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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

August 23, 2022; 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Frank Divilio

Corey W. Pack

Laura E. Price

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: I want to welcome everybody</p> <p>4 tonight. So first we're going to go ahead and</p> <p>5 hear the prayer from Mr. Leshar, and then we</p> <p>6 can all stand for the Pledge of Allegiance of</p> <p>7 the Flag.</p> <p>8 (Prayer and Pledge of Allegiance.)</p> <p>9 MR. CALLAHAN: Thank you, Mr. Leshar.</p> <p>10 That was great.</p> <p>11 I want to welcome everybody.</p> <p>12 So let's start tonight's agenda. Council</p> <p>13 has the agenda of August 23rd before us. So</p> <p>14 are there any additions, deletions, or</p> <p>15 corrections to the agenda? Okay. Hearing</p> <p>16 none, the chair moves that the agenda be</p> <p>17 accepted as unanimous consent.</p> <p>18 Next on the agenda is the minutes of</p> <p>19 August 9th. We've had a chance to review them.</p> <p>20 Are there any additions, deletions, or</p> <p>21 corrections to the minutes? Okay. Hearing</p>	<p>1 MS. SMITH: And I'm Karen Smith, the vice</p> <p>2 president for administrative services.</p> <p>3 MR. CALLAHAN: Welcome, guys. Appreciate</p> <p>4 it.</p> <p>5 DR. COPPERSMITH: It's great to be here.</p> <p>6 Mr. Leshar, loved your prayer. We can really</p> <p>7 identify with the prayer because we started our</p> <p>8 classes yesterday.</p> <p>9 MR. CALLAHAN: That's great.</p> <p>10 DR. COPPERSMITH: I'm very happy to report</p> <p>11 campus is very busy. We had more students on</p> <p>12 campus yesterday than we have seen since the</p> <p>13 fall of 2019.</p> <p>14 MR. CALLAHAN: Wow.</p> <p>15 DR. COPPERSMITH: We're really happy about</p> <p>16 that.</p> <p>17 MR. CALLAHAN: Good for you guys.</p> <p>18 DR. COPPERSMITH: So we're just here to</p> <p>19 present our revised budget request.</p> <p>20 As you know, the State funded us at the</p> <p>21 full Cade formula. We did not get that until</p>
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<p>1 none, the chair moves that the minutes be</p> <p>2 accepted as unanimous consent.</p> <p>3 Next is the disbursements of August 16th</p> <p>4 and the 23rd. Council has had a chance to</p> <p>5 review the disbursements. Are there any</p> <p>6 deletions, additions, deletions, or corrections</p> <p>7 to the disbursements? Okay. Council is happy</p> <p>8 with that. So hearing none, I'll move that the</p> <p>9 disbursements be accepted as unanimous consent.</p> <p>10 Okay.</p> <p>11 Tonight is presentation of the Chesapeake</p> <p>12 College review budget request. So you guys</p> <p>13 want to come on up.</p> <p>14 MS. SMITH: Good evening.</p> <p>15 MR. CALLAHAN: Good evening, guys. How</p> <p>16 are you? You guys want to introduce yourself,</p> <p>17 that would be great.</p> <p>18 DR. COPPERSMITH: Mr. President, my name</p> <p>19 is Cliff Coppersmith. I'm the president of</p> <p>20 Chesapeake College.</p> <p>21 MR. CALLAHAN: Okay.</p>	<p>1 late April when their session refinished.</p> <p>2 So we have a revised budget that's being</p> <p>3 brought to our five service counties. We've</p> <p>4 given you that information. We have handouts</p> <p>5 if you wish to have those in front of you right</p> <p>6 now.</p> <p>7 That increase was 1,295,019. And you can</p> <p>8 see the distribution in terms of what it did</p> <p>9 for our budget. In particular, it helped us</p> <p>10 with adjustments to our salary scale across the</p> <p>11 campus.</p> <p>12 We had a salary study done this year. And</p> <p>13 we found out many technical areas in particular</p> <p>14 we were woefully behind the market. And then</p> <p>15 we also did a five percent across the board</p> <p>16 increase for all full-time and permanent</p> <p>17 part-time employees.</p> <p>18 We also have a request for two fund</p> <p>19 balance requests. One for \$50,000 for</p> <p>20 technical contract assistance in developing our</p> <p>21 study, our plan to present to the State for</p>

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1 technical building renovation. And another
 2 \$50,000 for an applicant tracking and an HR
 3 management system because our old one is no
 4 longer going to be serviced and we have to
 5 purchase new software to fill that requirement.
 6 That is the request we have for the
 7 county. There's no change in the county
 8 budget, as this was due to State funding that
 9 came to us in April.
 10 MR. CALLAHAN: Yes, sir. Okay.
 11 Ms. Smith, you want...
 12 MS. SMITH: No. I didn't have anything to
 13 add, but thank you for your consideration.
 14 MR. CALLAHAN: Okay. I appreciate it.
 15 I'll open it up to Council for discussion.
 16 Mr. Divilio.
 17 MR. DIVILIO: I don't have any questions
 18 at this time.
 19 I'd be prepared to make the motion to
 20 authorize the fund balance change.
 21 MR. CALLAHAN: Okay. Mr. Leshner.

