	87653	3005	RELIABLE CONCRETE SERVI	1750	CONCRETE SVCS	390-2310-523.60-63	19-38	11/2025 Total	4,394.00 4,394.00
05/07/2025	87655	2879	SCHUSTER CONCRETE READY	634244	CONCRETE	390-2310-523.60-63	19-38	11/2025 Total	1,722.50 1,722.50
05/14/2025	87677	146	E D SUPPLY CO INC	6675-1431808 6675-1432596		390-2310-523.60-63 390-2310-523.60-63	19-38 19-38	11/2025 11/2025 Total	304.05 135.50 439.55
05/14/2025	87683	179	EWING INC, PAUL T	534404		390-2310-523.60-63	21-19	10/2025 Total	449.50 449.50
05/14/2025	87694	278	LOWE'S	70636 71805 72021 72182 72341 72365 91326 92625 95432 95541 95792 96190 96277 96301		390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-4010-540.60-63 390-4010-540.60-63 390-2310-523.60-63 390-4010-540.60-63 390-2310-523.60-63 390-4010-540.60-63	19-38 23-34 23-34 23-34 23-34 23-34 19-38 23-34 23-34 23-34 19-38 23-78 23-34 23-34	10/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 11/2025 10/2025 10/2025 10/2025 11/2025 11/2025 10/2025 Total	7.32 72.56 25.50 11.36 16.02- 2.55 26.07 71.79 24.83 7.56 9.78 7.77- 32.59 30.15 298.27
05/14/2025	87701	2404	NORTHEASTERN SUPPLY INC	4488662 4489972 4491176		390-4010-540.60-63 390-4010-540.60-63 390-4010-540.60-63	23-78 23-78 23-78	10/2025 10/2025 10/2025 Total	280.35 29.05 61.20- 248.20
05/14/2025	87705	3475	POROUS TECHNOLOGIES LLC	INV2394	PAVER GUIDE	390-2310-523.60-63	19-38	11/2025 Total	254.34 254.34
05/14/2025	87712	2513	SITEONE LANDSCAPE SUPPL	152341269-001 152423381-001		390-2310-523.60-63 390-2310-523.60-63	19-38 19-38	11/2025 11/2025 Total	54.83 8.89- 45.94
05/14/2025	87720	1810	VULCAN CONSTRUCTION MAT	3183611 3183732 3241656 3241683	STONE STONE STONE STONE	390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63 390-2310-523.60-63	19-38 19-38 19-38 19-38	11/2025 11/2025 11/2025 11/2025 Total	453.88 441.72 406.80 416.85 1,719.25

CHECK DATE	CHECK NUMBER	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/14/2025	87721	2102	RETAILLACK & SONS INC	050525	HARRISON ST STORM DRAIN	390-2310-523.60-63	ARP011	11/2025 Total	137,821.82 137,821.82
05/21/2025	87726	2503	APPLE INC	MB69163762 MB71682758	OTHER OTHER	390-1070-510.60-64 390-1070-510.60-64		11/2025 11/2025 Total	3,738.00 2,018.00 5,756.00
05/21/2025	87747	162	EASTON HARDWARE INC	308902		390-2310-523.60-63	19-38	11/2025 Total	44.96 44.96
05/21/2025	87751	2327	FIRE CHASERS FIRE EQUIP	14333	COATS/PANTS TURN OUT GEAR	390-2110-521.60-64	25-18	11/2025 Total	32,892.47 32,892.47
05/21/2025	87774	124	NEW BRICK & TILE CO	1459353 1459686		390-2310-523.60-63 390-2310-523.60-63	19-38 19-38	11/2025 11/2025 Total	537.08 537.08 1,074.16
05/21/2025	87789	2998	TALBOT COUNTY REPURPOSI	25-11965	DISPOSE CONCRETE,DIRT	390-2310-523.60-63	21-19	11/2025 Total	220.00 220.00
05/28/2025	87797	2689	AMAZON CAPITAL SERVICES	147N-4RFT-3WGW	OTHER	390-1400-514.60-62	20-04	11/2025 Total	249.99 249.99
05/28/2025	87824	2102	RETAILLACK & SONS INC	6	HARRISON ST STORM DRAIN	390-2310-523.60-63	ARP011	11/2025 Total	69,872.71 69,872.71
19 Checks ** Fund Total									260,753.66

TOWN OF EASTON
CHECK REGISTER BY FUND

Prepared: 05/28/2025, 15:09:42
Program: GMI79L
Bank: 00 SHORE UNITED BANK

CHECK DATE	CHECK NUMBER	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
05/14/2025	87670	801 ARNESEN	TERMITE/PEST CO 104050	PEST SVCS - DIST CT GLDG	601-6000-560.30-46	EDMY01	11/2025 Total	70.00 70.00
05/14/2025	87680	170 EASTON	UTILITIES		601-6000-560.30-43	EDMY01	10/2025 Total	1,516.94 1,516.94
05/21/2025	87780	3005 RELIABLE	CONCRETE SERVI 1757	CONCRETE SVCS	601-6000-560.30-46	EDMY01	11/2025 Total	4,306.25 4,306.25
05/28/2025	87813	2609 IRVIN HAYES	PLUMBING & 041625	REPAIRS/DISTRICT CT BLDG	601-6000-560.30-46	EDMY01	11/2025 Total	1,015.24 1,015.24
05/28/2025	87829	3465 WATER	TESTING LABS OF M 3850	WATER TESTING SERVICES	601-6000-560.30-46	EDMY01	11/2025 Total	705.00 705.00
				5 Checks	** Fund Total			7,613.43
				207 Checks	*** Bank Total			1,140,746.83
				207 Checks	**** Grand Total			1,140,746.83

BANK		NAME		FUND	AMOUNT
00		SHORE UNITED BANK			
				001 GENERAL FUND	867,593.51
				120 CDBG	4,786.23
				390 CAPITAL EQUIPMENT FUND	260,753.66
				601 LAND ENTERPRISE	7,613.43
				Total	1,140,746.83 *
				Grand Total	1,140,746.83 *