

COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

August 12, 2025; 5:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Okay. I want to welcome</p> <p>4 everybody tonight. Let's go ahead and stand.</p> <p>5 And we're going to do the prayer and the Pledge</p> <p>6 of Allegiance of the Flag.</p> <p>7 (Prayer and Pledge of Allegiance.)</p> <p>8 MR. CALLAHAN: Okay. Let's go ahead and</p> <p>9 get started on tonight's agenda. Council has</p> <p>10 had the agenda before them. Is there any</p> <p>11 additions, deletions, or corrections to the</p> <p>12 agenda? Okay. Hearing none, the chair moves</p> <p>13 that the agenda be accepted as unanimous</p> <p>14 consent.</p> <p>15 Next on the agenda is the minutes of</p> <p>16 July 8th and July 22nd. Council has had a</p> <p>17 chance to take a look at it. Is there any</p> <p>18 additions, deletions, or corrections to the</p> <p>19 minutes? Okay. Council, all right. That's</p> <p>20 great. Hearing none, the chair moves that the</p> <p>21 minutes be accepted as unanimous consent.</p>	<p>1 Want a show of hands.</p> <p>2 MR. LESHER: So introduced by Council.</p> <p>3 And this amendment appears to follow the</p> <p>4 direction that we discussed at our workshop on</p> <p>5 this subject. Simply opening this up,</p> <p>6 broadening it. In addition to housing,</p> <p>7 transportation, and meals, also adding health</p> <p>8 care as a charge for the committee and then</p> <p>9 opening up a number of additional positions on</p> <p>10 that, as Council requested in the workshop.</p> <p>11 MR. CALLAHAN: Okay.</p> <p>12 SECRETARY: You want to vote on the</p> <p>13 amendment?</p> <p>14 MR. CALLAHAN: Yes.</p> <p>15 SECRETARY: Mr. Callahan.</p> <p>16 MR. CALLAHAN: Aye.</p> <p>17 SECRETARY: Mr. Stepp.</p> <p>18 MR. STEPP: Aye.</p> <p>19 SECRETARY: Mr. Leshner.</p> <p>20 MR. LESHER: Aye.</p> <p>21 SECRETARY: Ms. Mielke.</p>
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<p>1 Next on the agenda is the disbursements of</p> <p>2 July 29th, August 5th, and August 12th. We've</p> <p>3 had a chance to take a look at those. Is there</p> <p>4 any deletions, additions, or corrections to the</p> <p>5 disbursements? Hearing none, the chair moves</p> <p>6 that the disbursements be accepted as unanimous</p> <p>7 consent. Okay.</p> <p>8 First thing on the agenda tonight here is</p> <p>9 introduction of an amendment. Administrative</p> <p>10 resolution establishing a senior citizens task</p> <p>11 force.</p> <p>12 Madam Secretary, could you go ahead and</p> <p>13 read that in the minutes, please?</p> <p>14 SECRETARY: You want me to read the entire</p> <p>15 administrative resolution?</p> <p>16 MR. CALLAHAN: I don't think you have to</p> <p>17 read the whole thing. Yup.</p> <p>18 SECRETARY: Amended administrative</p> <p>19 resolution establishing a senior citizens task</p> <p>20 force.</p> <p>21 MR. CALLAHAN: Okay. It's introduction.</p>	<p>1 MS. MIELKE: Aye.</p> <p>2 SECRETARY: Ms. Haythe.</p> <p>3 MS. HAYTHE: Aye.</p> <p>4 MR. LESHER: Okay. So that will amend the</p> <p>5 administrative resolution.</p> <p>6 Do you want to bring that up for a vote</p> <p>7 now?</p> <p>8 MR. CALLAHAN: Uh-huh.</p> <p>9 SECRETARY: Mr. Callahan.</p> <p>10 MR. CALLAHAN: Aye.</p> <p>11 SECRETARY: Mr. Stepp.</p> <p>12 MR. STEPP: Aye.</p> <p>13 SECRETARY: Mr. Leshner.</p> <p>14 MR. LESHER: Aye.</p> <p>15 SECRETARY: Ms. Mielke.</p> <p>16 MS. MIELKE: Aye.</p> <p>17 SECRETARY: Ms. Haythe.</p> <p>18 MS. HAYTHE: Aye.</p> <p>19 MR. CALLAHAN: Okay.</p> <p>20 MR. LESHER: So that's established. And</p> <p>21 look forward to working with the folks that</p>

