



# TALBOT COUNTY, MARYLAND

County Council

MINUTES

May 28, 2024

Present – President Chuck Callahan, Vice President Pete Leshner, Keasha N. Haythe, Lynn L. Mielke, Dave Stepp, County Manager Clay Stamp, and County Attorney Patrick Thomas.

- I. Agenda – Mr. Callahan requested and received unanimous consent for approval of the Agenda of Tuesday, May 28, 2024.
- II. Minutes – Mr. Callahan requested and received unanimous consent for approval of the Minutes of Tuesday, April 23, 2024.
- III. Disbursements – Mr. Callahan requested and received unanimous consent for approval of the Disbursements of Tuesday, May 21, 2024, and Tuesday, May 28, 2024.
- IV. Proclamation: National Trails Day – June 1, 2024 - The Clerk read a proclamation into the record in recognition of National Trails Day on June 1, 2024, which celebrates America's trails. The proclamation spoke of the need for having more outdoor spaces which are accessible by foot, bicycle and wheelchairs to encourage individuals of all abilities to explore the outdoors while reducing car trips, thereby reducing emissions and helping the environment. The proclamation stated that residents on the Eastern Shore rank places to walk and bike safely as one of their top priorities with regard to land preservation and parks and recreation plans. Upon motion by Mr. Leshner, seconded by Ms. Haythe, the Council approved the proclamation by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

Council discussion ensued with Heather Grant, Executive Director, Talbot Thrive, who outlined various trail projects which are in process or are planned, including the connector trail for the Oxford Park and the Frederick Douglass trail from Easton to Clayton, Delaware. She stated that her organization, along with Eastern Shore Land Conservancy, is working with numerous municipalities and counties on the Eastern Shore to help make trails available in their localities. Council members commended Talbot Thrive for their efforts to bring recreational trails to Talbot County and the Eastern Shore.

Mr. Leshner presented the Proclamation to Ms. Grant and Talbot Thrive Board members in attendance, Richard Marks, Kevan Full and Ted Bautz.

- V. Certificate of Recognition to Talbot County Department of Corrections – The Clerk read a certificate of recognition into the record which congratulated the Talbot County Department of Corrections for having recently received notification of 100% compliance with the auditing

standards set by the Maryland Department of Public Safety and Correctional Services for adult detention centers. Upon motion by Mr. Stepp, seconded by Mr. Leshner, the Council approved the certificate of recognition by voting 5 – 0 as follows:

Mr. Callahan – Aye

Mr. Stepp – Aye

Mr. Leshner – Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

Council discussion ensued with Joe Hughes, Deputy Director, Department of Corrections; Capt. Cindy Green, Chief of Security, Department of Corrections; and Lt. Christine Fields, Standards Coordinator, Department of Corrections. Mr. Hughes stated that this is the 2<sup>nd</sup> consecutive audit that the Talbot County Department of Corrections has received 100% compliance and emphasized the importance of teamwork of staff to accomplish compliance with the audit. Council members congratulated the Department of Corrections on their accomplishment.

Mr. Stepp presented the Certificate of Recognition to Deputy Director Hughes, Capt. Green, and Lt. Fields, who accepted on behalf of the Talbot County Department of Corrections.