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1 MR. LESHNER: I'll second.
 2 MR. CALLAHAN: Council.
 3 MS. PRICE: I'm good.
 4 MR. CALLAHAN: Mr. Pack.
 5 MR. PACK: I'm fine with it, yes.
 6 MR. CALLAHAN: Madam Secretary, we got a
 7 motion and second to go ahead and move forward
 8 with the request.
 9 MS. MORRIS: Mr. Callahan.
 10 MR. CALLAHAN: Aye.
 11 MS. MORRIS: Mr. Divilio.
 12 MR. DIVILIO: Aye.
 13 MS. MORRIS: Mr. Leshner.
 14 MR. LESHNER: Aye.
 15 MS. MORRIS: Ms. Price.
 16 MS. PRICE: Aye.
 17 MS. MORRIS: Mr. Pack.
 18 MR. PACK: Aye.
 19 MR. CALLAHAN: Okay. It's simple as that.
 20 DR. COPPERSMITH: Thank you very much.
 21 MS. SMITH: Thank you so much.

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1 DR. COPPERSMITH: We appreciate your
 2 support.
 3 MR. LESHNER: Congratulations in your fall
 4 enrollment and best --
 5 DR. COPPERSMITH: We're up four percent.
 6 So that's a big improvement from last year.
 7 MR. CALLAHAN: Good job. Okay. Okay.
 8 Next on the list is introduction of
 9 administrative resolution. Madam Secretary,
 10 would you mind reading that resolution, please,
 11 into the record, please.
 12 MS. MORRIS: Yes. Would you like me to
 13 read the title or the whole resolution?
 14 MR. CALLAHAN: Just the title would be
 15 fine.
 16 MS. MORRIS: Okay. Administrative
 17 resolution, the Frederick Douglass Park on the
 18 Tuckahoe Committee.
 19 MR. CALLAHAN: Okay. That's good.
 20 Mr. Thomas, you want to go ahead and
 21 explain that for us.

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1 MR. THOMAS: Sure. So this was an
 2 administrative resolution requested by Council
 3 Member Pack.
 4 As Council will recall, in 2018, the
 5 Council established an advisory committee that
 6 was a temporary committee tasked with assisting
 7 in the development of a master plan and an
 8 interpretive plan for the Frederick Douglass
 9 Park on the Tuckahoe.
 10 And what this administrative resolution
 11 would do is formally establish an ongoing
 12 committee that would serve as a liaison between
 13 those entities engaged in fundraising for the
 14 park and for the County Council, which is
 15 consistent with an administrative resolution
 16 the Council adopted last October.
 17 MR. CALLAHAN: Okay. Great. Any
 18 discussion?
 19 MR. PACK: No. As Mr. Thomas just
 20 described, this would be a standing committee
 21 because we do know that it will take some time

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<p>1 for the completion of this park, Frederick 2 Douglass. And since the county cannot 3 fundraise, this committee would work for years 4 to come with any funding that comes in so it 5 can be applied to the park and reporting back 6 to future Councils as the progress moves 7 forward.</p>	<p>1 MR. PACK: Mr. Callahan, as this is an 2 administrative resolution, Mr. Thomas, correct 3 me if I'm wrong, but it can be voted on 4 tonight.</p>
<p>8 So again, the advisory committee had done 9 their part, which was to get the interpretive 10 plan done, which it has been done and presented 11 to Council.</p>	<p>5 MR. THOMAS: That is correct. 6 MR. CALLAHAN: Okay. 7 MR. DIVILIO: Mr. Pack if you would like 8 to make a motion, I'd be happy to second it.</p>
<p>12 Now this committee would be a standing 13 committee which would go about the actual 14 construction.</p>	<p>9 MR. PACK: I would like to make a motion, 10 Mr. Divilio, that we move this to a vote this 11 evening.</p>
<p>15 MR. CALLAHAN: Okay. That's great. Any 16 other?</p>	<p>12 MR. DIVILIO: And I second it. 13 MR. PACK: Thank you.</p>
<p>17 MR. DIVILIO: I appreciate the 18 collaboration between the county manager, the 19 director of Parks and Rec, Economic Development 20 and Tourism working together collectively 21 because I feel like that's what it's going to</p>	<p>14 MR. CALLAHAN: Okay. Madam Secretary, 15 could you call the vote. 16 MS. MORRIS: Yes. Mr. Callahan. 17 MR. CALLAHAN: Aye. 18 MS. MORRIS: Mr. Divilio. 19 MR. DIVILIO: Aye. 20 MS. MORRIS: Mr. Leshar. 21 MR. LESHER: Aye.</p>
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<p>1 take to fundraise for this, as well as make 2 this a very successful endeavor.</p>	<p>1 MS. MORRIS: Ms. Price. 2 MS. PRICE: Aye.</p>
<p>3 I think we're very fortunate to see a 4 beautiful waterfront park like that up in 5 Cordova. And I'm looking forward to the 6 fundraising going on and continuing this 7 project. I think we're very fortunate for it.</p>	<p>3 MS. MORRIS: Mr. Pack. 4 MR. PACK: Aye. 5 MR. CALLAHAN: Thank you. So we want to 6 move it to a vote. Okay. 7 MR. PACK: We just did.</p>
<p>8 MR. CALLAHAN: Thank you, Mr. Divilio. 9 Mr. Leshar, good?</p>	<p>8 MR. CALLAHAN: Okay. Good. All right. 9 Next on the agenda is introduction of a</p>
<p>10 MR. LESHER: Happy to see this moving 11 forward.</p>	<p>10 numbered resolution. Madam Secretary, could 11 you go ahead and read that into the record, 12 please.</p>
<p>12 MR. CALLAHAN: Okay. Ms. Price. 13 MS. PRICE: I'm good.</p>	<p>13 SECRETARY: Yes. A resolution to amend</p>
<p>14 MR. CALLAHAN: Okay. Do I have a motion 15 and second to move forward with this?</p>	<p>14 Resolution Number 175, a resolution to 15 establish sewer service connection policies</p>
<p>16 MR. PACK: So moved.</p>	<p>16 from the Unionville, Tunis Mills, and</p>
<p>17 MR. LESHER: This is a show of hands for 18 introduction.</p>	<p>17 Copperville sewer service area, low pressure 18 force main collection system to the Royal Oak</p>
<p>19 MR. CALLAHAN: Just show of hands. Okay.</p>	<p>19 pump station for the purpose of exempting</p>
<p>20 MR. LESHER: By Council.</p>	<p>20 county governmental uses and services from the</p>
<p>21 MR. CALLAHAN: Okay.</p>	<p>21 provisions thereof, subject to certain</p>

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1 conditions.