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<p>1 we'll be calling together for that.</p> <p>2 And thank you to Ms. Mielke for.</p> <p>3 MS. MIELKE: Thank you.</p> <p>4 MR. LESHER: Spearheading this.</p> <p>5 MR. CALLAHAN: Good job. Okay.</p> <p>6 So we're a little early here for the</p> <p>7 public hearing. So Mr. Stamp, you want to go</p> <p>8 ahead and...</p> <p>9 MR. STAMP: Sure.</p> <p>10 MR. CALLAHAN: Do your thing.</p> <p>11 MR. STAMP: Council, good evening. Under</p> <p>12 county manager report this evening, I have some</p> <p>13 board and committee appointments that I would</p> <p>14 like for you to consider.</p> <p>15 The first is the Local Emergency Planning</p> <p>16 Committee. The following names have been</p> <p>17 referred to you and supported by the Emergency</p> <p>18 Services director, Brian LeCates. Again, for</p> <p>19 your consideration.</p> <p>20 The first will be the appointment of the</p> <p>21 following individuals: Mr. Michael Copeland,</p>	<p>1 Ms. Sarah Kilmon, communications manager</p> <p>2 for Talbot County.</p> <p>3 And Marilyn Heyman from the State Highway</p> <p>4 Administration.</p> <p>5 Asking for your consideration for the</p> <p>6 appointment of these individuals to the Local</p> <p>7 Emergency Planning Committee.</p> <p>8 MR. CALLAHAN: Okay.</p> <p>9 MS. HAYTHE: Motion to approve.</p> <p>10 MS. MIELKE: Second.</p> <p>11 MR. CALLAHAN: Okay. We got a motion and</p> <p>12 a second to approve. Madam Secretary, could</p> <p>13 you call the vote.</p> <p>14 SECRETARY: Mr. Callahan.</p> <p>15 MR. CALLAHAN: Aye.</p> <p>16 SECRETARY: Mr. Stepp.</p> <p>17 MR. STEPP: Aye.</p> <p>18 SECRETARY: Mr. Leshner.</p> <p>19 MR. LESHER: Aye.</p> <p>20 SECRETARY: Ms. Mielke.</p> <p>21 MS. MIELKE: Aye.</p>
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<p>1 who is the emergency preparedness manager for</p> <p>2 the University of Maryland Medical System Shore</p> <p>3 Regional Health.</p> <p>4 Would you like to do them individually or</p> <p>5 as a group?</p> <p>6 MS. HAYTHE: As a group.</p> <p>7 MR. STEPP: I'd say as a group.</p> <p>8 MR. LESHER: We can do them as a group.</p> <p>9 MR. STAMP: As a group. Okay.</p> <p>10 And the second one for appointment would</p> <p>11 be Mr. Rich Taylor. He is representing the</p> <p>12 Talbot County Health Department. He is the</p> <p>13 public emergency health planner.</p> <p>14 The next is Sara Jane Kershaw. She is the</p> <p>15 program manager on the Eastern Shore for the</p> <p>16 American Red Cross Disaster Program.</p> <p>17 Mr. Robert Bonner is the community</p> <p>18 emergency response team citizen representative,</p> <p>19 or would be.</p> <p>20 Mr. Mike Carl Owens is the Talbot County</p> <p>21 public schools security coordinator.</p>	<p>1 SECRETARY: Ms. Haythe.</p> <p>2 MS. HAYTHE: Aye.</p> <p>3 MR. STAMP: Thank you, Council.</p> <p>4 And then we have a group of individuals</p> <p>5 that Director LeCates is asking for your</p> <p>6 consideration for reappointment.</p> <p>7 That would be Dana Meintzer. Fuel oil,</p> <p>8 Meintzer Oil. Nick Greenhawk, utilities</p> <p>9 assistant superintendent of operations for</p> <p>10 Easton Utilities. Matthew Spence, media, WCEI.</p> <p>11 Dr. Sharon Pepukayi, Talbot County Public</p> <p>12 Schools. Micah Risher, Easton Airport. And</p> <p>13 Sheriff Joe Gamble representing law</p> <p>14 enforcement.</p> <p>15 And that would be for reappointment to the</p> <p>16 Local Emergency Planning Committee.</p> <p>17 MR. STEPP: I make a motion.</p> <p>18 MS. HAYTHE: Motion to approve.</p> <p>19 MR. STEPP: And I second.</p> <p>20 MR. CALLAHAN: Okay. We got a motion and</p> <p>21 second. Madam Secretary, could you call the</p>

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<p>1 vote.</p> <p>2 SECRETARY: Mr. Callahan.</p> <p>3 MR. CALLAHAN: Aye.</p> <p>4 SECRETARY: Mr. Stepp.</p> <p>5 MR. STEPP: Aye.</p> <p>6 SECRETARY: Mr. Leshner.</p> <p>7 MR. LESHNER: Aye.</p> <p>8 SECRETARY: Ms. Mielke.</p> <p>9 MS. MIELKE: Aye.</p> <p>10 SECRETARY: Ms. Haythe.</p> <p>11 MS. HAYTHE: Aye.</p> <p>12 MR. STAMP: Thank you, Council.</p> <p>13 And then finally for the Weed Committee,</p> <p>14 we're requesting the reappointment of Michael</p> <p>15 Weaver and Lauri Pallman to serve on the Weed</p> <p>16 Control Committee.</p> <p>17 MR. STEPP: I make a motion.</p> <p>18 MR. LESHNER: Second.</p> <p>19 MS. HAYTHE: Second.</p> <p>20 MR. CALLAHAN: Okay. We got a motion and</p> <p>21 second. Madam Secretary, could you call the</p>	<p>1 utility relocation, culvert replacement, and</p> <p>2 road widening improvements near the</p> <p>3 intersection of Goldsborough Neck Road and</p> <p>4 Villa Road.</p> <p>5 The detour will be in place through</p> <p>6 Mistletoe Drive. A map and information will be</p> <p>7 available and updated on the county website,</p> <p>8 which is talbotcountymd.gov.</p> <p>9 So we're excited to get this work</p> <p>10 underway. And Ray Clarke is here. He'll be</p> <p>11 overseeing that job. And we hope to get it</p> <p>12 done as quickly and as efficiently as we can.</p> <p>13 That completes your county manager report.</p> <p>14 I couldn't draw it out for another 18 minutes.</p> <p>15 Sorry.</p> <p>16 MR. CALLAHAN: Do we want to maybe give</p> <p>17 just a three-minute on the hospital? You know,</p> <p>18 is there any news on the hospital?</p> <p>19 Obviously everybody sees it going up.</p> <p>20 MR. STAMP: So sure, Council.</p> <p>21 We, meaning the county, has been a part of</p>
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<p>1 vote.</p> <p>2 SECRETARY: Mr. Callahan.</p> <p>3 MR. CALLAHAN: Aye.</p> <p>4 SECRETARY: Mr. Stepp.</p> <p>5 MR. STEPP: Aye.</p> <p>6 SECRETARY: Mr. Leshner.</p> <p>7 MR. LESHNER: Aye.</p> <p>8 SECRETARY: Ms. Mielke.</p> <p>9 MS. MIELKE: Aye.</p> <p>10 SECRETARY: Ms. Haythe.</p> <p>11 MS. HAYTHE: Aye.</p> <p>12 MR. STAMP: Thank you, Council. That</p> <p>13 completes the committee appointments for this</p> <p>14 week.</p> <p>15 I do have an announcement that I would</p> <p>16 like to share. Goldsborough Neck Road will be</p> <p>17 closed to through traffic between Villa Road</p> <p>18 and Glebe Road on or about April (sic.) 18th</p> <p>19 for an estimated three months from on or about</p> <p>20 November 17th for reopening.</p> <p>21 The closure is necessary to complete</p>	<p>1 an executive project team that the hospital has</p> <p>2 pulled together for this exciting project, the</p> <p>3 building of the new medical center in the</p> <p>4 northern part of Easton.</p> <p>5 We attended a meeting just the other day.</p> <p>6 And they're making great progress and things</p> <p>7 are on schedule.</p> <p>8 We obviously are involved in coordinating</p> <p>9 with them because of their proximity to the</p> <p>10 Community Center. So there will be,</p> <p>11 unfortunately, there will be a closing of the</p> <p>12 many entrance to the Community Center beginning</p> <p>13 on October 1st.</p> <p>14 They're finishing up a rear entrance to</p> <p>15 the Community Center. That should be done in</p> <p>16 the next couple of weeks. That will become the</p> <p>17 main entrance for upwards of potentially two</p> <p>18 years while the hospital completes their main</p> <p>19 entrance off of Route 50.</p> <p>20 Once that main entrance on Route 50 is</p> <p>21 completed, there will be an immediate spur into</p>

