



Town Council MEETING MINUTES

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.

Mayor Megan JM Cook
President Don Abbatiello
Ms. Maureen Curry
Mr. Robert Rankin
Mr. David Montgomery
Rev. Elmer Davis

Also present was the Interim Town Manager Mr. Alan Lowrey, Assistant Town Attorney Mr. Will Chapman, and Ms. Lorraine Gould for Town Clerk Mrs. Kathy M. Ruf.

At 05:30 PM, President Abbatiello called the meeting to order.

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

Dr. Montgomery gave opening remarks and led those present in the Pledge of Allegiance.

Approval of Minutes.

Meeting Minutes of May 19, 2025.

Upon motion by Ms. Curry, seconded by Dr. Montgomery and carried unanimously, the minutes of the May 19, 2025, meeting were approved as written.

Municipal Official Items.

Items by Mayor Cook.

Mayor Cook stated that the June Planning and Zoning Commission meeting is being rescheduled to June 24. She stated there will be public hearing during the Planning and Zoning meeting and a Joint Workshop will be scheduled as well regarding the Comprehensive Plan. the Affordable Housing Task Force report should be completed this week as well as the Easton Plan. Mayor Cook stated that Public Works is continuing work at Goldsborough and Harrison Street with three to four weeks more of work. Glebe Road is scheduled for sidewalk construction with re-paving in the near future. ;Mayor Cook discussed the improvements taking place at Idlewild and stated that the tiles were placed there when her son was one and he is now 19. The pavilion at Matthewstown Park will be installed June 17. She discussed upcoming events. Mayor Cook stated the town is the recipient of a grant for the roof of the train station. She thanked Mr. Newcomb for his work in getting the grant.

Presentation of Proclamation for Chesapeake Music Festival Month.

Ms. Mariana Leshner, President and Executive Director Mr. David Faleris were present to accept a Proclamation in honor of the Chesapeake Music Festival's 40th Anniversary.

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

Upon motion by Ms. Curry, seconded by Rev. Davis and carried unanimously, Ms. Girard's appointment to the Board of Zoning Appeals was approved.

Items by Town Manager

Bid Approval for 2025 Annual Street Resurfacing.

Upon motion by Rev. Davis, seconded by Mr. Rankin, the low bid submitted by David A. Bramble with a total base bid of \$367,136 was unanimously approved as recommended by staff.

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

Upon motion by Ms. Curry, seconded by Mr. Rankin and carried unanimously, the bid by Harper & Sons in the amount of \$242,208 was approved as recommended by staff.

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

Upon motion by Ms. Curry, seconded by Mr. Rankin and carried unanimously; the Public Assembly Event for the July 4th Celebration was approved as recommended by staff.

Upon motion by Rev. Davis, seconded by Dr. Montgomery and carried unanimously; the Public Assembly Event for the Juneteenth Celebration was approved as recommended by staff.

Upon motion by Ms. Curry, seconded by Rev. Davis and carried unanimously; the Public Assembly Event for the Frederick Douglass Parade was approved as recommended by staff.

Items by Assistant Town Attorney.

Assistant Town Attorney Mr. Chapman stated he has nothing at this time.

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."

At 5:50 p.m., President Abbatiello opened the Public Hearing to obtain views of citizens regarding Ordinance No. 843.

Interim Town Manager Mr. Lowrey explained the necessity for Ordinance No. 843. He asked for questions. There were none.

There were no public comments or concerns.

At 5:50 p.m., President Abbatiello closed the Public Hearing.

Legislation.

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

Upon motion by Rev. Davis, seconded by Dr. Montgomery and carried unanimously, Ord. No. 843 was approved following a roll call vote.

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."

Upon motion by Ms. Curry, seconded by Mr. Rankin and carried unanimously, Resolution No. 6207 was approved following a roll call vote.

Discussion of Zoning Text Amendment for Seafood Processing.

Pres. Abbatiello stated that the Public Hearing will be held June 16.