- VI. Update by Maryland Environmental Service – Tim Ford, Managing Director, Environmental Operations, Maryland Environmental Service; Charles “Chuck” Ingram, Chief, Project Management Division, Maryland Environmental Service; Gary Lasako, P.G., Senior Project Manager, Maryland Environmental Service - Mr. Ford utilized a PowerPoint presentation to provide a brief history of the Midshore Agreement, an 80-year agreement between the counties of Caroline, Kent, Queen Anne’s and Talbot for the handling of their solid waste management needs. He stated that each county is obligated to host a landfill facility within their respective county for 20 years. Mr. Ford stated that MES recently evaluated the life of Midshore II Regional Landfill (in Ridgely) due to the anticipated surplus in “air space” at the landfill and had approached Caroline County regarding the possibility of extending the term of Midshore II. He stated that, following negotiations, a tentative agreement has been reached to extend Midshore II until 2042, including fees to be paid to the host county by the other participating counties. Mr. Ford outlined next steps for additional cells (Cell 1 and Cell 5) to be constructed once the updated Agreement has been finalized and stated that the permitting process for Queen Anne’s County, the next hosting county, will continue to move forward. Mr. Ingram outlined proposed increases in tipping fees for FY25 to \$70.00 per ton for trash (an increase of \$.50) and \$45.00 per ton for brush and yard waste (an increase of \$.50); the recycling program surcharge rates for trash and brush will increase from \$5.00 to \$5.25 and from \$2.50 to \$2.75 per ton, respectively, beginning July 1, 2024, and are included in the tipping fees. Mr. Ingram provided statistical information on the number of customers, tonnage of solid waste, yard waste, and brush collected at the Midshore I Homeowner Drop-Off (HODO) and Transfer Station, anticipated tonnage for FY25, and post-closure monitoring of landfill gas at Midshore I. Mr. Lasako stated that Midshore II Regional Landfill recently hosted a skills competition for heavy equipment drivers employed in the waste industry; 36 drivers participated and one of the Midshore II equipment operators advanced to the regional and national competition and won the national event. Mr. Lasako stated that the competition will be held at Midshore II for the next couple of years. He then briefed the Council on the Midshore Recycling Program, an enterprise fund, which anticipates receiving between 3,000 and 3,300 tons of recyclables for FY24 and he outlined current prices per ton for each of the various commodities recycled. Mr. Lasako noted that the next semi-annual Household Hazardous Waste Day is scheduled in Talbot County on Saturday, October 26, 2024, at the Midshore I Transfer Station

located at 7341 Barkers Landing Road in Easton. Mr. Lasako concluded his comments by outlining several community outreach events in which Maryland Environmental Service participates. Council discussion ensued with Mr. Ford, Mr. Ingram and Mr. Lasako as various facets of the presentation were brought forward. Maryland Environmental Service will continue to update the Council on a regular or as-needed basis.

- VII. Update from Talbot County Public Schools on Chapel District Elementary School Expansion and Renovation Project – Kevin Shafer, Director of Operations, Talbot County Public Schools – Mr. Shafer requested Council consideration of, and support for, the guaranteed maximum price contract amendment for the Chapel District Elementary School renovation and addition project. He stated that Talbot County Public Schools is utilizing the *Construction Management at Risk* delivery method for the project, the advantages of which include pre-construction services, contingency management, potential cost savings and a guaranteed maximum price. He utilized a PowerPoint presentation to outline the budgeted cost for the project of \$31.46 million as of January 2024, but stated that bids submitted for the project came in higher than anticipated at \$45.13 million; the prices was able to be reduced to \$41.27 million, inclusive of the alternates the Board of Education recommended for approval at its meeting in mid-May; the County’s portion was \$31.78 million but has now been reduced to \$26.71 million. Mr. Shafer stated that the price includes the various alternates approved by the Board of Education which total \$1.6 million (a 3<sup>rd</sup> classroom for the Critchlow Adkins Children’s Center at a cost of \$1.21 million, the reimbursement of which will be paid by Critchlow Adkins; covered walkways for inclement weather; and a solar array to offset the total energy consumption for the school facility). Due to increased construction costs, the guaranteed maximum price is now \$37,925,000, the County portion of which is \$26.71 million. Council discussion ensued with Mr. Shafer as various facets of the presentation were brought forward. Upon motion by Mr. Leshner, seconded by Ms. Haythe, the Council approved the Chapel District Elementary School renovation and expansion project in the sum of \$37,925,000 by voting 4 – 1 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Nay  
Ms. Haythe - Aye

VIII. Public Hearing:

In accordance with the U.S.D.A. and Rural Utility Service regulation 1780-19 (a) & (b), the County Council of Talbot County is hereby providing public notice of their intent to apply for Federal Funding Assistance from U.S.D.A. for the planning and construction of the following project:

- Fairbank and Bar Neck Communities (Tilghman Island) Public Sewer Connection Project

