



Town Council MEETING MINUTES

Monday, May 2, 2022 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

4:30 PM Workshop with TischlerBise, Inc. (Fiscal, Economic & Planning Consultants)

Mr. Al Silverstein
Mr. Don Abbatiello
Mr. Ron Engle
Rev. Elmer Davis
President Megan Cook

Mayor Willey was excused.

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

Discussion of Impact Fee Study.

Mr. Richardson, Town Manager, opened by introducing Julie Herlands, VP of TischlerBise. He stated legislation with revisions will be forthcoming after reviewing the current study.

Ms. Herlands, Principal with TischlerBise, gave an update about what Impact Fees are and how they are collected. She stated the fees are associated with growth, with necessary requirements, need for improvements, benefit in the facility that gets built and it is proportionately associated with the revenue. Ms. Herlands stated that impact fees are designed to pay for capital improvements, not to correct deficiencies or maintenance or repairs. Ms. Herlands explained that the fees are imposed on property developers to pay for improvements that must be built due to development. New development brings new residents, that may strain the town's infrastructure and services. Impact fees are designed to offset the additional cost of maintaining the town's services. Ms. Herlands stated that the fees help to meet needs to help mitigate growth and improvements. She discussed increases/decreases with a substantial increase to residential development. Discussion occurred regarding fee components. Growth related costs were discussed.

An upgraded training facility at the police firing range was discussed with associated costs.

President Cook thanked Ms. Herlands for the presentation.

Mr. Richardson stated that legislation would have to be drafted in conjunction with the budget process and schedule of fees.

Mr. Silverstein stated that he would like to have a workshop for additional discussion.

The workshop was adjourned at 5:14 p.m. Ms. Herlands departed the meeting.

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

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

Opening remarks and Pledge of Allegiance by Councilmember Al Silverstein.

Councilmember Silverstein gave opening remarks and led those present in the Pledge of Allegiance.

Approval of Minutes.

Meeting minutes 4/18/22.

Upon motion by Rev. Davis seconded by Mr. Abbatiello and carried unanimously, minutes of the April 18, 2022 meeting were approved as written.

Municipal Official Items.

Items by the Town Manager.

Confirmation of Re-Appointments.

Upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, the council confirmed the following re-appointments:

Affordable Housing Board:

- J. Edward Lynch May 16, 2022 3 – year term
- Duane Hilghman May 16, 2022 3 – year term

Also, on the Housing Authority of Talbot County:

- Tracy Berrigan June 15, 2022 5 – year term

Public Assembly Events:

2022 Outdoor Summer Concert Series June 11 - August 27

4th of July Celebration June 24 - July 4

Upon motion by Mr. Engle, seconded by Mr. Silverstein and carried unanimously, the 2022 Outdoor Summer Concert Series June 11 - August 27 was approved.

Upon motion by Mr. Silverstein, seconded by Rev. Davis and carried unanimously, the 4th of July Celebration to be held June 24 - July 4 was approved.

Approval to Award Bid for Building Relocation.

Mr. Richardson asked that the award for the bid for building relocation from Glenwood Avenue to the Public Works facility be tabled until additional information has been received.

President Cook asked for a roundtable meeting to discuss any concerns.

Items by the Town Attorney.

The Town Attorney stated she has a draft legislation for the plastic bag ordinance to be introduced at the upcoming meeting.

Mr. Silverstein asked that an article be published in the Star Democrat advising the public of the potential ordinance. He suggested notification on the Town's website as well as social media.

Public Hearings.

5:35 PM

Ordinance No. 782, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL LOT 6C AT MISTLETOE HALL COMMERCE-BUSINESS PARK TO BLUE CRAB SELF STORAGE, LLC."

President Cook set the 2022/23 budget public hearing for May 16 at 5:35 p.m.

At 5:39 p.m., President Cook opened the scheduled public hearing to receive comments on Ordinance No. 782.

Town Manager Mr. Richardson clarified that Blue Crab Self Storage, LLC is the parent company for Dan Lerrian.

President Cook asked for comments. There were none.

At 5:40 p.m., President Cook closed the scheduled public hearing on Ordinance No. 782.

Ordinance No. 783, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL LOT 2 AT MISTLETOE HALL COMMERCE-BUSINESS PARK TO PRO WELLNESS GROUP, LLC."

At 5:40 p.m., President Cook opened the 5:35 p.m. scheduled public hearing to receive comments on Ordinance No. 783.

Town Manager, Mr. Richardson clarified that Pro Wellness is Total Home Performance. He stated they do crawlspace and encapsulation.

President Cook asked for comments. There were none.

At 5:40 p.m., President Cook closed the scheduled public hearing.

Legislation.

Ord. No. 782, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL LOT 6C AT MISTLETOE HALL COMMERCE-BUSINESS PARK TO BLUE CRAB SELF STORAGE, LLC."

Upon motion by Mr. Silverstein, seconded by Mr. Abbatiello, and carried unanimously, Ord. No. 782, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL LOT 6C AT MISTLETOE HALL COMMERCE BUSINESS PARK TO BLUE CRAB SELF STORAGE, LLC" was approved following a roll call vote.

Ord. No. 783, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL LOT 2 AT MISTLETOE HALL COMMERCE-BUSINESS PARK TO PRO WELLNESS GROUP, LLC."

Upon motion by Mr. Engle, seconded by Mr. Silverstein and carried unanimously, Ord. No. 783, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO SELL LOT 2 AT MISTLETOE HALL COMMERCE BUSINESS PARK TO PRO WELLNESS GROUP, LLC" was approved.

Public Participation/Comments.

There were none.

Review of Invoices.

Invoices from 4/6/22 - 4/27/22 totaling \$839,796.98.

Upon motion by Mr. Engle, seconded by Mr. Abbatiello and carried unanimously, invoices totaling \$839,796.98 were approved.

Items by Members of the Council:

Mr. Silverstein thanked those that voted for him. He stated that he is now Vice President of ESAM and will be President-elect for 2023-24. He stated he appreciated the support.

Mr. Abbatiello congratulated Mr. Silverstein. He stated he is happy to see that Lane Engineering has finished the plans for the sidewalk on Elliott Road, so hopefully, Public Works will be working on putting the sidewalks on Rt. 328.

Mr. Engle thanked the residents of Easton Club East for sponsoring the first Comprehensive Plan meeting. He stated there were 122 people present and 11 on the Zoom Meeting.

Mr. Abbatiello stated the Comprehensive Plan meeting for Ward 2 will be held May 19 at EVFD at 6 p.m.

Mr. Silverstein stated that Ward 1 is scheduled May 24 at EVFD

Rev. Davis stated he is working on his date for the Ward 4 Comprehensive Plan. Rev. Davis congratulated Mr. Silverstein on his new position with ESAM.

President Cook thanked EVFD for their Annual Appreciate Banquet. She stated they have remarkable years of service.

Adjournment.

At 5:44 p.m., upon motion by Mr. Silverstein, seconded by Mr. Engle and carried unanimously, President Cook adjourned the regularly scheduled meeting.

Respectfully submitted,

Kathy M. Ruf, Town Clerk