2 MR. CALLAHAN: Okay. Mr. Clarke, would

3 you mind coming on up and give us a little bit

4 of an overview of what we're looking at with

5 this resolution so everybody can understand it.

6 MR. CLARKE: Just very quickly. This is

7 actually a policy resolution. So this is not

8 part of the comp water and sewer plan. This is

9 a policy resolution.

10 Again, as mentioned, it's for the force

11 main between the Unionville pump station and

12 the Royal Oak pump station. So ultimately,

13 this would provide the county the opportunity

14 to extend sewer to a property that's owned by

15 the county for government services to provide

16 sewer to that property.

17 MR. CALLAHAN: Got you. Good, good.

18 MS. PRICE: So -- go ahead.

19 MR. CALLAHAN: Go ahead, Ms. Price.

20 MS. PRICE: Resolution 175 was something

21 of -- well, about 12 years ago, just before I

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1 came on the Council, and I remember there

2 was -- I remember coming and watching the

3 meetings. And there was a lot of discussion.

4 And then that Council had to do a lot of work

5 to make that so that you didn't poke holes, so

6 to speak, that it was very limited for Carol's

7 Market and all that.

8 And so we're starting to hear concerns

9 that opening this up is going to open up

10 properties for other development, which is

11 something that the Council, three, four

12 Councils ago, tried very hard to limit.

13 So while this is written just for one

14 particular county facility, I mean I think it

15 would be helpful to hear a little bit more

16 about that and why it's necessary, because I

17 don't think we can do a septic tank or nor

18 would we want to do a septic tank out there, to

19 get a little information there to maybe

20 reassure the public this is very limited, that

21 it's not going to open it up for other

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1 development.

2 MR. CLARKE: Right. And I think at this

3 point in time, I mean we can probably provide

4 you with that during the public hearing, a

5 listing of all the government-owned properties

6 that would be outlined along the force main.

7 So that would be the limitation as well. So

8 again, the force main from Unionville to the

9 Royal Oak pump station.

10 I think one of the questions would be, we

11 did look at trying to provide sewer to the

12 repurposing facility at one point. There could

13 be other property owned by the county that

14 might need the service that ultimately that

15 would be outside the sewer service area that

16 potentially might -- again, we would have to go

17 through the process of amending the comp water

18 and sewer plan to provide sewer to that

19 property if it's outside the sewer service

20 area. But this resolution would not prevent us

21 from doing that.

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1 So right now, I guess the concern is that

2 if we do have a property that's owned by the

3 government that currently does not comply with

4 Resolution 175, we would not be able to extend

5 sewer to that property.

6 And that would be the case let's say if

7 it's an unimproved property, right now, under

8 Resolution 175, we would have to determine that

9 it was a failing septic system, it was

10 improved. So those would be the conditions

11 that are currently under 175, that right now if

12 a government facility were to be proposed and

13 it was vacant, we would not be able to do

14 anything.

15 MS. PRICE: So we can do that? We can

16 exempt ourselves and say well, we're allowed to

17 connect and another business that would have

18 those problems with failing septic systems

19 wouldn't be able to? This is really okay?

20 MR. CLARKE: We would still go through the

21 comp water and sewer plan process.

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1 I think the key would be is that
 2 Resolution 175 would not be I guess the
 3 controlling factor. We'd still work with the
 4 Council on moving forward with the comp water
 5 and sewer plan process. But if it was a vacant
 6 property, per se, it wouldn't be disqualified
 7 because of Resolution 175.
 8 MR. PACK: Okay. Yes. Thank you,
 9 Mr. Callahan.
 10 MR. CALLAHAN: Yup, sure.
 11 MR. PACK: As Mr. Clarke just explained,
 12 what this does is not, would not open 175 up
 13 for development of residential or commercial
 14 growth.
 15 What this would allow future Councils the
 16 ability to do is to connect to that line for a
 17 governmental use, whether you were doing an
 18 emergency service station out there, if
 19 Mr. Clarke needed a building to serve Public
 20 Works out there.
 21 Right now under 175 you have to have an

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1 existing septic field that has failed and you
 2 have to abut the line.
 3 So basically, 175, when it was drafted, it
 4 wasn't intended to exclude the county from
 5 using the line for county purposes. It was the
 6 language was never added in. But the Council
 7 certainly didn't want to exclude itself from
 8 using the line for governmental purposes.
 9 What this language does is put that
 10 emphasis back in 175 that was intended, that if
 11 it's a governmental use, again, if it's an
 12 emergency service station, if it's a Public
 13 Works Department entity, it could be a ball
 14 field we want to run sewer to.
 15 MR. DIVILIO: Parks.
 16 MR. PACK: It could be a park. Exactly.
 17 That you want to run sewer to.
 18 Right now under 175, you can't.
 19 So what this would allow you to do for
 20 governmental purposes, and not for this
 21 Council, maybe two, three Councils down the

