



Town Council AGENDA

Monday, June 16, 2025 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

4:30 PM Campaign Finance Workshop.

Discussion of Ord. 840, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 2 OF THE TOWN OF EASTON CODE TO ADD CAMPAIGN FINANCE PROVISIONS."

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

Opening remarks and Pledge of Allegiance by Councilmember Rev. Davis.

Approval of Minutes.

Meeting minutes from June 2, 2025.

Municipal Official Items.

Items by Mayor Cook.

Confirmation of Easton Utilities Commissioner Appointment.

Items by Town Manager

Items by Town Attorney.

Public Hearing.

5:35 p.m. The purpose of this hearing is to solicit public comment on Ordinance No. 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."

Legislation.

Resolution No. 6206, as amended, "A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWNS LICENSE, APPLICATION, PERMITS, INSPECTIONS, CERTIFICATE AND OTHER FEES."

Ord. 840, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 2 OF THE TOWN OF EASTON CODE TO ADD CAMPAIGN FINANCE PROVISIONS."

Ord. 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."

Public Participation/Comments.

Items by Members of the Council.

CLOSED SESSION: General Provisions Article § 3-305(b)(7) To consult with counsel to obtain legal advice on a legal matter.

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.

ORDINANCE NO. 840

AN ORDINANCE OF THE TOWN OF EASTON AMENDING
CHAPTER 2 OF THE TOWN OF EASTON CODE TO ADD CAMPAIGN
FINANCE PROVISIONS

INTRODUCED BY: _____

WHEREAS, pursuant to Article V, Section 3 of the Town Code all elections shall be conducted in accordance with the provisions of the Town Charter, Town Code and applicable ordinances; and

WHEREAS, pursuant to § 1-101(v)(3) of the Election Law Article of the *Annotated Code of Maryland*, elections under the State law provisions do not include municipal elections; and

WHEREAS, the Town of Easton wishes to adopt campaign finance provisions that are applicable to municipal elections.

NOW, THEREFORE, be it ordained by the Town of Easton:

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

Section 2. Chapter 2 of the Town of Easton Code is hereby amended to add a new Article XI to read as shown on the Attached Exhibit A.

Section 3. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance that can be given

effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 4. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective 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 ye 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: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2025

EXHIBIT A to Ordinance 840

Article XI. Campaign Finance

Section 2-53. Appointment of Treasurer.

- A. Each candidate shall appoint one treasurer and shall file the name, address and telephone number of the treasurer together with the treasurer's acceptance of the appointment, on a form provided by and returned to the Town Clerk upon or before and as a condition precedent to qualifying as a candidate.
- B. A candidate may not serve as his or her own campaign treasurer, except when the candidate has not received and does not intend to solicit or accept campaign contributions from anyone other than the candidate or the candidate's spouse or domestic partner.
- C. A treasurer who resigns shall do so on a form provided by and returned to the Town Clerk. The candidate shall appoint a new treasurer in accordance with Subsection A of this Section within 72 hours.

Section 2-54. Authority Lines.

- A. Except as otherwise provided in this Section, each item of campaign material shall contain, set apart from any other message, the treasurer's name and/or authority line. For each electronic campaign material, including web pages, social medial and robotic telephone calls, a message acknowledging that the treasurer and candidate approve of the electronic campaign material shall be provided in the electronic campaign material.
- B. Notwithstanding any other provision in this Section, campaign material need not contain an authority line if the item is too small to include all the information required by this Section in a legible form, except that reasonable effort shall be made to include as much legible information as possible, even if in a truncated form.

Section 2-55. Contributions and Expenditures to Pass Through Treasurer.

- A. All contributions received or disbursed by a candidate for any purpose shall be paid over to and made to pass through the hands of the treasurer and shall be disbursed by such person. It shall be a violation of this Article for any candidate to make any expenditure or to disburse or spend any money or any other valuable thing(s) for any purpose until the money or other valuable thing(s) so disbursed or expended shall have passed through the hands of the treasurer.

- B. Notwithstanding the provisions of Subsection A of this Section, it is not a violation of this provision for a candidate to expend such candidate's personal funds in furtherance of his or her own election, provided that such expenditure is reported to the treasurer, and the treasurer's report indicates whether those funds were reimbursed.
- C. Any campaign contributions received by a candidate must be deposited into a separate account with a financial institution. Campaign contributions shall not be commingled with any other funds.

Section 2-56. Restrictions on Campaign Contributions.

- A. Except as provided in Subsection B of this Section, no candidate or treasurer may accept from a single person, business or organization, and no person, business, or organization may give or promise to any single candidate, contributions of money or in-kind things of value that total over Two Hundred Fifty Dollars (\$250) per election.
- B. Contributions by a candidate or a candidate's spouse or domestic partner to the candidate's own campaign shall not be subject to, or included in, the dollar limitations set forth in this Section.
- C. A candidate or treasurer who receives a contribution exceeding the limit specified in Subsection A of this Section shall not use the contribution for any purpose whatsoever, but shall return it immediately to the donor.
- D. For the purpose of this Section, the value of a contribution in kind shall be considered to be a reasonable estimate of its fair market value.
- E. Contributions from political committees are prohibited.
- F. No candidate or treasurer may accept any anonymous contributions in excess of Five Dollars (\$5)
- G. No candidate or treasurer may accept any contributions in the name of someone other than the contributor.
- H. If any candidate or treasurer receives a contribution prohibited by this Section, the candidate or treasurer shall either return the contribution to the contributor promptly or shall forfeit the contribution to the Town promptly, which forfeiture may be used by the Town for any public purpose.
- I. Campaign loans.