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<p>1 the Community Center, which will become the</p> <p>2 main entrance to the Community Center moving</p> <p>3 forward.</p> <p>4 They anticipate beginning the work on</p> <p>5 this, this intersection that they're building</p> <p>6 on Route 50 and the access to the hospital and</p> <p>7 the closure to the Community Center on</p> <p>8 October 1st. They're allowed to work between</p> <p>9 October 1st and I believe it's Memorial Day.</p> <p>10 And then the State Highway Administration will</p> <p>11 not allow them to work through the summer, not</p> <p>12 to impede summer traffic.</p> <p>13 So there will be a pause over the summer.</p> <p>14 And then they can resume operations I believe</p> <p>15 after October 1st.</p> <p>16 So if they're able to get the work done</p> <p>17 prior to Memorial Day, then the closure will</p> <p>18 only be to the Community Center --</p> <p>19 MR. CALLAHAN: Right.</p> <p>20 MR. STAMP: -- for the shorter amount of</p> <p>21 time. If they're not able to, that closure</p>	<p>1 MR. STAMP: Into the back of the Community</p> <p>2 Center.</p> <p>3 The other will be the new entrance.</p> <p>4 MR. CALLAHAN: Yes.</p> <p>5 MR. STAMP: Off of 662. And that will be</p> <p>6 the main entrance for the --</p> <p>7 MR. CALLAHAN: Yes.</p> <p>8 MR. STAMP: -- temporary closure of the</p> <p>9 front.</p> <p>10 And of course, when it's done, there will</p> <p>11 be three accesses.</p> <p>12 MR. CALLAHAN: Right.</p> <p>13 MR. STAMP: And means of egress, being</p> <p>14 Hiners Lane, the rear entrance that's being put</p> <p>15 in now, and then the new front entrance.</p> <p>16 MR. CALLAHAN: Right, right.</p> <p>17 Any other questions or anything?</p> <p>18 MR. STEPP: So on that note, we gain</p> <p>19 another entrance.</p> <p>20 MR. CALLAHAN: Yup. Exactly.</p> <p>21 MR. STEPP: Excellent.</p>
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<p>1 will remain and they'll complete the work after</p> <p>2 October 1st.</p> <p>3 So we're working closely with them. We'll</p> <p>4 keep you advised, the public advised of what we</p> <p>5 know.</p> <p>6 It's a healthy relationship. We're</p> <p>7 excited for the hospital, and it's moving right</p> <p>8 along.</p> <p>9 MR. CALLAHAN: That's great. I appreciate</p> <p>10 that. I thought it was really important that</p> <p>11 the public knows about that entrance to the</p> <p>12 Community Center.</p> <p>13 MR. STAMP: We're not extremely happy</p> <p>14 about the closure to the front of the Community</p> <p>15 Center, but...</p> <p>16 MR. CALLAHAN: But there will be</p> <p>17 realistically, three ways to get into that, or</p> <p>18 at least two ways.</p> <p>19 MR. STAMP: So in the interim, the access,</p> <p>20 there's one access off of Hiners Lane.</p> <p>21 MR. CALLAHAN: Yes.</p>	<p>1 MR. CALLAHAN: And paved.</p> <p>2 MR. STEPP: And paved.</p> <p>3 MR. CALLAHAN: Yeah. Okay. Is there</p> <p>4 anything else on the agenda that we could --</p> <p>5 MR. LESHER: I think you could jump down</p> <p>6 to item number eight.</p> <p>7 MR. CALLAHAN: Okay.</p> <p>8 MS. HAYTHE: Yeah.</p> <p>9 MR. LESHER: And nine.</p> <p>10 MS. HAYTHE: Yeah.</p> <p>11 MR. CALLAHAN: Eight and nine. Okay.</p> <p>12 Madam Secretary.</p> <p>13 SECRETARY: Resolution Number 368, a</p> <p>14 resolution to amend the Talbot County</p> <p>15 comprehensive water and sewer plan to</p> <p>16 reclassify and remap certain real property</p> <p>17 located at 4502 Old Trappe Road, Trappe,</p> <p>18 Maryland. Shown on tax map 54 as parcel 302.</p> <p>19 From unprogrammed to W-1/S-1, immediate</p> <p>20 priority status, pursuant to an application</p> <p>21 filed by Brian Hause.</p>