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1 road, but this would give them the ability to
 2 do that.
 3 MR. CALLAHAN: Right.
 4 MR. PACK: Which right now they don't
 5 have.
 6 MR. CALLAHAN: Okay. Thank you, Mr. Pack.
 7 Mr. Divilio.
 8 MR. DIVILIO: It's an excellent idea. You
 9 know, there's a 41-acre Parks and Rec-owned
 10 piece of property that would be right there.
 11 And we've been discussing this with the Bill
 12 Burton Park, what can we do with bathrooms.
 13 Because when you have parks without bathrooms,
 14 you end up with dirty diapers. And I don't
 15 think anybody wants that.
 16 So no, it does not allow us to instantly
 17 throw up a bunch of houses and condominiums and
 18 destroy the environment. This, as a matter of
 19 fact, would be a way of saving the environment.
 20 If we have a nice park there and Parks and Rec
 21 is able to begin utilizing that green space of

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1 41 acres.
 2 And if there's anything that this Council
 3 recently has been, it's aggressive on park
 4 space. I'm very excited for that.
 5 But again, if you don't have a bathroom
 6 and people are coming to walk trails and bird
 7 watch.
 8 MR. CALLAHAN: Right.
 9 MR. DIVILIO: Things get messy, nasty
 10 quickly.
 11 MR. CALLAHAN: Okay. Mr. Leshner.
 12 MR. LESHER: Mr. Clarke, we were
 13 investigating the possibility of septic this
 14 spring during the wet season?
 15 MR. CLARKE: That is correct. For the
 16 repurposing facility, yes, sir.
 17 MR. LESHER: And did we make a
 18 determination from that testing?
 19 MR. CLARKE: That has not been made yet.
 20 That's still within the Environmental Health
 21 Office at this point in time.

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1 I do know one of the problems that we have
 2 run into is that because of the State's
 3 prohibition on berm infiltration ponds, that
 4 that's one of the things that cannot be used
 5 and that's one of the items that they were
 6 looking at possibly using out there.
 7 We were still working with Environmental
 8 Health as to utilizing what they call composing
 9 toilet, but that's not been finalized and
 10 determined yet at this point in time.
 11 MR. LESHHER: So we may actually be jumping
 12 a little ahead of ourselves on this at this
 13 point until we have those determinations
 14 whether there might be a different course.
 15 MR. PACK: This is not site specific. I
 16 think you're not following the bouncing ball.
 17 This is allowing future Councils the
 18 ability to connect to the line, which they
 19 don't have.
 20 This is not site specific.
 21 MR. LESHHER: But the site that this is

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1 being done for is --
 2 MR. PACK: No, no, no, no. It's not being
 3 done for. There's nowhere drafted in this
 4 language that's site specific.
 5 MR. LESHHER: I understand. But that's the
 6 motivation for doing this at this time.
 7 MR. PACK: That's not true. You don't
 8 know the motivation.
 9 That may be your motivation behind it, but
 10 that's not the motivation behind how it was
 11 drafted.
 12 MR. LESHHER: Very good.
 13 MR. CALLAHAN: Okay. Show of hands of
 14 introduction to this. Okay.
 15 MS. MORRIS: Mr. Callahan, this will be
 16 known as Resolution 334 with a public hearing
 17 on Tuesday, September 13th, at 6:30.
 18 MR. CALLAHAN: Okay. That sounds great.
 19 All right.
 20 Next on the agenda is introduction of
 21 legislation. Do you mind reading the title

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1 into the record for that, please? That would
 2 be great.
 3 SECRETARY: Bill to amend Chapter 190 of
 4 the Talbot County Code, zoning, subdivision,
 5 and land development, regarding the expansion
 6 of structures utilized for nonconforming uses
 7 subject to certain conditions.
 8 MR. CALLAHAN: Okay. Brennan, you want to
 9 come on up? How you doing, guys?
 10 MR. YELTON: Good. Thank you. Bryce
 11 Yelton, Planning & Zoning.
 12 MR. CALLAHAN: Okay.
 13 MR. TARLETON: Brennan Tarleton, Planning
 14 & Zoning.
 15 MR. CALLAHAN: Okay. Great, great. You
 16 want to go ahead and give a brief overview on
 17 what we're looking at with this.
 18 MR. YELTON: Absolutely.
 19 MR. CALLAHAN: That would be great.
 20 MR. YELTON: This text amendment would
 21 essentially add conditions into our existing

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1 nonconforming uses section of our code.
 2 This allows uses that are not permitted in
 3 certain zoning districts to be continued, so
 4 long as they're continuously used.
 5 They're actually allowed to expand
 6 currently up to 20 percent of their gross floor
 7 area under our current provisions. This will
 8 allow for certain nonconforming uses to add an
 9 additional 3,000 square feet, provided,
 10 however, that they don't go over 100 percent of
 11 their gross floor area.
 12 They would still be persuadant (sic.) to
 13 the special exception approval from Board of
 14 Appeals to get this 20 percent extra, and they
 15 would also have to go for a major site plan
 16 approval at 3,000. It would be minor site plan
 17 approval at anything under 3,000 square feet.
 18 So you've got two processes going on
 19 potentially here.
 20 MR. CALLAHAN: Got you.
 21 MR. TARLETON: And just as a summary, for

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1 the last Planning Commission meeting, the
 2 applicant of this proposed amendment actually
 3 presented several options to the Planning
 4 Commission regarding the actual threshold for
 5 expansion for these nonconforming uses.
 6 The Planning Commission chose to go with
 7 one of the applicant's options that wasn't the
 8 original text that you received based off of
 9 some comments that were received from the
 10 Council at that time of the introduction. And
 11 they made amendments to it to include the 100
 12 percent, as the applicant previously proposed
 13 110 percent of that increase.
 14 MR. CALLAHAN: I got you. Okay. Good.
 15 Mr. Thomas, you want to add anything to
 16 this?
 17 MR. THOMAS: No, I have nothing to add.
 18 MR. CALLAHAN: Okay. Council discussion.
 19 MR. LESHER: I don't have anything at this
 20 point.
 21 MR. CALLAHAN: Everybody good with this?