- (1) Except as set forth in Subsection B of this Section, the total amount of all loans to a candidate for any election shall not exceed Two Thousand Five Hundred Dollars (\$2,500), and no one person or entity may loan a candidate more than One Thousand Dollars (\$1,000).
- (2) A loan to a candidate shall be considered a contribution unless:
 - (a) The loan is from a financial institution or other entity in the business of making loans; or
 - (b) The loan is to the candidate and repayment is personally guaranteed by the candidate and is due within one year of the date of the loan.
- (3) If the amount of interest actually charged on a loan to a candidate is less than the prime rate on the day the loan is made, the difference between the actual interest charged and that prime rate shall constitute a contribution.
- (4) All campaign loans shall be documented on campaign finance reports in a format provided by the Town Clerk.

Section 2-57. Restrictions on the Use of Campaign Funds.

- A. Campaign contributions may be used only for the following purposes:
 - (1) Print, radio, electronic material production, distribution, and advertisements
 - (2) Website/social media creation and maintenance
 - (3) Meals and clothing for campaign workers
 - (4) Tents and supplies for rallies and poll watching
 - (5) Cost to attend events where exposure will aid in candidate's election process
- B. No candidate may use campaign funds for any personal use, which is an obligation or expense of any person that would exist irrespective of the campaign of a candidate.
- C. Notwithstanding Subsection B of this Section, a candidate may disburse surplus campaign funds by returning them to contributors on a pro rata basis, paying them to the Town to be used for any public purpose, or donating them to a charitable organization. A report of such disbursement shall be filed in accordance with this

Article.

Section 2-58. Campaign Finance Reports.

- A. The treasurer for each candidate shall file reports of contributions received and expenditures made in accordance with this Article.
- B. The Town Clerk shall make all reports and/or affidavits filed pursuant to this Article available for examination by any member of the public.
- C. Any report filed with the Town shall also be filed with the State Board of Elections as required by state law, including pursuant to § 4-108.2 of the Local Government Article of the *Annotated Code of Maryland*, which may be amended from time to time.
- D. Reports required by this Article shall be filed pursuant to the following schedule:
 - (1) Initial report. An initial report shall be filed two (2) months prior to the election
 - (2) Second report. A second report shall be filed one (1) month prior to the election
 - (3) Third report. A third report shall be filed one (1) week prior to the election
 - (4) Final report. A final report shall be filed one (1) week after the election.
 - (5) Surplus Funds Report. The treasurer shall file a report giving a full account of the disposition of any surplus funds within one (1) month after the election.
- E. Each report filed shall include:
 - (1) The total and individual amounts of all contributions received by the treasurer;
 - (2) The total and individual amounts of all expenditures which the candidate, or candidate's treasurer, or any person acting on their behalf made;
 - (3) Receipts and/or other documentation for all expenditures reported, which shall include dates, amounts, and information to identify each contributor and recipient of funds;
 - (4) The total and individual amounts of all loans the candidate or candidate's treasurer received;
 - (5) Documentation indicating the nature, terms, and status of each loan; and

(6) Any balance from the prior reporting period.

- F. Notwithstanding any other provision in this Article, a report need not itemize the campaign contributions made by the candidate or the candidate's spouse or domestic partner but may aggregate those contributions under one line or total.
- G. All reports shall be executed under the penalties of perjury by the treasurer.
- H. Even if no contributions or expenditures have been made during the period covered by the report, a statement to that effect shall be filed by the treasurer.

Section 2-59. Independent Expenditures.

- A. Any person, business, organization, or political committee making aggregate independent expenditures of One Hundred Dollars (\$100) or more in an election cycle for campaign material that is a public communication shall file reports disclosing contributions and expenditures with the Town Clerk.
- B. Such report shall be filed within 48 hours after making an expenditure of One Hundred Dollars (\$100) or more for campaign material that is a public communication.
- C. The independent expenditure report shall include the following information:
 - (1) The identity of the person, business, organization or political committee making the independent expenditures and the person exercising direction or control over the activities of the person, business, organization or political committee making the independent expenditures;
 - (2) The business address of the person making the independent expenditures;
 - (3) The amount and date of each independent expenditures during the period covered by the report and the identity of the recipient of the expenditure;
 - (4) The candidate or ballot issue to which the independent expenditure relates and whether the independent expenditure supports or opposes that candidate or ballot issue; and
 - (5) The identity of each person who made cumulative donations of Fifty Dollars (\$50) or more to the person, business, organization or political committee making the independent expenditure during the period covered by the report.

Section 2-60. Violations and Penalties.

- A. A candidate shall not be seated and sworn as an elected official and shall not receive a salary or other benefits until all reports required by this Article are filed in substantial compliance with the requirements of this article, except that any reports that are not required to be filed until after the candidate is seated and sworn in shall not prevent the seating and swearing in.
- B. Any person who violates the provisions of this Article shall be guilty of a municipal infraction punishable by a fine of Five Hundred Dollars (\$500). Each violation may be considered a separate offense.
- C. In addition to the penalties above, the Town may seek injunctive relief against any violation of the provisions of this Article.

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.