Prior to the public hearing, County Engineer, Ray Clarke, stated that several years ago, the County secured a grant from U.S.D.A. Rural Development to be used for the development of a Preliminary Engineering Report (PER) for the proposed extension of sewer to the villages of Bar Neck and Fairbank which have high ground water and poorly draining soils. He stated that the PER was completed and submitted to U.S.D.A. for review and consideration for approval; the PER has been approved and the County is now ready to move forward with a request to submit an application to U.S.D.A. for a grant/loan package to connect approximately 127 residences in the Fairbank and Bar

Neck communities to public sewer. Members of the public were afforded an opportunity to comment on the proposal. Upon motion by Mr. Leshner, seconded by Ms. Haythe, the Council approved submittal of an application for funding as outlined by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye  
Ms. Haythe - Aye

IX. Public Hearing on Pending Grant Application:

- State FY2025 Community Development Block Grant (CDBG) Project - For All Seasons – 300 Talbot Street, Easton, MD. For All Seasons is seeking \$750,000 to partially fund capital improvements to their facility.

Prior to the public hearing, Mary Kay Verdery, Talbot County Grants Administrator, expressed her appreciation to Mr. Leshner and others who had attended the grand openings for two of the County’s CDBG projects, the Family Support Center Early Head Start and the Chesapeake Multicultural Resource Center. She stated that the County has chosen to partner with For All Seasons, Inc. in the FY25 funding round for the Department of Housing and Community Development (DHCD) Block Grant (CDBG) program for which For All Seasons, Inc. is seeking \$750,000 for improvements to their facility at 300 Talbot Street, Easton, to include space reconfigurations, HVAC upgrades, restroom renovations and interior refurbishments; total cost of improvements is anticipated to be approximately \$2,071,000. Ms. Verdery stated that For All Seasons, Inc. will solicit the remaining funding needed for the project through private donations, capital bonds, and requested American Rescue Plan Act (ARPA) funding. She stated that the application for funding is due to DHCD in early June. Members of the public were afforded an opportunity to comment on the proposed grant application.

X. Introduction of Administrative Resolution:

An ADMINISTRATIVE RESOLUTION AUTHORIZING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SFY25 APPLICATION FOR THE FOR ALL SEASONS RENOVATION PROJECT LOCATED AT 300 TALBOT STREET, EASTON, MARYLAND 21601 was read into the record by the Clerk and brought forward. Upon motion by Mr. Leshner, seconded by Ms. Mielke, the Council approved the administrative resolution by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye  
Ms. Haythe - Aye

XI. Introduction of Numbered Resolutions:

A RESOLUTION TO FORMALLY CLOSE SEGARS CORNER ROAD AS A COUNTY ROAD AND AUTHORIZE THE CONVEYANCE THEREOF TO THE UNDERLYING FEE SIMPLE

OWNERS was read into the record by the Clerk and brought forward for introduction. Prior to introduction, County Attorney, Patrick Thomas, stated that the road, which is the subject of the resolution, is less than a quarter mile in length and serves as a connector between Lewistown Road and Coveys Landing Road, is in poor condition, and would require significant expense to be upgraded and maintained as a County road. He stated that the purpose of the resolution is to abandon the road and convey the land to the adjacent property owners. Brian Moore, Superintendent, Roads and County Facilities, concurred with Mr. Thomas' statements and added that the road is narrow, there is a blind spot at the intersection, and from a cost perspective, in his opinion, it does not make sense to continue to maintain the road. The resolution was introduced by Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, and Mr. Stepp as Resolution No 358. A public hearing was scheduled for Tuesday, June 25, 2024, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