Mr. Thomas gave an overview of what occurred at the last Planning and Zoning meeting. He stated the letter prepared and submitted reflects the action taken. He stated that they recognized there is a problem with clarity and enforceability in the wording in the language previously submitted. Mr. Thomas stated the Planning and Zoning Commission did not like the wording as presented by the applicant. He discussed the compromised language.

Mr. Thomas stated that there is testimony that you can never get to no odor at all. He stated that the recommendation is to mitigate odor leaving the facility.

Mr. Rankin discussed developing regulations and defining mitigation.

Mr. Thomas stated that the Commission is still struggling with that.

Mr. Abbatiello suggested getting information from the EPA. He stated that the seafood plant street is zoned as BC (business commercial, which is a light industrial zoning district).

Mr. Thomas stated that it might be necessary to rephrase that language or look at the uses that are permitted in that district and eliminate some uses that may have odors or enact standards.

Mr. Salinas discussed the potential to changing that zoning district or establishing a new district. Discussion continued regarding the zoning district and the types of potential nuisances that might want to be avoided.

Rev. Davis discussed his concerns regarding the residents being affected by the odor. He stated he thinks that Ordinance No. 835 is a good ordinance and he intends to stand ten toes down.

Mr. Rankin stated he does not see any reason to amend Ord. 835 as adopted.

Ms. Curry stated that the seafood processors have had time to address the issue.

Dr. Montgomery stated he would like more information from the owner or his attorney regarding the cost of installation of the odor-reducing equipment. He suggested keeping the wording as-is. Dr.

Montgomery stated he needs to know how much the system is going to cost.

Mr. Rankin stated he would like to hear from the applicant what the system does and why it results in such a foul odor.

Ms. Curry stated the next time she visits Chesapeake Brands she would prefer it be in full operation.

Light Industrial Zoning was discussed.

Mr. Thomas stated that the letter from the Planning and Zoning Commission was unanimous to reject Ord. 842.

Review of Invoices.

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

Upon motion by Ms. Curry, seconded by Dr. Montgomery and carried unanimously, invoices totaling \$1,136,146.83 were approved.

Public Participation/Comments.

Peter Maloney, 301 S. Aurora Street, thanked the Council for listening to them about the seafood odor. He discussed the purpose of Light Industrial and asked the council to drop the legislation.

Phillip Bernot, 303 S. Aurora Street, stated that this is the fourth time he has been to the council. He stated that this business continues to pollute their neighborhood with odor.

Douglas Kerr, 211 E Earle Street, thanked the council for hearing opinions. He stated that the existing ordinance is good. He asked to leave the ordinance as is.

Tina Grace Jones stated that June is Pride month. She gave dates of events that will be going on and welcomed and congratulated all the new members of the Town Council.

Items by Members of the Council.

Ms. Curry welcomed Councilmember Mr. Rankin and congratulated the new council. She stated they will get to the bottom of this problem.

Mr. Rankin thanked those that gave comments tonight and stated they do hear them. He wished Pres. Abbatiello happy birthday and wished Happy Pride Month and Chesapeake Music Festival Month.

Dr. Montgomery stated that it is extraordinary how the Chamber Music Festival has evolved. He stated that June is the month of the Sacred Heart, the month of Corpus Christi. He discussed the upcoming March Sunday, June 22.

Rev. Davis acknowledged Pres. Abbatiello's birthday and stated we have a bright future looking forward. He thanked the community for coming to the meetings and addressing their concerns and is grateful to be able to represent Ward IV.

Pres. Abbatiello stated Dover Station is a great place. He also went to Ocean State Job Lot and was happy to be able to re-use the location. He thanked everyone for coming tonight and being present. He stated there is a lot going on in the town. He stated if there are concerns about development, the community needs to come out.

Adjournment.

At 6:47 p.m., upon motion by Rev. Davis, seconded by Ms. Curry and carried unanimously, President Abbatiello adjourned the regularly scheduled meeting.

Respectfully submitted,

Kathy M. Ruf, Town Clerk