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<p>1 MR. CALLAHAN: Okay.</p> <p>2 MR. STEPP: I make a motion to remove from</p> <p>3 the table.</p> <p>4 MS. HAYTHE: Second.</p> <p>5 MR. CALLAHAN: Okay. We got a motion and</p> <p>6 a second to remove this off the table and put</p> <p>7 it back on the table. Madam Secretary, could</p> <p>8 you call the vote.</p> <p>9 SECRETARY: Mr. Callahan.</p> <p>10 MR. CALLAHAN: Aye.</p> <p>11 SECRETARY: Mr. Stepp.</p> <p>12 MR. STEPP: Aye.</p> <p>13 SECRETARY: Mr. Leshner.</p> <p>14 MR. LESHER: Aye.</p> <p>15 SECRETARY: Ms. Mielke.</p> <p>16 MS. MIELKE: Aye.</p> <p>17 SECRETARY: Ms. Haythe.</p> <p>18 MS. HAYTHE: Aye.</p> <p>19 MR. CALLAHAN: Okay. So it's back.</p> <p>20 MR. CLARKE: Yes, it's back.</p> <p>21 Council, just to let you know, we did</p>	<p>1 happening is the Town of Trappe has indicated</p> <p>2 that it's only going to be for one EDU.</p> <p>3 However, at that point, it's probably going to</p> <p>4 have to go through its Planning & Zoning</p> <p>5 process. And then it will be determined how</p> <p>6 many EDUs and whatnot will be allocated at that</p> <p>7 point in time.</p> <p>8 At this point, once it's kind of approved</p> <p>9 by you, it kind of falls into the Environmental</p> <p>10 Health Department's office, which they actually</p> <p>11 have to confirm that there's enough sewer</p> <p>12 capacity for each EDU that's being proposed.</p> <p>13 And then that's usually signed off on the plat</p> <p>14 at that point in time.</p> <p>15 So I'm here to answer any questions if you</p> <p>16 have any.</p> <p>17 MR. YELTON: Just to add something really</p> <p>18 shortly. Bryce Yelton, Talbot County Planning</p> <p>19 & Zoning.</p> <p>20 We were included with the applicant's</p> <p>21 attorney in a meeting with Ray Clarke as well</p>
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<p>1 receive a request from the property owner,</p> <p>2 Mr. Brian Hause's, attorney to have this</p> <p>3 reintroduced by the County Council or</p> <p>4 re-tabled. Or not re-tabled. I'm sorry.</p> <p>5 Brought off the table.</p> <p>6 MR. CALLAHAN: Yup.</p> <p>7 MR. CLARKE: At this point, I'm Ray</p> <p>8 Clarke, county engineer.</p> <p>9 One thing I just note on this is that we</p> <p>10 did go back. I think the Council had some</p> <p>11 questions on this. We went back and got some</p> <p>12 answers on those questions.</p> <p>13 We have requested a preliminary plan as to</p> <p>14 what they were proposing to do on the property.</p> <p>15 We are currently looking at roughly 11</p> <p>16 lots that would be created on this light</p> <p>17 industrial park. In addition, kind of walk</p> <p>18 through kind of like a standard operating</p> <p>19 procedure as it relates to the towns and their</p> <p>20 applications.</p> <p>21 But technically what's going to end up</p>	<p>1 on that proposed potential development</p> <p>2 build-out for the site if it were to get sewer</p> <p>3 allocation.</p> <p>4 It's a little confusing just because of</p> <p>5 based on density. The property is about</p> <p>6 37 acres total. A large portion of the right</p> <p>7 side of the property is fully wooded. And so</p> <p>8 there's about 27 or so acres that could</p> <p>9 potentially be developed and subdivided off for</p> <p>10 this.</p> <p>11 The applicant had proposed to do the 11</p> <p>12 lots I believe or 12 lots with a shared lane</p> <p>13 for a lot of those.</p> <p>14 There are remaining development rights.</p> <p>15 But what we had heard from the attorney for the</p> <p>16 applicant was that it was based really on the</p> <p>17 availability of tenants to come into those lots</p> <p>18 and how they would be built out.</p> <p>19 So once the subdivision is proposed, if</p> <p>20 anything, the proposal will have to go through</p> <p>21 the Town of Trappe's zoning requirements and go</p>

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<p>1 through their subdivision regulations.</p> <p>2 MR. CALLAHAN: Okay. Council.</p> <p>3 MR. LESHER: So the one EDU is essentially</p> <p>4 a placeholder for the time being, but that</p> <p>5 decision on how many EDUs are allocated are</p> <p>6 entirely up to Trappe or up to Trappe and</p> <p>7 Environmental Health?</p> <p>8 MR. CLARKE: Yes, sir. At this point,</p> <p>9 yes.</p> <p>10 MR. LESHER: The county isn't part of that</p> <p>11 process after, after this stage?</p> <p>12 MR. CLARKE: I don't -- unfortunately,</p> <p>13 when it comes to the comp water and sewer plan,</p> <p>14 I know with the Council, when we've had county</p> <p>15 applications and there's an increase in the</p> <p>16 number of EDUs, we've always gone back and</p> <p>17 amended that resolution because we've</p> <p>18 identified the number of EDUs.</p> <p>19 In this situation, it's not -- my</p> <p>20 understanding is they would not have to come</p> <p>21 back to the county for a comp water and sewer</p>	<p>1 have to allocate additional EDUs at that point</p> <p>2 in time.</p> <p>3 MS. MIELKE: And haven't there been issues</p> <p>4 about the compliance?</p> <p>5 MR. CLARKE: There have been in the past,</p> <p>6 yes.</p> <p>7 MS. MIELKE: And what was the last report</p> <p>8 about --</p> <p>9 MR. CLARKE: I don't have it.</p> <p>10 MS. MIELKE: -- in compliance?</p> <p>11 MR. CLARKE: I don't have an answer for</p> <p>12 you on that. I'm sorry.</p> <p>13 MS. MIELKE: Thank you.</p> <p>14 MR. CALLAHAN: Okay. At this time, any</p> <p>15 other questions from Council or anything?</p> <p>16 MS. HAYTHE: No. You know, since this is</p> <p>17 a business project that is going to provide</p> <p>18 jobs for the community, property tax dollars</p> <p>19 for the county, I think sometimes we confuse</p> <p>20 business with residential. And I know, you</p> <p>21 know, as Trappe, they've had issues as it</p>
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<p>1 plan amendment.</p> <p>2 We're currently providing I guess the</p> <p>3 mapping, which would be over the entire parcel</p> <p>4 at this point in time.</p> <p>5 MS. MIELKE: And as I understand it,</p> <p>6 they're proposing to do an industrial park at</p> <p>7 some time.</p> <p>8 MR. CLARKE: Correct, correct.</p> <p>9 MS. MIELKE: Right next to the Rural</p> <p>10 Museum in Trappe?</p> <p>11 MR. CLARKE: Yes. And again, I think</p> <p>12 it's, if I'm not mistaken, what was shown on</p> <p>13 their preliminary subdivision plan was 11 lots,</p> <p>14 11 industrial potential lots.</p> <p>15 MS. MIELKE: And also, what information</p> <p>16 was required or obtained regarding what water</p> <p>17 and sewer plant would service this property?</p> <p>18 MR. CLARKE: This would go into the</p> <p>19 existing wastewater treatment plant. My</p> <p>20 understanding, they have the capacity for the</p> <p>21 one EDU at this point in time. The town would</p>	<p>1 relates to probably you guys are referring to</p> <p>2 Lakeside. But business is completely</p> <p>3 different. And so for that reason, I'm ready</p> <p>4 to vote on it.</p> <p>5 MR. CALLAHAN: Okay.</p> <p>6 MS. HAYTHE: I think they've given us the</p> <p>7 information that we need.</p> <p>8 MR. CALLAHAN: Okay. Any other?</p> <p>9 Mr. Stepp, you good?</p> <p>10 MR. STEPP: I'm good.</p> <p>11 MR. CALLAHAN: Okay. Okay. At this time,</p> <p>12 we're ready to vote.</p> <p>13 SECRETARY: Okay.</p> <p>14 MR. CALLAHAN: Madam Secretary, could you</p> <p>15 call the vote.</p> <p>16 SECRETARY: Mr. Callahan.</p> <p>17 MR. CALLAHAN: Aye.</p> <p>18 SECRETARY: Mr. Stepp.</p> <p>19 MR. STEPP: Aye.</p> <p>20 SECRETARY: Mr. Leshar.</p> <p>21 MR. LESHER: Nay.</p>