A RESOLUTION TO PLACE A QUESTION ON THE BALLOT AT THE NOVEMBER 2024 GENERAL ELECTION TO AMEND § 614 OF THE CHARTER OF TALBOT COUNTY TO ALLOW, BUT NOT REQUIRE, THE COUNTY COUNCIL OF TALBOT COUNTY TO ADD UP TO ONE CENT (1¢) PER ONE HUNDRED DOLLARS OF ASSESSED VALUE ABOVE THE REVENUE CAP FOR AN ADDITIONAL FIVE (5) YEARS BEGINNING JULY 1, 2026 was read into the record and brought forward for introduction. Prior to introduction, County Attorney, Patrick Thomas, stated that the purpose of the resolution is to extend the provisions of Resolution No. 288, adopted by the Council in 2020 and approved by the voters in the 2020 General Election which allowed, but did not require, the Council to add up to \$.01 per \$100 of assessed value above the revenue cap for five (5) fiscal years beginning July 1, 2021 for the purpose of funding Public Safety services; the provisions of Resolution No. 288 expire on July 1, 2026. Mr. Stepp, sponsor of the legislation, stated that if approved by a majority of the Council and the voters at the 2024 General Election, the revenue raised would benefit the Sheriff's Department, Department of Emergency Services, and the Department of Corrections, as well as the Law Enforcement Officers' Pension System (LEOPS) and Correctional Officers' Retirement System (CORS) for their respective departments. The resolution was introduced by Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, and Mr. Stepp as Resolution No. 359. A public hearing was scheduled for Tuesday, June 25, 2024, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

XII. Eligible for Vote:

Bill No. 1553, AN ACT TO ESTABLISH THE 2024-2025 ANNUAL BUDGET AND APPROPRIATION ORDINANCE was read into the record and brought forward for vote. Prior to the vote, Martha Sparks, Finance Director, stated that during the Council's final budget deliberations on May 14, 2024, she had presented an amendment to the proposed budget. She stated that the amendment had zero impact on total revenues and expenditures for the General Funds; it simply moved expenses between categories. Council discussion ensued with Ms. Sparks regarding the County's methodology for estimation of income tax revenues and the allocation of reserves for specific projects. Council discussion again ensued with Mr. Stamp and Ms. Sparks. The amendment, known as Amendment No. 1, was introduced by Mr. Callahan, Ms. Haythe, Mr. Leshner, and Mr. Stepp. The Council approved Amendment No. 1 to Bill No. 1553 by voting 4 – 1 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Nay  
Ms. Haythe – Aye

Bill No. 1553, as amended, was brought forward for vote. The Council approved Bill No. 1553, as amended, by voting 4 – 1 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Nay  
Ms. Haythe – Aye

Bill No. 1553, as amended, becomes effective as outlined in the legislation.

- XIII. Discussion of Proposed Changes to Bill No. 1544, A BILL TO AMEND CHAPTER 190 OF THE TALBOT COUNTY CODE (ZONING, SUBDIVISION AND LAND DEVELOPMENT), §§ 190-25.2 (TABLE OF LAND USES), 190-29 (COMMERCIAL USES), 190-29.7 (INN), AND 190-78 (TERMS DEFINED) REGARDING HISTORIC INNS, as requested by the Critical Area Commission was read into the record by the Clerk and brought forward for discussion. Prior to discussion, Planning Officer, Brennan Tarleton, stated that Bill No. 1544, adopted by the Council on July 25, 2023, included several changes which would result in changes to the County’s critical area program; as such, the legislation also needs to be approved by the Critical Area Commission. He stated that the Critical Area Commission’s comments and concerns were received by the County in August 2023, which he outlined, and which have been addressed by staff in the amended version before the Council. He stated that the Critical Area Commission is unwilling to approve Bill No. 1544 as initially approved by the Council but is willing to discuss conditional approval if more restrictive language is included; Mr. Tarleton requested Council consideration to include the additional language in the bill and return same to the Critical Area Commission for review and consideration of approval. Council discussion ensued with Mr. Tarleton, County Attorney, Patrick Thomas, and Brendan Mullaney, attorney for the applicant. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved moving forward with changes in the language as presented by voting 4 – 0 – 1 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Abstain  
Ms. Haythe - Aye