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1 Okay.
 2 MR. PACK: Need a show of hands?
 3 MR. CALLAHAN: Yup. Show of hands.
 4 MR. LESHER: This is for introduction of
 5 this legislation. By Council.
 6 MS. MORRIS: Mr. Callahan, this will be
 7 known as Bill 1525, with the public hearing on
 8 Tuesday, September 13th, at 6:30 p.m.
 9 MR. CALLAHAN: Thank you, Madam Secretary.
 10 Thank you, guys. Appreciate it.
 11 MR. YELTON: Thank you.
 12 MR. CALLAHAN: Okay. Next on the agenda,
 13 I'm going to hand this over to Mr. Leshar for
 14 overview of his proposal.
 15 MR. LESHER: So this relates to Bill 1524.
 16 And at our workshop with the Planning
 17 Commission on solar systems, we discussed
 18 seeking the means of preserving the highest
 19 quality croplands in Talbot County.
 20 However, when the draft legislation came
 21 through, it didn't have such a provision in it.

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1 And a discussion from the Planning Commission
 2 came forward with this suggested language that
 3 would amend or would correct that omission.
 4 And so it came out after the Planning
 5 Commission's recommendation on the draft
 6 legislation.
 7 The idea here is if you take -- you know,
 8 we certainly will need to site large scale
 9 solar energy systems. If we attempt to ban it
 10 as some other jurisdictions have done, we
 11 simply get preempted by the State's Public
 12 Services Commission.
 13 If we do nothing, they will go wherever
 14 they will go, wherever the market chooses.
 15 But in the course of doing so, they may
 16 chew up some of our best cropland in Talbot
 17 County.
 18 And in the workshop, we directed the
 19 Planning Commission to try to find some path,
 20 some middle course that might be acceptable to
 21 the Public Service Commission, might spare our

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1 best cropland in Talbot County from this.
 2 There are a lot of other good things that
 3 this legislation does, but this was an
 4 omission.
 5 In this amendment, the use of the MALPF
 6 score, the Maryland Agricultural Land
 7 Preservation Foundation, this score, it uses an
 8 existing determination, an existing, if you
 9 will, scientific or neutral scoring system that
 10 is used to select farmland for easements for
 11 where we should buy the easements on the most
 12 valuable cropland.
 13 We don't have a lot of money to do this.
 14 And so right now, there's a whole lot more
 15 demand for those easements than there is money
 16 to pay for that. This legislation already will
 17 address that particular or will channel some
 18 funding in this direction.
 19 But what this will do is set up a score.
 20 Here it's set at 240 in this legislation. And
 21 the land that scores above that, in other

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1 words, the best cropland, the most -- what the
 2 cropland that would be most valued for those
 3 easements would be exempt from or ineligible
 4 for the solar energy installations. And the
 5 lower value cropland, that's the area.
 6 And setting the score at 240 would leave
 7 about 50 percent of cropland available for
 8 large scale solar energy systems.
 9 So that's the general overview of the
 10 intent of this amendment.
 11 And my purpose in introducing it now, our
 12 hearing on this is not until our next meeting,
 13 but I'm seeking to introduce this now so that
 14 the public will be able to review the amendment
 15 along with the legislation before we get to the
 16 public hearing. This is just in the interest
 17 of transparency for that process.
 18 MR. CALLAHAN: Okay. Thank you,
 19 Mr. Leshner.
 20 Any other discussion?
 21 MR. DIVILIO: I would just like to say

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1 that I appreciate the time from Chip Councill
 2 and from Art Connolly's wife with the Eastern
 3 Shore Land Conservancy. Carol Bean. Sorry.
 4 Carol Bean. She's in the room. I'm sorry.
 5 MS. BEAN: I could have helped you out.
 6 MR. DIVILIO: Appreciate the time sitting
 7 down and going through this.
 8 Between meeting with someone from the
 9 Eastern Shore Land Conservancy and the farming
 10 community who understand and value the same
 11 thing, protecting the land. The farmers have
 12 been excellent in cover crops and protecting
 13 the runoff and doing all of the right things.
 14 And we want to make sure that the highest
 15 yielding farms are protected.
 16 When COVID first broke out, one of my
 17 first concerns was what can we do to get the
 18 watermen's, the protein that they're catching
 19 directly into the local hands. If we can't buy
 20 chicken in the store and steak, we're catching
 21 it right here. We're catching the fish. Let's

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1 figure out the best way to do it.
 2 And as things change across America and
 3 across our rural lands, I want to make sure
 4 that we are protecting the farmland, that we're
 5 not taking off the topsoil and we're not doing
 6 something to the land that we wouldn't be able
 7 to get back, because we've seen solar panels
 8 change drastically in 20 years.
 9 We know that they get smaller, they get
 10 stronger, and they get better. And I want to
 11 make sure that we're doing the best things that
 12 we can. And using the MALPF score is something
 13 that we've already been using. It is a known
 14 study, a known test.
 15 We have way more applicants every single
 16 year than we're able to fund for it. And so by
 17 receiving some additional funding out of this
 18 to help increase the amounts of farms going
 19 into that, I see it as somewhat of a win-win.
 20 When we have to -- we are receiving a lot
 21 of State pressure that we have to accept these