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<p>1 SECRETARY: Ms. Mielke. 2 MS. MIELKE: Nay. 3 SECRETARY: Ms. Haythe. 4 MS. HAYTHE: Aye. 5 MR. CALLAHAN: Okay. All right. Next on 6 the agenda, Madam Secretary. 7 SECRETARY: Bill Number 1618, a bill to 8 amend Chapter 190, zoning, subdivision, and 9 land development, of the Talbot County Code for 10 purposes of providing that cannabis growing and 11 the processing of cannabis grown on site shall 12 be permitted uses in the agricultural 13 conservation, AC, countryside preservation, CP, 14 and western rural conservation, WRC, zoning 15 districts. Providing that the processing of 16 cannabis not grown on site shall be permitted 17 by special exception in the AC, CP, and WRC 18 zoning districts, and providing that cannabis 19 dispensaries shall be permitted by special 20 exception in the limited industrial, LC. 21 Excuse me. Limited commercial, LC, general</p>	<p>1 At their last meeting, they discussed this 2 cannabis legislation as it had not been before 3 them since December of last year. And in their 4 review, essentially just to summarize the 5 letter, they stated that based on the public 6 comments that the Council had received were 7 troubling to them in some way about reducing 8 the potential setbacks for certain properties 9 in Talbot County. 10 They've made two recommendations tonight 11 that if you were to hear an amendment to the 12 bill that's presently before you, that the -- 13 any amendment be changed to separate the 14 cannabis grower and the processor if cannabis 15 is grown on site in the land use table to only 16 permit cannabis processing by special 17 exception. 18 And two, to change the minimum lot size 19 for both processors and growers from ten acres 20 to 40 acres. 21 Certainly here to answer any questions</p>
Page 27	Page 29
<p>1 commercial, GC, and limited industrial, LI, 2 zoning districts. Each subject to certain 3 conditions and defined terms associated 4 therewith. 5 MR. YELTON: Council, thank you. Bryce 6 Yelton, Talbot County Planning & Zoning. 7 This is again before you for a text 8 amendment that's going to change the county 9 zoning regulations to permit certain 10 dispensaries, growers, and all of these things 11 that the State has essentially passed in the 12 State legislature in terms of cannabis 13 operations. 14 So this is essentially before you in the 15 form that the Planning Commission had 16 originally dealt with back last year in 17 November and December's meeting. 18 And really the only update that I have to 19 provide tonight is a letter that was drafted 20 and sent to the County Council from the 21 Planning Commission.</p>	<p>1 about the legislation that's proposed or any 2 potential changes that the Planning Commission 3 has proposed as well. 4 MR. LESHAR: Thank you. Thank you for 5 that further consideration from the Planning 6 Commission and taking that into consideration. 7 I'm offering an amendment that would 8 address those two articulated concerns about 9 separating the grower and processor so that 10 processor is only allowed by special exception 11 and also to change the minimum lot size for 12 both growers and processors from 20 acres to 13 40 acres. 14 That amendment is before you and I'd like 15 to introduce that. 16 MR. CALLAHAN: Okay. 17 MR. LESHAR: You want a show of hands for 18 introducing the amendment? 19 MR. CALLAHAN: Yup. 20 MR. LESHAR: Introduced by Stepp and 21 Leshar.</p>

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<p>1 Do we vote first on that amendment before</p> <p>2 we go to further amendments?</p> <p>3 MR. CALLAHAN: Sure.</p> <p>4 SECRETARY: Mr. Callahan.</p> <p>5 MR. CALLAHAN: No.</p> <p>6 SECRETARY: Mr. Stepp.</p> <p>7 MR. STEPP: Aye.</p> <p>8 SECRETARY: Mr. Leshner.</p> <p>9 MR. LESHNER: Aye.</p> <p>10 SECRETARY: Ms. Mielke.</p> <p>11 MS. MIELKE: No.</p> <p>12 SECRETARY: Ms. Haythe.</p> <p>13 MS. HAYTHE: Abstain.</p> <p>14 MR. LESHNER: So it fails.</p> <p>15 MR. CALLAHAN: Okay.</p> <p>16 MR. LESHNER: You have a further amendment?</p> <p>17 MR. STEPP: I would like to make a further</p> <p>18 amendment on the fly here if we could.</p> <p>19 So in the text, we have sections 26.18A1</p> <p>20 and 26.19A1, the way that that verbiage</p> <p>21 currently reads in that. Let me get to it</p>	<p>1 26.18A1 to say 500 feet from any lot line of a</p> <p>2 property containing a preexisting residential</p> <p>3 or institutional use. So you would be striking</p> <p>4 unless consent to reduce the setback is</p> <p>5 obtained.</p> <p>6 MR. STEPP: Yes.</p> <p>7 MR. THOMAS: And then you're consolidating</p> <p>8 items one and two together?</p> <p>9 MR. STEPP: It doesn't necessarily need to</p> <p>10 be consolidated together; does it?</p> <p>11 MR. THOMAS: It doesn't. But it reads</p> <p>12 more concisely that way.</p> <p>13 MR. STEPP: Yeah. It just basically -- I</p> <p>14 think that clarifies the language and just</p> <p>15 basically puts it at 500 feet.</p> <p>16 MR. THOMAS: And that would be 26.18A1 and</p> <p>17 26.19A1, which contain identical language.</p> <p>18 MR. STEPP: Correct.</p> <p>19 MR. THOMAS: Regarding the setbacks.</p> <p>20 MR. STEPP: Correct.</p> <p>21 MR. LESHNER: You want a show of hands to</p>
Page 31	Page 33
<p>1 here. Let's see. 26.19, 26.18. Sorry. Just</p> <p>2 getting to it.</p> <p>3 It currently reads 500 feet from any lot</p> <p>4 line of a property containing a preexisting</p> <p>5 residential use, unless consent to reduce the</p> <p>6 setback is obtained from all owners of</p> <p>7 residential properties within the 500 setback.</p> <p>8 In no event shall the setback reduce to less</p> <p>9 than 200 feet.</p> <p>10 That is the current verbiage for both</p> <p>11 sections.</p> <p>12 I'd like to see that changed to 500 feet</p> <p>13 from any lot line of a property containing a</p> <p>14 preexisting residential use, and end that with</p> <p>15 a period right there, striking all the</p> <p>16 remaining language, which would allow for a</p> <p>17 200-foot exception.</p> <p>18 MR. LESHNER: Any clarification,</p> <p>19 Mr. Thomas?</p> <p>20 MR. THOMAS: Yeah. So just to be clear,</p> <p>21 Mr. Stepp, your amendment would be to change</p>	<p>1 introduce the amendment?</p> <p>2 MR. CALLAHAN: Sure.</p> <p>3 MR. LESHNER: Introduced by Stepp and</p> <p>4 Leshner.</p> <p>5 And again, this is stemming from that</p> <p>6 recommendation from that further, that letter</p> <p>7 from the Planning Commission as well.</p> <p>8 MR. CALLAHAN: Exactly.</p> <p>9 MR. STEPP: And being a non-substantive</p> <p>10 change, it can be voted on this evening.</p> <p>11 Right?</p> <p>12 MR. CALLAHAN: Yeah. Absolutely.</p> <p>13 MR. STEPP: Okay.</p> <p>14 SECRETARY: Ready to call the vote?</p> <p>15 MR. CALLAHAN: Absolutely.</p> <p>16 SECRETARY: Mr. Callahan.</p> <p>17 MR. CALLAHAN: No.</p> <p>18 SECRETARY: Mr. Stepp.</p> <p>19 MR. STEPP: Aye.</p> <p>20 SECRETARY: Mr. Leshner.</p> <p>21 MR. LESHNER: Aye.</p>