From: Glenn D. Klakring klakring@goeaston.net
Subject: Ordinance No. 842
Date: Jun 2, 2025 at 3:38:28 PM
To: mayorandcouncil@eastonmd.gov

The Honorable Mayor and Members of the Town Council:

I appreciate the efforts of the Easton Planning and Zoning Commission in their consideration of the proposed amendments to the recently enacted ordinance regarding seafood processing odors. However, I believe the Commission's recommended changes will render the ordinance unenforceable. The word(s) "mitigate", "effectively mitigate", and/or "effectively reduce" do not describe a measurable standard. The ordinance as previously enacted does and I urge the Council to reject the proposed amendments. (I agree that the phrase "outside the building on the same property or" can be deleted. It is the imposition of concentrated and offensive odors on nearby properties that, in my opinion, makes the business on Maryland Avenue, as currently operated, a public nuisance.)

I have previously said, I believe the Town official who approved the seafood processing facility on Maryland Avenue was mistaken. It was not a permitted use under the provisions of the ordinance at the time of its approval and, at the very least, the matter should have been referred to the Council for a text amendment. That would have resulted in notice to the public. However, now that the Town official allowed the business, legal counsel for the business has suggested that the new ordinance would make continuation of that business impossible, would be an unconstitutional taking, and would entitle the business to compensation (presumably from the Town of Easton).

That raises the questions of who is "taking" what from whom. I don't know what the business owner or his counsel presented to the Town official when seeking original approval for his operation. Perhaps he (or they) mentioned that the operation might create some odors. Perhaps not. I suspect, however, that had the Town official been made aware that the operation would create concentrated and offensive odors that would be dispersed onto the surrounding residential and small business properties he would not have permitted the use in the first place. In any event, the permission to operate any business, mistakenly granted or not, is not permission to create a public nuisance or a "taking" from the public.

You have previously heard from one of my newer neighbors that had he known of the seafood processing facility he would not have purchased his home in our part of Easton. That illustrates the effect of the ongoing seafood processing business. Eventually, if not already, the continued operation of the business, as is, will adversely affect the value of nearby properties. That is also a "taking" and should entitle those affected to compensation.

As always, thank you for your consideration and service to the citizens of this exceptional Town of Easton.

Glenn D. Klakring
225 S. Aurora St.



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 of James Harrison.

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

RESOLUTION NO. 6206 as amended

A RESOLUTION OF THE TOWN OF EASTON REVISING THE TOWNS LICENSE, APPLICATION, PERMITS, INSPECTIONS, CERTIFICATE AND OTHER FEES

INTRODUCED BY: _____

WHEREAS, by Resolution 6188, the Town Council established a schedule for license, application, permits, inspection, certificates and other fees; and

WHEREAS, the Town Council wishes to repeal Resolution 6188 the schedule for licenses, applications, permits, inspections, certificates and other fees; and

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

Section 1. The following amendment to the schedule of fees, is hereby adopted:

TOWN OF EASTON – SCHEDULE OF FEES	
BUSINESS LICENSES The following enumerated license fees shall be paid to the Town by the person subject to the licensing provisions of this Code. Such license fee shall be paid annually unless otherwise specified herein.	
(a) Amusement Devices	\$10.00 per day (Including but not limited to carousels, merry-go-rounds, flying horses and gravity railroads)
(b) Billiards and Pool Parlors	
(i) First Table	\$5.00
(ii) Each Additional Table	\$2.50
(c) Bowling Alleys	
(i) One Alley	\$10.00
(ii) Two or More Alleys	\$20.00
(iii) One Box Ball Alley	\$5.00
(iv) Each Additional Box Ball Alley	\$2.50
(d) Circuses and Menagerie Show	\$75.00 per day
(e) Peddlers	
(i) Per Year	\$500.00 per person
(ii) Daily	\$100.00 per person
(f) Private Skating Rinks	
(i) Per Year	\$25.00
(ii) For Periods less than a Year	\$5.00 per month or fraction of a month
(g) Traveling Shows, Athletic Exhibitions, Concert Performances, Dramatic Performances, Motion Pictures and Vaudeville Shows	
(i) Non-Resident Performers	\$25.00 per performance

(ii) Performance is under management of regularly operating theater in Town or primarily for the benefit of and under the auspices of some local organization, business or charity	No Fee
(h) Transient Business	
(i) First two (2) Days	\$500.00 each day
(ii) Each Additional Day	\$150.00
OTHER LICENSES AND PERMITS	
(a) Cat and Dog Licenses	As prescribed by Talbot County
(b) Parking Permit	
(i.) Residential	No Charge
(ii.) Residential Additional Visitor	\$1.00
(c) Off Street Parking Permit	
(i) January – December	\$175.00
(ii) Replacement	\$15.00
(d) Blue Parking Permit	
(i) January – December	\$300.00
(e) Hourly Parking Meter Rate	\$0.25 in Lots 3, 4 and 6 and \$0.50 in Lots 1, 2 and 5
(f) Smart Parking Application, Minimum Charge	\$10.00
(g) Parking Fines	
(i.) Expired Meter or Exceeding Posted Time Limit	
First Violation	\$25.00
Second Violation within one calendar year	\$50.00
Third or Subsequent Violation within one calendar year	\$100.00
(ii.) Vehicle Backed into Meter/Pole	\$25.00
(iii) Parking Outside Designated Space	\$25.00
(iv) Other Violation (Resolution 6060)	\$25.00
(v) Fire Lane	\$50.00
(vi) Handicapped Parking	\$75.00
(vii) Fire Hydrant	\$50.00
(viii) Yellow Curb	\$50.00
(ix) Blocking/Obstructing Driveway	\$50.00
(x) Other Violation (Parking in Crosswalk, etc. - Resolution 6060)	\$50.00
(h) Sidewalk Cafes Permit	
(i) First time permit fee	\$75.00
(ii) Renewal fee	\$25.00