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1 solar panels in these large sizes.
 2 I really appreciate the time that
 3 Mr. Councill put together meeting with the
 4 different farmers helping to explain it and
 5 understand it for the community.
 6 This is going to be a big change. It's
 7 not something that anybody wants to see. We'd
 8 much rather see the sunflowers out and the
 9 doves flying over. We don't want to mess up
 10 the geese pattern and the waterfowl pattern by
 11 having tons of solar panels all over the place.
 12 But unfortunately, we don't have a lot of
 13 control over that.
 14 What we do have is an ability to tell the
 15 State this is what we've been doing, this is
 16 how we want to rank our farms and how we have
 17 been. And I believe that that is a strong
 18 standing ground that they'll listen to. They
 19 don't have to, but I believe it will be a
 20 strong stance for them to.
 21 MR. CALLAHAN: Thank you, Mr. Divilio.

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1 Mr. Pack.
 2 MR. PACK: I have no comment.
 3 MR. CALLAHAN: You good.
 4 Ms. Price.
 5 MS. PRICE: I'm good. Thank you.
 6 MR. CALLAHAN: Okay. Can we show our
 7 hands to introduce this?
 8 MS. MORRIS: Okay.
 9 MR. LESHER: So Mr. Callahan, Divilio, and
 10 Leshner are introducing.
 11 MS. MORRIS: I believe Ms. Price.
 12 MR. CALLAHAN: Yup.
 13 MR. LESHER: And Ms. Price. Thank you.
 14 MS. MORRIS: This will be heard along with
 15 the public hearing on Bill 1424 on
 16 September 13th at 6:30.
 17 MR. CALLAHAN: Okay. Thank you, Madam
 18 Secretary. Okay.
 19 Next on the agenda is eligible for vote.
 20 MS. MORRIS: Resolution Number 331, a
 21 resolution to amend the Talbot County

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1 comprehensive water and sewer plan for the
 2 purpose of reclassifying and remapping two
 3 parcels of real property located at 29659
 4 Matthewstown Road, Maryland Route 328, Easton,
 5 Maryland, shown on tax map 26 as parcel 45 and
 6 located on Camac Street, Easton, Maryland,
 7 shown on tax map 26 as parcel 186 from W-2 and
 8 S-2, planned water and sewer service in three
 9 to five years, to W-1 and S-1, immediate
 10 priority status, and the amendment.
 11 MR. CALLAHAN: Okay. Ray, you want to
 12 come on up. And Mr. Thomas.
 13 MR. THOMAS: Yes. With respect to the
 14 amendment, it just simply clarifies that parcel
 15 186 parcel C, which actually consists of
 16 1.78 acres of land, and then the Exhibit A
 17 attached to the resolution was updated on
 18 July 27th to reflect that. So just to clarify
 19 the exact property.
 20 MR. CALLAHAN: Okay. That sounds good.
 21 MR. CLARKE: Again, we I guess met with

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1 the Planning Commission. I believe they voted
 2 four to zero in favor or recommending the
 3 Council I guess adopt this, finding that it is
 4 consistent with the Comp Plan.
 5 The Public Works Advisory Board also voted
 6 three to zero, recommending the County Council
 7 adopt Resolution 331.
 8 MR. CALLAHAN: Okay. All right. Thank
 9 you, Mr. Clarke.
 10 Open it up to Council.
 11 MR. DIVILIO: One question.
 12 MR. CALLAHAN: Yeah. Go ahead.
 13 MR. DIVILIO: I don't remember. And I'm
 14 sorry, this goes back a couple of weeks. Did
 15 we vote on the amendment? Is this as amended
 16 or...
 17 MR. THOMAS: No. I believe you have to
 18 vote on the amendment and then vote on, if the
 19 amendment passes, then vote on the resolution
 20 as amended.
 21 MR. CALLAHAN: Right.

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1 MR. DIVILIO: Okay. Sorry.
 2 MR. CALLAHAN: That's what we got to do.
 3 Right. Okay.
 4 Any discussion on the amendment?
 5 MR. PACK: Not on the amendment. I think
 6 the amendment was just, again, as Mr. Thomas
 7 clarified, was just clarifying.
 8 MR. CALLAHAN: Okay.
 9 MR. PACK: Correcting that parcel, the way
 10 it was listed.
 11 MR. CALLAHAN: Okay. Great.
 12 Anybody else? You good?
 13 MR. LESHER: Not on the amendment, no.
 14 It's an important correction, but that's all.
 15 MR. CALLAHAN: Is there a motion and a --
 16 MR. DIVILIO: I'll make a motion that we
 17 approve the amendment.
 18 MR. LESHER: Second.
 19 MR. CALLAHAN: We got a motion and second.
 20 Madam Secretary, could you call the vote.
 21 MS. MORRIS: Mr. Callahan.