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<p>1 SECRETARY: Ms. Mielke.</p> <p>2 MS. MIELKE: No.</p> <p>3 SECRETARY: Ms. Haythe.</p> <p>4 MS. HAYTHE: Abstain.</p> <p>5 MR. LESHER: Motion is defeated.</p> <p>6 MR. CALLAHAN: Okay. All right. We're</p> <p>7 almost to --</p> <p>8 MR. LESHER: So we now have the</p> <p>9 legislation, the underlying legislation to deal</p> <p>10 with.</p> <p>11 MR. CALLAHAN: Okay.</p> <p>12 MR. LESHER: And before we vote on that,</p> <p>13 I've got a question for Mr. Yelton or two.</p> <p>14 Have we had or would you have now</p> <p>15 applications coming before you for -- if</p> <p>16 somebody is going to put this in as a crop, do</p> <p>17 they need to come to you now?</p> <p>18 They certainly need to go to the State for</p> <p>19 a growing license. But since this is not</p> <p>20 mentioned in our code yet, do you have an</p> <p>21 opportunity to deal with this? And if so, how</p>	<p>1 as such under the zoning code.</p> <p>2 So without this, they wouldn't be able to</p> <p>3 go forward under that position.</p> <p>4 MR. LESHER: Okay.</p> <p>5 MR. CALLAHAN: Okay.</p> <p>6 MR. LESHER: Thank you.</p> <p>7 Do you want to call the vote on the</p> <p>8 legislation?</p> <p>9 MR. CALLAHAN: Sure.</p> <p>10 SECRETARY: Mr. Callahan.</p> <p>11 MR. CALLAHAN: No.</p> <p>12 SECRETARY: Mr. Stepp.</p> <p>13 MR. STEPP: So can I ask a question here?</p> <p>14 So are we voting for the amendment one?</p> <p>15 MR. THOMAS: Amendments one and two have</p> <p>16 failed.</p> <p>17 So this is to vote on the bill as --</p> <p>18 MR. LESHER: The underlying legislation.</p> <p>19 MR. THOMAS: -- as introduced.</p> <p>20 SECRETARY: As introduced.</p> <p>21 MR. STEPP: Okay.</p>
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<p>1 would you deal with it?</p> <p>2 MR. YELTON: I think that's going to be a</p> <p>3 legal question for our attorney Patrick here.</p> <p>4 But I believe if somebody wanted to, based</p> <p>5 on the fact that it would be a State license,</p> <p>6 we might have to hold it based on the pending</p> <p>7 information based on the text amendment that's</p> <p>8 being proposed just because it is being</p> <p>9 currently reviewed for a text amendment.</p> <p>10 I'm not 100 percent certain how we would</p> <p>11 handle an incoming application.</p> <p>12 But I believe the State licenses also</p> <p>13 require you to have local approval as well, if</p> <p>14 I'm not correct. So I'm not 100 percent</p> <p>15 certain how to answer that.</p> <p>16 MR. THOMAS: I believe Mr. Yelton is</p> <p>17 correct in that the State law I believe</p> <p>18 requires compliance with local zoning as well.</p> <p>19 So if the county were to take the position that</p> <p>20 cannabis does not fall under existing</p> <p>21 agricultural use, then it wouldn't be permitted</p>	<p>1 MS. HAYTHE: Do we have --</p> <p>2 SECRETARY: Mr. Stepp.</p> <p>3 MR. STEPP: Abstain.</p> <p>4 SECRETARY: Mr. Leshner.</p> <p>5 MR. LESHER: Aye.</p> <p>6 SECRETARY: Ms. Mielke.</p> <p>7 MS. MIELKE: No.</p> <p>8 SECRETARY: Ms. Haythe.</p> <p>9 MS. HAYTHE: Oh, gosh. I'm trying to find</p> <p>10 the actual original bill that was introduced.</p> <p>11 So I just need one second.</p> <p>12 SECRETARY: Okay.</p> <p>13 MS. HAYTHE: To find that.</p> <p>14 MR. CALLAHAN: I think it's this one here.</p> <p>15 MS. HAYTHE: No. That's the amended.</p> <p>16 MR. CALLAHAN: Is that the amended one?</p> <p>17 MS. HAYTHE: This is the amended that we</p> <p>18 have, correct? Am I right?</p> <p>19 MR. LESHER: It's just the amendment.</p> <p>20 SECRETARY: The blue is the amendment,</p> <p>21 yes.</p>