ZONING AND SUBDIVISION FEES

Note items with an * and see information following the Schedule of Fees

(a) Annexation*	\$15,000.00
(b) Zoning Map or Text Amendment*	\$5,000.00
(c) Subdivision*	
(i) Subdivisions Minor Review	\$400.00 Base fee plus \$200.00 per lot
(ii) Subdivision Major Review	\$600.00 Base fee plus \$400.00 per lot
(iii) Lot Line Revision	\$500.00
(d) Growth Allocation Review*	\$5,000.00
PLAN REVIEWS	
(a) Site Plan Review (5,000 Square Feet or greater GFA or addition of 10% or greater GFA)	\$2,700.00
(b) Planned Unit Development (PUD) - General or Planned Healthcare (HC)*	\$8,000.00
(i) Material Review	\$5,000.00
(ii) Non-Material Review	\$3,000.00
(c) PUD - Infill and Redevelopment	\$5,000.00
(i) Material Review	\$4,000.00
(ii) Non-Material Review	\$2,000.00
(d) MXW Zoning District Site Plan Review*	\$8,000.00
(e) Planned Redevelopment (PR) Review*	\$500.00 plus additional review fees as determined
(f) Forest Conservation Plan Review	
(i) Less than five (5) acre site	\$500.00
(ii) Greater than five (5) acre site	\$800.00
(iii) Fee-in-lieu	\$0.305 per square foot
(g) Critical Area Plan Review	
(i) Buffer Management Plan	\$150.00
(ii) Critical Area Vegetation Removal	\$100.00
(iii) Buffer Mitigation Fee-in-Lieu	\$1.50 per square foot
(iv) Outside the Buffer Fee-in-Lieu	\$0.30 per square foot
(h) Impact Fees	
(i) Residential Single Family	\$4,430.00
(ii) Multi Family	\$3,270.00
(iii) Retail - Commercial	\$2.60 per square foot
(iv) Office	\$1.57 per square foot
(v) Warehousing	\$0.42 per square foot
(vi) Industrial	\$0.73 per square foot
(vii) Institutional	\$1.64 per square foot
(viii) Medical	\$2.66 per square foot

(ix) Hotel	\$1.08 per square foot
MIXED-USE WATERFRONT DISTRICT	
(a) Bonus Provisions - Development Incentives	
(i) Residential	\$9.50 per square foot
(ii) Commercial or Mixed Use	\$7.60 per square foot
ADDITIONAL REVIEWS AND INSPECTIONS	
(a) Commercial As-Built Review and Inspection	\$300.00
(b) Critical Area Review and Inspection	\$125.00
(c) Pier or Shoreline Erosion Control Review and Inspection	\$150.00
(d) Traffic Impact Study Review*	\$500.00
(e) Signs	
(e) Tree Removal	\$75.00
(f) Waiver Request	\$50.00
(g) Family Day Care Review	\$100.00 (without Board of Appeals hearing)
(h) Zoning Verification, Temporary Use or Special Event	\$50.00
(i) Enterprise Zone	\$500.00
HISTORIC DISTRICT COMMISSION	
(a) Residential Applications	\$75.00
(b) Commercial Applications	\$200.00
(c) Commercial Sign Applications	\$75.00
(d) Consent Docket and Staff Approval Application	\$25.00
BOARD OF APPEALS FEES	
(a) Variances	\$250.00
(b) Special Exceptions	\$700.00
(c) Appeals	\$550.00 Refundable if appeal is successful
(d) Sign Replacement Fee (Non-Returned Signs)	\$40.00
PLANNING COMMISSION FEES	
(a) Concept, Use and Design Review	\$250.00
PUBLIC SAFETY LICENSES, PERMITS AND FEES	
(a) Bicycles, Permit-License	\$1.00 (Permanent)
(b) Public Assemblies Permit	\$100.00 (per each open-air public meeting, rally, conference, assembly or similar gathering)