- XIV. Update from Easton Airport – Micah Risher, Manager Easton Airport; Jeff Lankford, Business Manager, Easton Airport; Jack Pettit, President, Talbot County Airport Board – Mr. Risher congratulated Mr. Lankford in his new role as business manager for Easton Airport. Mr. Lankford stated that prior to working at Easton Airport, he spent five years in business development for Downtown Easton and brings 10 years of experience in the hospitality industry, having worked for Marriott International and Wyndham Hotels. Mr. Lankford utilized a PowerPoint presentation to outline various updates for businesses and tenants operating at the Airport, including technology updates; responsiveness to customer inquiries; marketing strategies for the Airport and its programs; updating both internal and external operating procedures, updating the Airport’s website, including

communicating to the public regarding the progress of the airfield modernization program, and programs and events to engage the community. Mr. Risher then provided an update on the airfield modernization program, stating that the goal of the project is to improve runway safety areas, to comply with federal environmental standards and modern design standards to integrate innovative technology and to ensure the future of aviation in Talbot County. He stated that work has begun on shifting the Airport's primary runway, Runway 4/22 1,900 feet southwest of its current location to create a 1,000-foot runway safety area on both ends of the runway; by so doing, when complete, use of 1,000 feet of Runway 4/22 on the northern end, closest to U.S. Rt. 50, will be discontinued. Mr. Risher outlined various ongoing work with regard to the project to date and stated that the shifting of Runway 4/22 will be completed by the end of 2024; demolition of the Talbot County Business Center (the former Black & Decker building) is scheduled to begin in January 2025, along with major utility relocation and grading of the site. Mr. Risher emphasized that ninety percent (90%) of the project is funded through the Federal Aviation Administration's (FAA's) Airport Improvement Program (AIP) grants; no taxpayer monies are used. He briefed the Council on community outreach efforts by the Airport, including, responding to concerns about aircraft noise, educating pilots about the voluntary noise abatement program, educating the public about noise abatement procedures, hosting Aviation Career Education (ACE) and Science, Technology, Engineering and Mathematics (STEM) career fairs and summer camps for students, outdoor movie night and tours of the Airport. He provided air traffic statistics for 2019 through 2023, the number of take-offs and landings for 2023 totaled 65,789. Mr. Risher stated that Airport Day 2024 is scheduled for Saturday, October 12, 2024. Mr. Risher then requested Council consideration of the following:

- To Apply for and Accept Grant Funding from the Federal Aviation Airport Improvement Program (FAA AIP) and Bipartisan Infrastructure Law: Airport Infrastructure Grant (BIL AIG) for the Airfield Modernization Program in the sum of \$5,874,910; if approved, said funding will be used to continue the airport modernization program at Easton Airport. Upon motion by Mr. Stepp, seconded by Mr. Leshner, the Council approved the request by voting 5 – 0 as follows:

Mr. Callahan – Aye

Mr. Stepp – Aye

Mr. Leshner – Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

- Recommendation to Award *Bid No. 24-03, PACKAGE 2: IMPROVE RUNWAY 4 RSA EASTON/NEWNAM FIELD AIRPORT (ESN) – EASTON, TALBOT COUNTY, MARYLAND* to the lowest responsive and responsible bidder, Reynolds Excavating, Inc. in the sum of \$5,184,150; said project includes the demolition of the Talbot County Business Center (the former Black & Decker building) and bringing the 58-acre parcel to final grade, contingent upon receipt of AIP and BIL AIG grant funding. Upon motion by Ms. Mielke, seconded by Ms. Haythe, the Council approved the recommendation, with the condition as outlined, by voting 5 – 0 as follows:

Mr. Callahan – Aye

Mr. Stepp – Aye

Mr. Leshner – Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

- Approval of Airport Consultant, AECOM’s Price Proposal dated May 7, 2024, for Professional Engineering and Construction Phase Services for Bid No. 24-03, *PACKAGE 2: IMPROVE RUNWAY 4 RSA EASTON/NEWNAM FIELD AIRPORT (ESN) – EASTON, TALBOT COUNTY, MARYLAND*, in the sum of \$423,070, contingent upon receipt of AIP and BIL AIG grant funding. Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council approved the Price Proposal as submitted, with the condition as outlined, by voting 5- 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