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<p>1 But the original is on your -- was in 2 Granicus. 3 MS. HAYTHE: Granicus. Okay. My 4 apologies. 5 Do we have a printout of it at all? 6 MR. YELTON: Mine is a little marked up. 7 Would you like it? 8 MS. HAYTHE: Yeah. Could I have that just 9 for a minute? 10 I'm sorry. My apologies. Too many. 11 So is this the original, keeping the 12 minimum setback at 500? 13 MR. THOMAS: The bill as introduced says 14 that the setbacks for cannabis processing and 15 cannabis growing are 500 feet from any lot line 16 of a property containing a preexisting 17 residential use, unless consented to reduce the 18 setbacks contained from all owners of 19 residential properties within that setback. 20 But it can't be reduced any less than 200 feet. 21 MS. HAYTHE: Okay. And in the original,</p>	<p>1 wastewater facilities and sanitary district 2 facilities in the county. And to effect such 3 borrowing by the issuance and sale of one or 4 more series of its general obligation bonds, 5 payable from ad valorem taxes to be levied by 6 the county. Exempting the bonds from the 7 provisions of Section 19-205 and 19-207 of the 8 Local Government Article of the Annotated Code 9 of Maryland. Authorizing the consolidation of 10 separate series of bonds into one or more 11 bonds. Authorizing the refunding of such bonds 12 and relating generally to the issuance and sale 13 of such bonds for such purposes. 14 MR. CLARKE: Council, real quickly. This 15 is the project associated with Resolution 235 16 where we replaced the Royal Oak pump station as 17 well as extended sewer to the lots that were 18 included in Resolution 235, which are along 33 19 as you're heading towards St. Michaels. And 20 then just past St. Michael's, Rolles Range 21 Road, Deep Water Point Road. It basically</p>
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<p>1 it was minimum lot size of 20 acres; is that 2 right? 3 MR. THOMAS: That is correct. 4 MS. HAYTHE: And we were -- the amendment 5 was for 40? 6 MR. THOMAS: The amendment one was to 7 increase that to 40 acres. 8 MS. HAYTHE: Okay. Got it. All right. 9 Now I'm up to speed. 10 Abstain. 11 MR. LESHER: The legislation is defeated. 12 MS. HAYTHE: Thank you, Bryce. Appreciate 13 it. 14 MR. CALLAHAN: Okay. Do we want to start 15 the public hearing? 16 MR. STAMP: Yeah. 17 MR. CALLAHAN: Okay. 18 SECRETARY: Bill Number 1619, a bill to 19 authorize Talbot County, Maryland, the county, 20 to borrow not more than \$7,018,942 in order to 21 finance and refinance improvements to certain</p>	<p>1 provided sewer out to those lots as well. 2 So we're looking at roughly about 300 new 3 connections that were associated with this. 4 We've bid out the work. 5 Right now, we currently have Schumer, 6 Incorporated doing work to connect properties 7 and we currently I believe have 90 properties 8 that are connected to this work that's been 9 done. This is really to basically get our 10 money from MDE. 11 MR. CALLAHAN: Okay. 12 MR. CLARKE: Which is about 5 million, if 13 I'm not mistaken. 14 MR. CALLAHAN: Okay. 15 MS. HAYTHE: Great. 16 MR. CALLAHAN: All right. So I'll go 17 ahead and open this up to the public hearing. 18 If you want to come up individuals, give 19 three minutes. And if you're representing an 20 organization, give you five. 21 So on this side here on my left here, does</p>


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<p>1 anybody want to come up here and talk about</p> <p>2 Bill 1619? Okay.</p> <p>3 Anybody on this side, 1619? You sure?</p> <p>4 Okay. Okay. Nobody wants to come up and talk</p> <p>5 about 1619.</p> <p>6 MS. HAYTHE: I think she went to get the</p> <p>7 sign-up sheet.</p> <p>8 MR. CALLAHAN: This is eligible for vote,</p> <p>9 correct?</p> <p>10 MR. LESHER: We need a motion. If you</p> <p>11 close the hearing, we can have a motion to move</p> <p>12 it to third reader.</p> <p>13 MR. CALLAHAN: Okay. So at this time,</p> <p>14 we'll go ahead and close the hearing.</p> <p>15 MS. HAYTHE: I think she was checking the</p> <p>16 sheet.</p> <p>17 MR. CALLAHAN: Oh, she was. Okay. I'm</p> <p>18 sorry. Thank you.</p> <p>19 MR. LESHER: And I move that we take Bill</p> <p>20 1619 to third reader.</p> <p>21 MS. MIELKE: Second.</p>	<p>1 facilities in the county.</p> <p>2 MR. LESHER: I move that so much be</p> <p>3 considered a reading.</p> <p>4 MR. CALLAHAN: Okay.</p> <p>5 MR. LESHER: If there's no objection.</p> <p>6 MR. CALLAHAN: There isn't.</p> <p>7 MS. HAYTHE: No.</p> <p>8 MS. MIELKE: No.</p> <p>9 MR. CALLAHAN: Okay.</p> <p>10 MR. LESHER: And you can call the vote,</p> <p>11 then.</p> <p>12 MR. CALLAHAN: Okay. Madam Secretary,</p> <p>13 could you call the vote.</p> <p>14 SECRETARY: Mr. Callahan.</p> <p>15 MR. CALLAHAN: Aye.</p> <p>16 SECRETARY: Mr. Stepp.</p> <p>17 MR. STEPP: Aye.</p> <p>18 SECRETARY: Mr. Leshner.</p> <p>19 MR. LESHER: Aye.</p> <p>20 SECRETARY: Ms. Mielke.</p> <p>21 MS. MIELKE: Aye.</p>
Page 43	Page 45
<p>1 MR. CALLAHAN: Okay. We got a motion and</p> <p>2 second to move to the third reader.</p> <p>3 SECRETARY: Mr. Callahan.</p> <p>4 MR. CALLAHAN: Aye.</p> <p>5 SECRETARY: Mr. Stepp.</p> <p>6 MR. STEPP: Aye.</p> <p>7 SECRETARY: Mr. Leshner.</p> <p>8 MR. LESHER: Aye.</p> <p>9 SECRETARY: Ms. Mielke.</p> <p>10 MS. MIELKE: Aye.</p> <p>11 SECRETARY: Ms. Haythe.</p> <p>12 MS. HAYTHE: Aye.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MR. LESHER: We can read the legislation.</p> <p>15 MR. CALLAHAN: Yup.</p> <p>16 MR. LESHER: A third time.</p> <p>17 SECRETARY: Bill Number 1619, a bill to</p> <p>18 authorize Talbot County, Maryland, the county,</p> <p>19 to borrow not more than \$7,018,942 in order to</p> <p>20 finance and refinance improvements to certain</p> <p>21 wastewater facilities and sanitary district</p>	<p>1 SECRETARY: Ms. Haythe.</p> <p>2 MS. HAYTHE: Aye.</p> <p>3 MR. CALLAHAN: Okay. So I guess I think</p> <p>4 we're down to public comment.</p> <p>5 MS. MORRIS: Nobody has signed up to speak</p> <p>6 this evening.</p> <p>7 MR. CALLAHAN: Okay. Flying through this.</p> <p>8 Now we're going to --</p> <p>9 MR. LESHER: You can still open the floor</p> <p>10 to public comment.</p> <p>11 MR. CALLAHAN: Yeah. Okay.</p> <p>12 MS. HAYTHE: None.</p> <p>13 MR. CALLAHAN: Anybody welcome to come up</p> <p>14 and talk to us. Public comment.</p> <p>15 Yes, ma'am. Come on up.</p> <p>16 MS. ALBRIGHT: I'm just going to stand.</p> <p>17 My name is Donna Albright.</p> <p>18 MR. CALLAHAN: Could you, so the people</p> <p>19 actually can hear you? That would be fine. I</p> <p>20 appreciate it.</p> <p>21 MS. ALBRIGHT: Sure. My name is Donna</p>