(c) Standard Billing Rate per Officer	\$65.00 per hour
(d) Standard Billing Rate per Meter Enforcement Officer	\$40.00 per hour
(e) Standard Billing Rate per Crossing Guard	\$35.00 per hour
(f) Standard Billing Rate	\$50.00 per hour per employee
ENGINEERING AND PUBLIC WORKS FEES	
(a) Curb Cuts	\$50.00 per linear foot
(b) Concrete Sidewalks	
(i.) 1-100 Square Feet	\$20.00 per square foot
(ii.) 101-500 Square Feet	\$17.00 per square foot
(iii.) >500 Square Feet	\$14.00 per square foot
(c) Driveway Apron Residential	\$20.00 per square foot
(d) Driveway Apron Commercial	\$20.00 per square foot
(e) Valley Gutter	\$65.00 per linear foot
(f) Pervious Paver Sidewalk	\$30.00 per square foot
(g) Brick Sidewalk	\$30.00 per square foot
(h) Street Patching (Asphalt)	\$24.00 per square foot
(i) Standard Billing Rate	\$50.00 per hour per employee
(j) Municipal Solid Waste Disposal	
(i.) Single Family Residence	\$240.00 per year
(ii.) Multi- Family	\$215.00 per unit per year
(iii.) Commercial	\$2,000.00 per existing 2 CY dumpster
(k) Municipal Recycling	
(i.) Single Family Residence	\$80.00 per unit per year to \$87.50 per unit
(ii.) Multi- Family	\$75.00 per unit per year to \$82.00 per unit
(iii.) Commercial	\$265.00 per existing unit per year to \$290.00
GRADING PERMITS	
Grading Permit fees are waived when a Building Permit is approved for the same project	
(a) Less than 5,000 sq. ft.	\$200.00
(b) 5,000 sq. ft. to 20,000 sq. ft.	\$250.00
(c) Over 20,000 sq. ft.	\$350.00
RIGHT OF WAY ACCESS (ROW) APPLICATIONS	
Town Legal Fees will be an additional expense to the Applicant when legal documents are required ROW Application Fees are waived when a Building Permit or Grading Permit is approved for the same project	
(a) Application Fee (Residential)	\$50.00
(b) Application Fee (Commercial/Industrial)	\$500.00
(c) Application Fee (Each Pole Mounted Device)	\$500.00
(d) Application Fee (Each New or Replacement Pole)	\$1,000.00

(e) Annual Fee per Pole Mounted Device	\$270.00
STORMWATER MANAGEMENT PLAN REVIEW	
(a) For projects up to one (1) acre	\$1,250.00
(b) For project over one (1) acre	\$3,000.00
ADDITIONAL REVIEWS AND INSPECTIONS	
(a) Commercial As-Built Review and Inspection	\$300.00
PARKS AND RECREATION FEES	
NORTH EASTON SPORT COMPLEX Nonrefundable, per field, per hour	
(a) Daytime use, without lights	
(i.) Easton/Talbot Recreational Organizations/Teams	\$0.00
(ii.) Out-of-Town/County Organizations/Teams	\$35.00
(iii) Travel Organization/Teams	\$35.00
(b) Evening use, with lights	
(i.) Easton/Talbot Recreational Organizations/Teams	\$0.00
(ii.) Out-of-Town/County Organizations/Teams	\$60.00
(iii) Travel Organization/Teams	\$60.00
CODE ENFORCEMENT & BUILDING INSPECTION LICENSES	
RENTAL HOUSING	
(a) Rental Housing License	\$25.00 per unit per year to \$50.00
BUILDING INSPECTION APPLICATIONS AND PERMITS	
APPLICATION REVIEW	
(a) Residential	\$125.00
(b) Commercial	\$225.00
(c) Residential Revision	\$100.00 / Trade Revision \$50.00
(d) Commercial Revision	\$200.00 / Trade Revision \$100.00
(e) Temporary Structures	\$50.00
BUILDING PERMITS**	
Building Permit fees are waived when less than the Application Review fee. Each Building Permit issued is inclusive of one non-refundable re-inspection. See endnote ** regarding fee waiver for affordable housing under certain circumstances.	

(a) New Construction and Additions	The Permit Fee is determined using the "Building Gross Area", multiplied by the "Square Foot Construction Costs" (as published in the Building Safety Journal by the International Code Council, which is updated at six-month intervals), multiplied by a "Permit Fee Multiplier" of .0085
(b) Existing Buildings	
(i.) Repairs	20% of the Permit Fee for New Construction
(ii.) Alteration Level 1	40% of the Permit Fee for New Construction
(iii.) Alteration Level 1 – Reroofing	15% of the Permit Fee for New Construction (\$2,500 maximum)
(iv.) Alteration Level 1 – Residential Reroofing	\$200.00 (\$125.00 + \$75.00 Certificate of Completion)
(v) Alteration Level 2	60% of the Permit Fee for New Construction
(vi.) Alteration Level 3	80% of the Permit Fee for New Construction
(vii.) Change of Occupancy	80% of the Permit Fee for New Construction
(viii.) Historic Buildings	80% of the Permit Fee for New Construction
(ix) Relocated or Moved Buildings	60% of the Permit Fee for New Construction
(c) Temporary Structures	50% of the Application and Permit Fees
(d) Temporary Structures w/Building Permit	No Fee
MECHANICAL, PLUMBING/FUEL GAS AND ELECTRICAL TRADE PERMITS Each Trade Permit issued is per contractor and is inclusive of one non-refundable re-inspection. Commercial Trade Permit Fees are determined using the "Building Gross Area for New Construction and Additions and the Work Area for Existing Buildings and Site Systems", multiplied by the "Square Foot Construction Costs" (as published in the Building Safety Journal by the International Code Council, which is updated at six-month intervals), multiplied by a "Permit Fee Multiplier" as indicated below;	
MECHANICAL PERMITS	
(a) Residential Mechanical Systems	\$125.00 per dwelling
(b) Residential Mechanical Systems	\$85.00 per dwelling (trade project only without building permits)
(c) Commercial Mechanical Systems	(\$125.00 minimum)
(i) New Construction and Additions	"Permit fee Multiplier" of .0010
(ii) Existing Buildings	"Permit fee Multiplier" of .0012
(iii) Temporary Structures	"Permit fee Multiplier" of .0008
(iv) Site Systems	"Permit fee Multiplier" of .0002
PLUMBING/FUEL GAS PERMITS	
(a) Residential Plumbing Systems	\$75.00 per dwelling
(b) Residential Fuel Gas Systems	\$75.00 per dwelling
(c) Residential Fuel Gas Systems	\$75.00 per dwelling (trade project only without building permits)
(d) Commercial Plumbing or Fuel Gas Systems	(\$125.00 minimum)
(i) New Construction and Additions	"Permit fee Multiplier" of .0010

