



Town Council MEETING MINUTES

Monday, March 21, 2022 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

4:30 PM Workshop with Affordable Housing Board.

President Cook called the meeting to order. Present from the Affordable Housing Board were:

Mr. James M. Bent, Chairman

Ms. Bonnie Morro

She stated that the discussion this evening will be to understand what affordable housing is.

Mr. Bent, Chairman, Affordable Housing Board, discussed what affordable housing is and what the HUD definition is.

Mr. Bent stated the HUD definition is as follows and is what most lenders look at when seeing if an applicant qualifies: "generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities." He said the 30% varies from 24 to 30. Mr. Bent discussed the income levels formulated by HUD for affordable income, and workforce housing.

Discussion occurred regarding the definition of the Affordable Housing and Affordable - Workforce Housing recommendations. Calculations for home affordability were discussed.

Mr. Bent stated that there is no inventory for housing in the Town of Easton for working families or individuals.

Mr. Abbatiello asked what the council should look for when considering homes and projects.

Discussion occurred regarding qualified applicants and the struggle to purchase a house. Mr. Bent discussed renovating properties.

Mr. Engle asked for a definite definition and a prescribed formula for developers to have when they submit building projects and permits.

Rev. Davis stated there needs to be a consistent formula for all builders/developers.

Town Planner, Mr. Thomas discussed affordability in the Zoning Ordinance.

Ryan Showalter, McAllister, Detar Showalter & Walker stated the town should consider how apartments might fit in to this equation.

At 5:27 p.m., President Cook adjourned the workshop.

5:30 PM Call to Order by President Cook.

Mayor Robert C. Willey

Mr. Al Silverstein

Mr. Don Abbatiello

Mr. Ron Engle

Rev. Elmer Davis

President Megan Cook

Also present was the Town Manager, Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, and Town Clerk Mrs. Kathy M. Ruf.

At 5:30 p.m., President Cook called the meeting to order.

Opening remarks and Pledge of Allegiance by Councilmember Abbatiello.

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

Approval of Minutes.

Approval of minutes of March 7, 2022 minutes.

Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, minutes of the March 7, 2022 meeting were approved as written.

Municipal Official Items.

Items by the Mayor.

Approval for Mr. Tom Klein to serve as the Town's representative on the Talbot County Parks and Recreation Advisory Board.

Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, approval for Mr. Tom Klein to serve as the Town's was approved.

Mayor Willey advised that Master Patrolman First Class Frank Creegan has been recognized as the Officer of the 4th quarter for 2021 for the Easton Police Department.

Recommendation from the Easton Park Advisory Board for Field Use and Pavilion Fees.
This item was tabled.

Approval to accept Design Contract from Lane Engineering, LLC for boat ramp design at Easton Point Park.

Mayor Willey stated that the design contract from Lane Engineering for a boat ramp will be forthcoming. The approval was tabled until the next meeting and additional information is received and disseminated.

Items by the Town Manager.

Recommendation to move building from old Public Works property to current Public Works property.

The Town Manager, Mr. Richardson asked that this matter be tabled until additional quotes are received.

Public Assembly Event: Walk to Fight Suicide - 5K, 10/8/22

Upon motion by Mr. Silverstein, seconded by Rev. Davis and carried unanimously, Public Assembly Event Walk to Fight Suicide - 5K, was approved.

Items by the Town Attorney.

The Town Attorney Mrs. VanEmburch stated that the re-districting workshop will occur before the next meeting.

Presentations.

Mr. Tarence Bailey to discuss Operation Frederick Douglass.

Mr. Bailey was not present to discuss Operation Frederick Douglass.

Ms. Elaine Tama to discuss Plastic Free Easton.

Ms. Marian Arnold and Ms. Elaine Tama were present to discuss Plastic Free Easton.

Mr. Silverstein stated this is worthy of looking at.

Mayor Willey stated the Town needs to look at this in further detail.

Legislation.

Resolution No. 6151, "A RESOLUTION OF THE TOWN OF EASTON APPROVING AND ADOPTING THE TOWN OF EASTON, MARYLAND EMPLOYEES' PENSION PLAN 2021 RESTATEMENT."

Upon motion by Mr. Silverstein seconded by Engle and carried unanimously, Resolution No. 6151, "A RESOLUTION OF THE TOWN OF EASTON APPROVING AND ADOPTING THE TOWN OF EASTON, MARYLAND EMPLOYEES PENSION PLAN 2021 RESTATEMENT" was approved.

Resolution No. 6152, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE EXECUTION OF A SUBRECIPIENT AGREEMENT WITH BUILDING AFRICAN AMERICAN

MINDS, INC. FOR A GRANT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MARYLAND COMMUNITY LEGACY PROGRAM."

Upon motion by Mr. Engle, seconded by Rev. Davis and carried unanimously, Resolution No. 6152, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING THE EXECUTION OF A SUBRECIPEINT AGREEMENT WITH BUILDING AFRICAN AMERICAN MINDS, INC. FOR A GRANT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MARYLAND COMMUNITY LEGACY PROGRAM" was approved.

Ordinance No. 780, "AN ORDINANCE OF THE TOWN OF EASTON FOR THE AMERICAN RESCUE PLAN ACT."

President Cook brought Ordinance No. 780 to the floor for a first reading.

Public Participation/Comments.

There were none.

Items by Members of the Council:

Mr. Silverstein encouraged those riding bikes on rails-to-trails to let pedestrians know they are approaching.

Mr. Abbatiello reminded everyone about the Easton VFD 5K fundraiser coming up April 16. He discussed the meeting with State Highway March 4 and stated that he is hoping for sidewalks on Rt. 328 as fast as possible.

Mr. Engle thanked Plastic Free Easton for their presentation. He thanked the members of the Affordable Housing Board for information regarding Affordable Housing.

Rev. Davis thanked Plastic Free Easton for their presentation and stated he hopes it reaches the community at large.

Adjournment.

At 6:06 p.m., upon motion by Mr. Silverstein, seconded by Mr. Abbatiello and carried unanimously, President Cook adjourned the regularly scheduled meeting.

Respectfully submitted,

Kathy M. Ruf, Town Clerk