- Request for Approval of Airport Consultant, AECOM’s Price Proposal dated May 10, 2024, for Professional Engineering, Design and Bid Services for “*Package 3: Extend Runway 4-22 and Improve RSA*” in the sum of \$247,635, contingent upon receipt of AIP and BIL AIG grant funding. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the Price Proposal as submitted, with the condition as outlined, by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

XV. County Manager’s Report:

- A. Talbot County Commission on the Aging – Requested Council approval for the reappointment of Terry Satchell and Jennifer Pierson to three-year terms on the Talbot County Commission on the Aging; said terms will expire on April 1, 2027. Upon motion by Mr. Stepp, seconded by Ms. Mielke, the Council approved the reappointments by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner - Aye  
Ms. Mielke – Aye  
Ms. Haythe - Aye

- B. Talbot County Public Works Advisory Board – Requested Council approval for the reappointment of Edward “Ed” Schlichter to a four-year term on the Talbot County Public Works Advisory Board as a representative of the 3<sup>rd</sup> Election District; said term will expire on May 1, 2028. Upon motion by Ms. Mielke, seconded by Mr. Stepp, the Council approved the reappointment by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner - Aye  
Ms. Mielke – Aye



Ms. Haythe – Aye

- C. Request to Transfer Maryland Department of Housing and Community Development (DHCD) Housing Bond Allocation – Requested Council approval to transfer Talbot County’s 2024 tax-exempt housing bond allocation in the sum of \$1,659,525 to DHCD and have them administer on Talbot County’s behalf; said bonds will be used by the State to fund various housing programs for eligible recipients. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the transfer by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner - Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

- D. Request from Talbot County Free Library for Letter of Certification – Requested Council approval of a request from the Talbot County Free Library to forward a Letter of Certification to the Maryland State Library indicating the County’s intention to provide a minimum of \$2,803,000 in matching FY25 funding for the renovation and expansion project of the St. Michaels branch of the Talbot County Free Library. Council discussion ensued with Dana Newman, Director, Talbot County Free Library who stated that the Letter of Certification is necessary to move forward with application for grant funding for the project. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the request by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner - Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

- E. Request from Department of Corrections – Requested Council approval of the recommendation of the Director of the Talbot County Department of Corrections to extend the current agreement with Trinity Services Group, Inc. (Bid No. 18-16) for inmate meals in the sum of \$352,700 for FY25; said contract is a 2.5% increase over FY24. Mr. Stamp stated that funding is included in the FY25 budget. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved extension of the agreement by voting 5 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye  
Mr. Leshner - Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

- F. Request from Department of Corrections – Requested Council approval of the recommendation of the Director of the Talbot County Department of Corrections to extend the current agreement with Wellpath™, formerly known as Correct Care Solutions, LLC (Bid No. 15-33) to provide inmate medical and mental health services

in the sum of \$642,534 for FY25. Mr. Stamp stated that funding is included in the FY25 budget. Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council approved extension of the contract by voting 5 – 0 as follows:

Mr. Callahan – Aye

Mr. Stepp – Aye

Mr. Leshner - Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

Jack Pettit, President, Talbot County Airport Board, expressed his appreciation to Mr. Risher and Mr. Lankford for, in his opinion, the wonderful job they have done to educate the public about the various facets of the Easton Airport modernization project.