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<p>1 MR. CALLAHAN: Aye.</p> <p>2 MS. MORRIS: Mr. Divilio.</p> <p>3 MR. DIVILIO: Aye.</p> <p>4 MS. MORRIS: Mr. Leshner.</p> <p>5 MR. LESHER: Aye.</p> <p>6 MS. MORRIS: Ms. Price.</p> <p>7 MS. PRICE: Aye.</p> <p>8 MS. MORRIS: Mr. Pack.</p> <p>9 MR. PACK: Aye.</p> <p>10 MR. CALLAHAN: Okay. So we want to open</p> <p>11 it for discussion for the amendment.</p> <p>12 MR. LESHER: Well, for the legislation.</p> <p>13 MR. CALLAHAN: Yeah, the legislation. I'm</p> <p>14 sorry.</p> <p>15 MR. LESHER: Well, this is asking for W-1,</p> <p>16 S-1 for this tract of land that would then be</p> <p>17 connected to the Easton wastewater treatment</p> <p>18 plant.</p> <p>19 The Easton wastewater treatment plant is</p> <p>20 the best performing plant in the county or for</p> <p>21 some area farther around. I don't see any</p>	<p>1 being here again today. And those concerns</p> <p>2 that I had were genuine.</p> <p>3 Being a part of this Council back in 2008</p> <p>4 when this development first came before this</p> <p>5 body, there were some concerns, some legitimate</p> <p>6 concerns that were brought to the attention of</p> <p>7 the Council around traffic. And they were</p> <p>8 mentioned in the transcripts that I quoted.</p> <p>9 I'm not going to pull back through those again.</p> <p>10 My concerns were whether or not those</p> <p>11 issues had been addressed. And it talked about</p> <p>12 the east west connector, talked about, you</p> <p>13 know, Black Dog Alley and whether or not those</p> <p>14 improvements had been done, what has changed</p> <p>15 then to now to why this is now a development</p> <p>16 that should go forward.</p> <p>17 I also had concerns and questions</p> <p>18 regarding the reply back from the School Board.</p> <p>19 I believe Mr. Thomas was in front of us. I</p> <p>20 don't remember if he had seen the School Board</p> <p>21 report at that time, but I'm sure we've all had</p>
<p>1 reason to deny this. And Easton has requested</p> <p>2 it.</p> <p>3 I'm prepared to move forward.</p> <p>4 MR. CALLAHAN: Okay. Mr. Divilio.</p> <p>5 MR. DIVILIO: And I would concur.</p> <p>6 I had a wonderful meeting with the</p> <p>7 Neighborhood Service Center last night with Ron</p> <p>8 Engle. We addressed some of the concerns about</p> <p>9 affordable housing. And we said that you can't</p> <p>10 really just do it six houses at a time, which</p> <p>11 is sort of what we've been doing. But</p> <p>12 unfortunately, that's what's working right now</p> <p>13 or what's available now.</p> <p>14 So anyone who is willing to help</p> <p>15 contribute towards that, I'm thankful for their</p> <p>16 efforts in that.</p> <p>17 MR. CALLAHAN: Right, right.</p> <p>18 Mr. Pack.</p> <p>19 MR. PACK: Thank you, Mr. Callahan.</p> <p>20 Well, I guess my questions and concern a</p> <p>21 couple of weeks ago was the impetus for us of</p>	<p>1 a chance to look at it. Some of us hadn't seen</p> <p>2 it. I got it. I was coming back from a trip,</p> <p>3 if you remember, and didn't have a chance to</p> <p>4 look at the entire report.</p> <p>5 And even the School Board report brought</p> <p>6 about some concerns. As we have seen through</p> <p>7 our own budget, the School Board, as far as</p> <p>8 population, has grown immensely every single</p> <p>9 year it seems to be. Although they have lost</p> <p>10 students, they've picked students up at the</p> <p>11 same time.</p> <p>12 So you know, those questions and concerns</p> <p>13 were just wanting to find out what has</p> <p>14 transpired between then and now, what, if any,</p> <p>15 mitigation was taken into place regarding the</p> <p>16 School Board's concern. And so I wanted to</p> <p>17 hear that. I wanted to hear back from the town</p> <p>18 whether or not the School Board's report</p> <p>19 weighed in any decision-making, whether to</p> <p>20 split zone the property.</p> <p>21 If you remember when we were working with</p>

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1 Lakeside many, many years ago, the proposal
 2 came about to split zone the property as a way
 3 of alleviating some of the impact of the whole
 4 parcel being developed all at once.
 5 So my concerns were just around those
 6 areas. And I would like to hear if any of that
 7 has been addressed and how the school's
 8 concerns have been addressed at this time.
 9 MR. DIVILIO: If it would please the
 10 Council, I did request that the mayor come up
 11 and attend the meeting and address that. Those
 12 were some of the similar concerns I believe he
 13 had when this was vetoed the first time and now
 14 he's come back in support of this.
 15 MR. CALLAHAN: Okay.
 16 MR. DIVILIO: I see that he's in
 17 attendance. I would, it's up to him, but I
 18 would request that he would come up if
 19 available.
 20 MR. CALLAHAN: Mayor, would you like to
 21 come up?

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1 MAYOR WILLEY: Sure. Right or left?
 2 MR. CALLAHAN: Welcome, Mayor Willey.
 3 MAYOR WILLEY: A couple of things.
 4 First off, this is not the same
 5 development that was vetoed back in 2008. That
 6 was the Hunters Mill project. At that time, it
 7 was vetoed not so much that the facilities
 8 haven't been put in place to address the
 9 traffic issue. The developer was unable to
 10 fund them, and the town was in no position to
 11 fund them at that point. So the project was
 12 vetoed.
 13 Since that time, you've had at least three
 14 traffic signals put in. You've been right at
 15 Standish Street, down at I guess that's Mile
 16 Post Road, and you're also down at Black Dog
 17 Alley now.
 18 The county has put a lot of money into the
 19 Black Dog Alley bringing that up to grade and
 20 what have you and has made a good decision
 21 there.