(ii) Existing Buildings	"Permit fee Multiplier" of .0012
(iii) Temporary Structures	"Permit fee Multiplier" of .0008
(iv) Site Systems	"Permit fee Multiplier" of .0002
ELECTRICAL PERMITS	
(a) Residential Electrical Systems	\$125.00 per dwelling
(b) Residential Electrical Systems	\$75.00 per dwelling (trade project only without building permits)
(c) Residential Signaling Systems	\$75.00 per dwelling
(d) Swimming Pool, Spas & Hot Tub Electrical	\$95.00 each
(e) Commercial Electrical Systems	(\$125.00 minimum)
(i) New Construction and Additions	"Permit fee Multiplier" of .0010
(ii) Existing Buildings	"Permit fee Multiplier" of .0012
(iii) Temporary Structures	"Permit fee Multiplier" of .0008
(iv) Site Systems	"Permit fee Multiplier" of .0002
(v) Signaling Systems	"Permit fee Multiplier" of .0003
ADDITIONAL PERMITS	
(a) Decks	\$75.00 per permit
(b) Demolition	\$200.00 plus \$2,500.00 bond or letter of credit
(c) Fences	\$75.00 per permit
(d) Signs	\$150.00 per sign
(e) Swimming Pool, Spa and Hot Tub	\$180.00 per permit
CODE ENFORCEMENT, BUILDING INSPECTION & ZONING	
INSPECTIONS AND CERTIFICATES	
INSPECTIONS	
Each Rental Unit Inspection is inclusive of one non-refundable re-inspection.	
(a) Added Inspection	\$150.00
(b) Property Maintenance Inspection	\$80.00
(c) Rental Unit Inspection	\$100.00 per unit
(d) Re-Inspections	
(i) Residential Building Permits	\$150.00
(ii) Commercial Building Permits	\$250.00
(iii) Residential Mechanical, Plumbing, Fuel Gas, Electrical, Grading and Additional Permits	\$75.00
(iv) Commercial Mechanical, Plumbing, Fuel Gas, Electrical, Grading and Additional Permits	\$125.00
(iv) Rental Unit	\$35.00 per unit to \$50.00 per unit
(e) Inspection Violations	
(i) Certificate Violation / Rental License Violation	\$500.00
(ii) Permit Violation	\$500.00
(iii) Stop Work Order Violation	\$500.00

(iv) Life Safety Violation	\$250.00
CERTIFICATES	
(a) Use and Occupancy	\$125.00
(b) Use and Occupancy – Update	\$25.00
(c) Completion	\$75.00
(d) Furniture, Fixture, Equipment (Stocking)	\$150.00
(e) Temporary Use	\$250.00
(f) Temporary Structures	\$50.00
(g) Temporary Structure Renewal	\$25.00
MARYLAND PERMIT FEES	
(a) Home Builder Guaranty Fund	\$50.00
OTHER FEES	
(a) Dishonored of NSF Check Charge	\$25.00 per check
(i) By Mortgage Company	\$25.00 per each property tax id account impacted
(b) Copy Charge	\$0.50 per page if paper, \$25.00 if provided on USB thumb drive or equivalent
(c) Large Format Copy Charge	\$0.75 per square foot
(d) Audio Tape Duplication Fee	\$20.00 per tape or CD (if digital format)
(e) Easton Utilities Charges	See Easton Utilities Tariffs
(f) Written Report for Real Property Taxes	\$5.00 per Property ID Number
(g) Digital Record for Real Property Taxes	
(i) 0 to 50 Accounts	\$25.00
(ii) 51 to 250 Accounts	\$100.00
(iii) Over 251 Accounts	\$200.00
(h) Convenience Charge	
(i) Credit Card	2.50%
(ii) Debit Card	\$3.95
(iii) Electronic Check	\$3.00
(i) Fire Department Room Rental	See Resolution No. 5680 for Terms and Conditions
(i) Less than Four (4) Hours	\$400.00
(ii) Four (4) to Six (6) Hours	\$450.00
(iii) Six (6) to Eight (8) Hours	\$500.00
(iv) Over Eight (8) Hours	\$600.00
(v) Custodian Charge	\$25.00 per hour

* The fees designated with asterisks represent the minimum fees. The Applicant shall reimburse the Town for the reasonable costs incurred by the Town from third parties (including Easton Utilities) who invoice the Town for their services rendered to the Town. All billing rates, fees, and out-of-pocket costs of all such third-party costs shall be billed at their rates otherwise charged to the Town or as otherwise agreed upon by the Town and the entity providing the service. Third party costs include, but are not limited to, legal fees, engineering fees, consulting fees, inspection fees, court reporting fees, advertisement costs for publishing and posting of public notices, etc. In addition to the fees and expenses from third parties, the Applicant shall reimburse the Town for the reasonable time spent by Town employees relating to the consideration, analysis and/or evaluation of the issues relating to, and/or the processing of, the application on behalf of the Town. Town employees will log their time spent on the application, and the Applicant shall reimburse the Town for this time at the rate of seventy-five dollars (\$75.00) per hour or portion thereof. The minimum base fee collected will be applied to all outstanding bills and the Applicant will be billed for all fees, costs, and expenses in excess of the minimum base fee. No final action will be taken on any application with an outstanding balance. At any time during the processing of an application that the Applicant is more than thirty (30) days in arrears, all action on the application will cease until the Town's costs are reimbursed in full.