XVI. Public Comments: Members of the public were afforded an opportunity to comment on matters of interest to them.

XVII. Council Comments:

Mr. Stepp - Mr. Stepp expressed his appreciation to his colleagues for sponsoring the introduction of Resolution No. 359. He stated that one of the departments that will benefit from the legislation (if approved by a majority of the Council and the voters at the 2024 General Election) is the Department of Emergency Services. He stated that last week was National EMS Week and expressed his appreciation to all County EMS personnel. Mr. Stepp expressed his appreciation to Mr. Leshner for speaking at the 250<sup>th</sup> anniversary of Talbot Resolves and stated that, in his opinion, it was great to see and celebrate our history in action. Mr. Stepp concluded his comments by wishing everyone a Happy Memorial Day and reading the following statement into the record: *It is rather for us to be here, dedicated to the great task remaining before us - that from these honored dead we take increased devotion to that cause for which they gave the last full measure of devotion - that we here highly resolve that these dead shall not have died in vain, that this nation under God shall have a new birth of freedom, and that government of the people, by the people, and for the people shall not perish from the earth.* Mr. Stepp stated that this sentence is the last sentence of the Gettysburg Address, spoken by our 16<sup>th</sup> President of the United States, Abraham Lincoln, on November 19, 1863. He wished Happy Memorial Day to all veterans and thanked all those who perished in the line of duty.

Mr. Leshner - Mr. Leshner issued an invitation to join the Council for the Fourth Annual Talbot First Responders Celebration on Monday, June 3<sup>rd</sup> at 11:00 a.m. at the corner of West and Dover Streets in Easton.

Ms. Mielke - No comments.

Ms. Haythe – No comments.

Mr. Callahan - No comments.

Upon motion by Ms. Mielke, seconded by Ms. Haythe, the Council voted to adjourn and to reconvene on Tuesday, June 4, 2024 at 5:00 p.m. in the Wye Oak Room at the Talbot County Community Center located at 10028 Ocean Gateway in Easton for a meeting with elected officials from the towns of Easton, Oxford, Queen Anne, St. Michaels, and Trappe; and to reconvene on Tuesday, June 11, 2024 at 2:30 p.m. in the Bradley Meeting Room for a work session with staff to discuss the timing of the update to the County’s Report of the Review, Comprehensive Plan and Comprehensive Water and Sewer Plan, and to convene at 3:30 p.m. in Open Session and immediately adjourn into Closed Session as listed on the statement for closing that meeting, and for the regularly scheduled meeting at 5:00 p.m. by voting 5 – 0 as follows:

Mr. Callahan - Aye  
Mr. Stepp – Aye  
Mr. Leshner - Aye  
Ms. Mielke – Aye  
Ms. Haythe – Aye

The meeting adjourned at 8:39 p.m.

The transcript of the May 28, 2024, County Council meeting is available for review in the Office of the Talbot County Manager during regular office hours.

XVIII. Work Session on Amendment to Development Rights and Responsibilities Agreement (DRRA) dated October 14, 2014, By and Between Talbot County, Maryland, the Town of Easton, and Shore Health System, Inc. – Bradley Meeting Room – The Council held a work session with representatives from the Town of Easton and University of Maryland Medical System Shore Regional Health. In addition to all Council members, Clay Stamp, County Manager, Patrick Thomas, County Attorney, Sharon Van Emburgh, Attorney for the Town of Easton and Easton Utilities, Ryan Showalter, Attorney for UMMS Shore Regional Health, and Ray Clarke, County Engineer. Mr. Thomas stated that during the previous work session on this matter, Ms. Van Emburgh had provided an outline of the development of the DRRA dated October 14, 2014 and that an amendment now needs to be made to the DRRA to update outdated schedules and timeframes, matters regarding property ownership and transfers, and to address potential changes in infrastructure. He stated that matters related to sewer and road access are still being worked out and language referencing same has been stricken from the 2014 DRRA due to the urgency to address the DRRA. He stated that the language referencing sewer and water access have not been deleted but will instead be addressed separately at a later date in one or more Public Works Agreements in order to keep the project on schedule. He stated that the County intends to introduce an amendment to the Comprehensive Water and Sewer Plan at the Council meeting on Tuesday, June 11, 2024. Mr. Thomas stated that the Council is obligated to provide two (2) water lines, one (1) sewer line, and a pump station for the facility at an estimated cost of \$9.3 million, the location(s) for which need to still being worked out. Mr. Thomas outlined various sections of the 2014 DRRA which needs to be amended and discussion ensued as various proposed changes for an amendment to the DRRA were brought forward.