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<p>1 Albright.</p> <p>2 I have just a question on 1618, just</p> <p>3 clarification.</p> <p>4 MR. CALLAHAN: Yes.</p> <p>5 MS. ALBRIGHT: The amendment to change the</p> <p>6 setbacks from 500 to 200 has not passed. Is</p> <p>7 that correct?</p> <p>8 MR. CALLAHAN: The whole thing didn't</p> <p>9 pass.</p> <p>10 MS. ALBRIGHT: Thank you very much.</p> <p>11 That's all I need to say.</p> <p>12 MR. CALLAHAN: You're welcome.</p> <p>13 Any other questions? Okay.</p> <p>14 Council comments.</p> <p>15 MR. LESHER: Council comments.</p> <p>16 MR. CALLAHAN: Yes, sir. Yup.</p> <p>17 Mr. Stepp, you want to start us off. Any</p> <p>18 big news?</p> <p>19 MR. STEPP: No big news.</p> <p>20 MR. CALLAHAN: No big news. Okay. Not a</p> <p>21 father or something?</p>	<p>1 ICE facility in Louisiana.</p> <p>2 I've been reaching out to our</p> <p>3 Congressman's office for assistance. And while</p> <p>4 his staff has replied promptly, at this point I</p> <p>5 have little news to share on that front. I'll</p> <p>6 continue to be inquiring about this and</p> <p>7 following this particular case.</p> <p>8 MR. CALLAHAN: Okay.</p> <p>9 MS. MIELKE: Just want to say that I'm</p> <p>10 pleased that we have passed the administrative</p> <p>11 resolution establishing the senior citizens</p> <p>12 task force and working for homeless seniors.</p> <p>13 And I look forward to being on the task force</p> <p>14 and leading this very well needed problem.</p> <p>15 MR. CALLAHAN: Good. Good job.</p> <p>16 MS. HAYTHE: No comments.</p> <p>17 MR. CALLAHAN: No comment. Okay.</p> <p>18 I don't have any, either. Other than</p> <p>19 we're going to MACo tomorrow and work for you</p> <p>20 guys. And hopefully come back with some</p> <p>21 education on what's going on, the latest and</p>
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<p>1 MR. STEPP: I'll stick with the theme of</p> <p>2 moving things along tonight.</p> <p>3 MR. CALLAHAN: Okay. Okay.</p> <p>4 MR. LESHER: Well, I think we find</p> <p>5 ourselves in an interesting position figuring</p> <p>6 out what the course forward is on regulating</p> <p>7 cannabis. The State has told us that we must</p> <p>8 do so. And we now don't have a plan.</p> <p>9 So I look forward to what Council comes up</p> <p>10 with.</p> <p>11 MR. CALLAHAN: Okay.</p> <p>12 MR. LESHER: And appropriately dealing</p> <p>13 with this.</p> <p>14 On another note, the detaining of Pastor</p> <p>15 Fuentes, a local religious leader, by</p> <p>16 Immigration and Customs Enforcement has</p> <p>17 received considerable press attention lately.</p> <p>18 Pastor Fuentes, apparently accused of</p> <p>19 overstaying his visa, has been separated from</p> <p>20 his family, and in the latest word I have</p> <p>21 received, has been removed to a facility, an</p>	<p>1 greatest in the State. And we're going to be</p> <p>2 there for a few days. So we're going to be</p> <p>3 working for you. That's for sure.</p> <p>4 MR. LESHER: The County Council's next</p> <p>5 meeting will be held on Tuesday, August 26th,</p> <p>6 beginning at five o'clock p.m. The Council</p> <p>7 will be convening in open session at 3:30 p.m.</p> <p>8 and then adjourning into closed session, as</p> <p>9 listed on the statement for closing that</p> <p>10 meeting.</p> <p>11 Therefore, is there a motion to adjourn</p> <p>12 this meeting and reconvene as noted?</p> <p>13 MR. STEPP: So moved.</p> <p>14 MS. HAYTHE: So moved.</p> <p>15 MR. CALLAHAN: Okay. Madam Secretary,</p> <p>16 could you call the vote.</p> <p>17 SECRETARY: Mr. Callahan.</p> <p>18 MR. CALLAHAN: Aye.</p> <p>19 SECRETARY: Mr. Stepp.</p> <p>20 MR. STEPP: Aye.</p> <p>21 SECRETARY: Mr. Leshner.</p>

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1 MR. LESHER: Aye.
2 SECRETARY: Ms. Mielke.
3 MS. MIELKE: Aye.
4 SECRETARY: Ms. Haythe.
5 MS. HAYTHE: Aye.
6 MR. CALLAHAN: Okay. Thanks a lot for
7 coming. Appreciate it.
8 (Meeting concluded at: 5:43 p.m.)
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1 STATE OF MARYLAND
2 I, Diane Houlihan, a Notary Public in and
for the State of Maryland, County of Baltimore City,
3 do hereby certify that the within named, Talbot
County Council Audio, personally appeared before me
4 at the time and place herein set according to law,
was interrogated by counsel.
5
6 I further certify that the examination was
recorded stenographically by me and then transcribed
from my stenographic notes to the within printed
7 matter by means of computer-assisted transcription
in a true and accurate manner.
8
9 I further certify that the stipulations
contained herein were entered into by counsel in my
presence.
10
11 I further certify that I am not of counsel
to any of the parties, not an employee of counsel,
nor related to any of the parties, nor in any way
12 interested in the outcome of this action.
13 AS WITNESS my hand Notorial Seal this 18th
day of August, 2025, at Easton, MD.
14
15 
16 _____
Diane Houlihan
Notary Public
17
18
19 My commission expires September 16, 2025
20
21

[& - albright]

Page 1

&	235 40:15,18	5th 3:2	actually 20:10
& 20:4,19 27:6	26.18. 31:1	6	45:19
1	26.18a1 30:19	662 16:5	ad 40:5
1 17:19,19	32:1,16	7	add 20:17
100 35:10,14	26.19 31:1	7,018,942	adding 4:7
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