**Waiver of Building Permit fees for certain affordable housing units. The Town will waive payment of Building Permit fees under the following circumstances:

1. The applicant is a tax exempt "charitable organization" under Internal Revenue Service Code Section 501C(3). The applicant shall provide a copy of the IRS's determination letter that it is a charitable organization and shall certify in writing that the determination of charitable status has not been revoked;
2. The property will be initially offered to sale only to persons meeting the eligibility standards for participation in the Town of Easton's Affordable Housing Program as those standards are determined from time to time by the Easton Affordable Housing Board; and
3. The property will be sold subject to a covenant that it will be owner-occupied

The Town may request further documentation from the applicant as to any of these matters and before waiving the building permit fee.

Section 2. The list of fees set forth herein is not all-inclusive. There may be other fees which are in addition to the fees set forth above and which are included in other ordinances and resolutions of the Town.

Section 3. This Resolution shall become effective on July 1, 2025 after adoption by the Town Council and approval by the Mayor.

Curry -
Rankin -
Montgomery -
Davis -
Abbatiello -

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

Donald M. Abbatiello, Council President

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

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2025.

ORDINANCE NO. 840

AN ORDINANCE OF THE TOWN OF EASTON AMENDING
CHAPTER 2 OF THE TOWN OF EASTON CODE TO ADD CAMPAIGN
FINANCE PROVISIONS

INTRODUCED BY: _____

WHEREAS, pursuant to Article V, Section 3 of the Town Code all elections shall be conducted in accordance with the provisions of the Town Charter, Town Code and applicable ordinances; and

WHEREAS, pursuant to § 1-101(v)(3) of the Election Law Article of the *Annotated Code of Maryland*, elections under the State law provisions do not include municipal elections; and

WHEREAS, the Town of Easton wishes to adopt campaign finance provisions that are applicable to municipal elections.

NOW, THEREFORE, be it ordained by the Town of Easton:

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

Section 2. Chapter 2 of the Town of Easton Code is hereby amended to add a new Article XI to read as shown on the Attached Exhibit A.

Section 3. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance that can be given

effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 4. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective 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: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2025

EXHIBIT A to Ordinance 840

Article XI. Campaign Finance

Section 2-53. Appointment of Treasurer.

- A. Each candidate shall appoint one treasurer and shall file the name, address and telephone number of the treasurer together with the treasurer's acceptance of the appointment, on a form provided by and returned to the Town Clerk upon or before and as a condition precedent to qualifying as a candidate.
- B. A candidate may not serve as his or her own campaign treasurer, except when the candidate has not received and does not intend to solicit or accept campaign contributions from anyone other than the candidate or the candidate's spouse or domestic partner.
- C. A treasurer who resigns shall do so on a form provided by and returned to the Town Clerk. The candidate shall appoint a new treasurer in accordance with Subsection A of this Section within 72 hours.

Section 2-54. Authority Lines.

- A. Except as otherwise provided in this Section, each item of campaign material shall contain, set apart from any other message, the treasurer's name and/or authority line. For each electronic campaign material, including web pages, social medial and robotic telephone calls, a message acknowledging that the treasurer and candidate approve of the electronic campaign material shall be provided in the electronic campaign material.
- B. Notwithstanding any other provision in this Section, campaign material need not contain an authority line if the item is too small to include all the information required by this Section in a legible form, except that reasonable effort shall be made to include as much legible information as possible, even if in a truncated form.

Section 2-55. Contributions and Expenditures to Pass Through Treasurer.

- A. All contributions received or disbursed by a candidate for any purpose shall be paid over to and made to pass through the hands of the treasurer and shall be disbursed by such person. It shall be a violation of this Article for any candidate to make any expenditure or to disburse or spend any money or any other valuable thing(s) for any purpose until the money or other valuable thing(s) so disbursed or expended shall have passed through the hands of the treasurer.

- B. Notwithstanding the provisions of Subsection A of this Section, it is not a violation of this provision for a candidate to expend such candidate's personal funds in furtherance of his or her own election, provided that such expenditure is reported to the treasurer, and the treasurer's report indicates whether those funds were reimbursed.
- C. Any campaign contributions received by a candidate must be deposited into a separate account with a financial institution. Campaign contributions shall not be commingled with any other funds.

Section 2-56. Restrictions on Campaign Contributions.

- A. Except as provided in Subsection B of this Section, no candidate or treasurer may accept from a single person, business or organization, and no person, business, or organization may give or promise to any single candidate, contributions of money or in-kind things of value that total over Two Hundred Fifty Dollars (\$250) per election.
- B. Contributions by a candidate or a candidate's spouse or domestic partner to the candidate's own campaign shall not be subject to, or included in, the dollar limitations set forth in this Section.
- C. A candidate or treasurer who receives a contribution exceeding the limit specified in Subsection A of this Section shall not use the contribution for any purpose whatsoever, but shall return it immediately to the donor.
- D. For the purpose of this Section, the value of a contribution in kind shall be considered to be a reasonable estimate of its fair market value.
- E. Contributions from political committees are prohibited.
- F. No candidate or treasurer may accept any anonymous contributions in excess of Five Dollars (\$5)
- G. No candidate or treasurer may accept any contributions in the name of someone other than the contributor.
- H. If any candidate or treasurer receives a contribution prohibited by this Section, the candidate or treasurer shall either return the contribution to the contributor promptly or shall forfeit the contribution to the Town promptly, which forfeiture may be used by the Town for any public purpose.
- I. Campaign loans.