XIX. Summary of Closed Session Held on May 28, 2024:

1. Statement of the time, place, and purpose of the closed session:

Time of closed session: 4:30 p.m. to 5:25 p.m.  
 Place of closed session: County Council Office  
 Purpose of the closed session: To consider various matters as set forth in the statement for closing the meeting

2. Record of the vote of each member as to closing the session:

Names of members voting aye: Callahan, Haythe, Leshner, Mielke, Stepp  
 Members opposed: None  
 Abstaining: None  
 Absent: None

3. Statutory authority to close session and listing of each topic actually discussed, persons present, and each action taken in the session:

<b>Topic Description</b>	<b>Statutory Authority</b>	<b>Reason for Closed Session Discussion</b>	<b>Persons Present</b>	<b>Action Taken</b>
To discuss appointments to various County boards and committees	GP § 3-305(b)(1)(i)	Public discussion would discourage individuals from volunteering to serve	Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris	No action
For update on legal matter involving lease at Easton Airport	GP § 3-305(b)(7)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris	No action
For legal advice regarding correspondence from the Town of Trappe and Trappe East Holdings Business Trust	GP § 3-305(b)(7)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris	No action
For update on legal matter involving opioid litigation	GP § 3-305(b)(7)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris	Council concurred with counsel's recommendation

To discuss proposal for possible acquisition of property for a public purpose in Easton	GP § 3-305(b)(3)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris	No action
To discuss proposal for possible acquisition of property for a public purpose in Cordova	GP § 3-305(b)(3)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris	No action

**TALBOT COUNTY,  
MARYLAND  
WEEKLY CASH STATEMENT  
05/21/2024**



**OPERATING FUNDS - SHORE UNITED BANK**

<b>OPERATING FUNDS AT</b>	<b>5/14/2024</b>	<b>\$10,153,177.23</b>
COMMUNITY CENTER CREDIT CARD REFUND		(180.00)
RETURNED CHECK #6113		(1,075.12)
BANK CHARGES 4/2024		(5,977.85)
INTEREST ON ACCOUNTS 4/2024		108,289.45
Deposits		776,364.54

Checks	(130,180.24)
ACH Disbursements	(969,149.70)
EFT'S	(311,712.37)
Wire Transfers	(71,074.60)
Voided Check #370304	17,496.49

**OPERATING FUNDS AT** **5/21/2024** **\$9,565,977.83**

**PETTY CASH FUNDS** **\$18,105.00**

**INVESTMENT FUNDS**

	<u>Yield</u>	
Maryland Local Government Investment Pool (MLGIP)	5.36%	\$22,043,744.75
Bayvanguard Bank	4.68%	\$10,708,141.08
Shore United Money Market Account	5.33%	\$77,633,676.59

**INVESTMENT FUNDS TOTAL** **\$110,403,667.42**

**TOTAL ALL CASH AND INVESTMENTS** **\$119,969,645.25**



**TALBOT COUNTY,  
MARYLAND  
WEEKLY CASH STATEMENT  
05/28/2024**

**OPERATING FUNDS - SHORE UNITED BANK**

<b>OPERATING FUNDS AT</b>	<b>5/21/2024</b>	<b>\$9,565,977.83</b>
Total ADP Payroll PPE 5/10/2024		(883,629.62)
Deposits		956,136.40
Checks		(94,021.04)
ACH Disbursements		(1,035,991.53)
<b>OPERATING FUNDS AT</b>	<b>5/28/2024</b>	<b><u>\$8,508,472.04</u></b>
<b>PETTY CASH FUNDS</b>		\$18,105.00
<b><u>INVESTMENT FUNDS</u></b>		
	<u>Yield</u>	
Maryland Local Government Investment Pool (MLGIP)	5.36%	\$22,043,744.75
Bayvanguard Bank	4.68%	\$10,708,141.08
Shore United Money Market Account	5.33%	\$77,633,676.59
<b>INVESTMENT FUNDS TOTAL</b>		<b><u>\$110,403,667.42</u></b>
<b><u>TOTAL ALL CASH AND INVESTMENTS</u></b>		<b><u><u>\$118,912,139.46</u></u></b>