- (1) Except as set forth in Subsection B of this Section, the total amount of all loans to a candidate for any election shall not exceed Two Thousand Five Hundred Dollars (\$2,500), and no one person or entity may loan a candidate more than One Thousand Dollars (\$1,000).
- (2) A loan to a candidate shall be considered a contribution unless:
 - (a) The loan is from a financial institution or other entity in the business of making loans; or
 - (b) The loan is to the candidate and repayment is personally guaranteed by the candidate and is due within one year of the date of the loan.
- (3) If the amount of interest actually charged on a loan to a candidate is less than the prime rate on the day the loan is made, the difference between the actual interest charged and that prime rate shall constitute a contribution.
- (4) All campaign loans shall be documented on campaign finance reports in a format provided by the Town Clerk.

Section 2-57. Restrictions on the Use of Campaign Funds.

- A. Campaign contributions may be used only for the following purposes:
 - (1) Print, radio, electronic material production, distribution, and advertisements
 - (2) Website/social media creation and maintenance
 - (3) Meals and clothing for campaign workers
 - (4) Tents and supplies for rallies and poll watching
 - (5) Cost to attend events where exposure will aid in candidate's election process
- B. No candidate may use campaign funds for any personal use, which is an obligation or expense of any person that would exist irrespective of the campaign of a candidate.
- C. Notwithstanding Subsection B of this Section, a candidate may disburse surplus campaign funds by returning them to contributors on a pro rata basis, paying them to the Town to be used for any public purpose, or donating them to a charitable organization. A report of such disbursement shall be filed in accordance with this

Article.

Section 2-58. Campaign Finance Reports.

- A. The treasurer for each candidate shall file reports of contributions received and expenditures made in accordance with this Article.
- B. The Town Clerk shall make all reports and/or affidavits filed pursuant to this Article available for examination by any member of the public.
- C. Any report filed with the Town shall also be filed with the State Board of Elections as required by state law, including pursuant to § 4-108.2 of the Local Government Article of the *Annotated Code of Maryland*, which may be amended from time to time.
- D. Reports required by this Article shall be filed pursuant to the following schedule:
 - (1) Initial report. An initial report shall be filed two (2) months prior to the election
 - (2) Second report. A second report shall be filed one (1) month prior to the election
 - (3) Third report. A third report shall be filed one (1) week prior to the election
 - (4) Final report. A final report shall be filed one (1) week after the election.
 - (5) Surplus Funds Report. The treasurer shall file a report giving a full account of the disposition of any surplus funds within one (1) month after the election.
- E. Each report filed shall include:
 - (1) The total and individual amounts of all contributions received by the treasurer;
 - (2) The total and individual amounts of all expenditures which the candidate, or candidate's treasurer, or any person acting on their behalf made;
 - (3) Receipts and/or other documentation for all expenditures reported, which shall include dates, amounts, and information to identify each contributor and recipient of funds;
 - (4) The total and individual amounts of all loans the candidate or candidate's treasurer received;
 - (5) Documentation indicating the nature, terms, and status of each loan; and

(6) Any balance from the prior reporting period.

- F. Notwithstanding any other provision in this Article, a report need not itemize the campaign contributions made by the candidate or the candidate's spouse or domestic partner but may aggregate those contributions under one line or total.
- G. All reports shall be executed under the penalties of perjury by the treasurer.
- H. Even if no contributions or expenditures have been made during the period covered by the report, a statement to that effect shall be filed by the treasurer.

Section 2-59. Independent Expenditures.

- A. Any person, business, organization, or political committee making aggregate independent expenditures of One Hundred Dollars (\$100) or more in an election cycle for campaign material that is a public communication shall file reports disclosing contributions and expenditures with the Town Clerk.
- B. Such report shall be filed within 48 hours after making an expenditure of One Hundred Dollars (\$100) or more for campaign material that is a public communication.
- C. The independent expenditure report shall include the following information:
 - (1) The identity of the person, business, organization or political committee making the independent expenditures and the person exercising direction or control over the activities of the person, business, organization or political committee making the independent expenditures;
 - (2) The business address of the person making the independent expenditures;
 - (3) The amount and date of each independent expenditures during the period covered by the report and the identity of the recipient of the expenditure;
 - (4) The candidate or ballot issue to which the independent expenditure relates and whether the independent expenditure supports or opposes that candidate or ballot issue; and
 - (5) The identity of each person who made cumulative donations of Fifty Dollars (\$50) or more to the person, business, organization or political committee making the independent expenditure during the period covered by the report.

Section 2-60. Violations and Penalties.

- A. A candidate shall not be seated and sworn as an elected official and shall not receive a salary or other benefits until all reports required by this Article are filed in substantial compliance with the requirements of this article, except that any reports that are not required to be filed until after the candidate is seated and sworn in shall not prevent the seating and swearing in.
- B. Any person who violates the provisions of this Article shall be guilty of a municipal infraction punishable by a fine of Five Hundred Dollars (\$500). Each violation may be considered a separate offense.
- C. In addition to the penalties above, the Town may seek injunctive relief against any violation of the provisions of this Article.

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.