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1 The changes to the highway involve extra
 2 lanes at the intersection of 328 and 50. You
 3 also have deceleration lanes going into
 4 Standish Street and also at Mile Post Drive,
 5 and they're also planned for the development
 6 that we'll have going on down at the Gannon
 7 Estates. So we have made changes.
 8 The School Board I'm not familiar with.
 9 Maybe somebody else here tonight from the
 10 Council would know more about that. But that's
 11 not on -- I don't have an answer for you on
 12 that.
 13 MR. PACK: Okay.
 14 MR. CALLAHAN: All right. Okay. Thank
 15 you, Mayor. Appreciate it.
 16 MR. DIVILIO: Thank you.
 17 MR. CALLAHAN: Would anybody else that
 18 might know a little bit more information about
 19 the School Board, is anybody willing to come up
 20 and help Mr. Pack?
 21 MR. DIVILIO: And while Don comes up, I

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1 would like to just address, and correct me if
 2 I'm wrong, I don't believe Lynn Thomas was
 3 given a copy of the letter that we were
 4 addressing.
 5 MR. CALLAHAN: Okay.
 6 MR. DIVILIO: At the meeting last time.
 7 And I see he has glasses on. I don't think he
 8 had vision enough to read it when we were
 9 holding it in the air.
 10 MR. CALLAHAN: I got you.
 11 MR. DIVILIO: I would like to clarify that
 12 to the public, that he did not have access to
 13 the letter that we were trying to address.
 14 MR. CALLAHAN: Okay.
 15 MR. PACK: But --
 16 MS. PRICE: So after Don speaks, I would
 17 like that addressed because that letter was
 18 addressed to him in December.
 19 MR. DIVILIO: But he did not have a copy,
 20 nor did he know what we were holding up at that
 21 meeting to address.

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1 MS. PRICE: Right. So after Don is done,
 2 maybe we can talk about that.
 3 MR. CALLAHAN: Okay. Go ahead, Don.
 4 MR. ABBATIELLO: Good evening. Don
 5 Abbatiello, Easton Town Council.
 6 So back when we first started looking at
 7 this neighborhood back in the fall of 2021, I
 8 e-mailed I guess its past superintendent,
 9 Kelly Griffith, for any suggestions or any
 10 input since we're looking at the development on
 11 Matthewstown Run and also possibly down the
 12 road, Poplar Hill off Oxford Road. She put me
 13 in contact with somebody over at the Board of
 14 Ed. And I apologize, I don't remember his
 15 name, but he is I believe the author of that
 16 letter.
 17 MR. PACK: Kevin Shafer.
 18 MR. ABBATIELLO: Thank you, yes.
 19 And they eventually got back to us with
 20 their concerns.
 21 And Mr. Thomas, in his defense, I'm sure

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1 he gets lots of e-mails. He did forward that
 2 on to the Council in December. Thank you.
 3 MR. DIVILIO: Sure.
 4 MR. ABBATIELLO: In December of 2021. And
 5 that was something that we did have at our
 6 disposal.
 7 And I'm not going to speak on the other
 8 four Council members, whether that weighed in
 9 on their decision or not. But you know, that
 10 was definitely a factor for me in my vote on
 11 it.
 12 But that was -- you know, like I said, I
 13 wanted to speak on Mr. Thomas' behalf because
 14 he did have that letter and did forward it to
 15 us. He might not have seen it that night, but
 16 he did forward it to us.
 17 MR. CALLAHAN: Okay.
 18 MS. PRICE: Can you tell us the impact
 19 that it had, positive or negative, for you?
 20 MR. ABBATIELLO: As a school teacher, I'm
 21 always concerned about the size of classrooms.

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1 I also was looking at it that this is --
 2 but I do want to say this is, you know, 200
 3 houses. 200 houses that I'm sure Talbot
 4 County, if you read the letter, it said over
 5 time we could definitely handle 200 houses, but
 6 you're also looking at down in Trappe, you're
 7 looking at Poplar Hill. So that was their
 8 concern. I don't think one development was
 9 necessarily their concern.
 10 So anyway, that's where the letter came
 11 from.
 12 MR. CALLAHAN: Okay, okay.
 13 MR. PACK: Don, do you remember the vote
 14 on this, what was the outcome of the vote?
 15 MR. ABBATIELLO: At the Council?
 16 MR. PACK: Yes.
 17 MR. ABBATIELLO: For the PUD?
 18 MR. PACK: Uh-huh.
 19 MR. ABBATIELLO: It was three to two.
 20 MR. PACK: Thank you.
 21 MR. ABBATIELLO: Yup.

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1 MR. CALLAHAN: Okay.
 2 MR. ABBATIELLO: Thanks.
 3 MR. CALLAHAN: Thank you, Don. Appreciate
 4 you coming up.
 5 You want to speak, Lynn?
 6 MR. LYNN THOMAS: I don't really have much
 7 to add.
 8 I will clarify and apologize for not
 9 recalling at the previous meeting that I had,
 10 in fact, received the correspondence that was
 11 referenced. I did not recall receiving the
 12 letter because it wasn't mailed to me, it was,
 13 in fact, an e-mail, which I did turn around and
 14 forward to the Council the day after receiving
 15 it. And they had it in time for their
 16 consideration.
 17 As Mr. Abbatiello just indicated, the vote
 18 was three to two. And I believe, if I recall
 19 correctly, among those voting not to approve
 20 the application, they cited to some degree the
 21 impact on the schools.

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1 MR. PACK: So my concerns aren't something
 2 that I'm making up here, then.
 3 MR. LYNN THOMAS: No, sir.
 4 MR. PACK: Other Council members on the
 5 town shared my same concerns.
 6 Because if you look at the letter, you've
 7 had a chance now to look over it, they say
 8 right on the front of their letter, I'm
 9 reading, a more measured build-out of
 10 development projects would allow the necessary
 11 time to assess the impact. So they're asking
 12 for a more measured approach. And
 13 Mr. Abbatiello was correct. They're talking
 14 about more than just this one project. So not,
 15 for clarification, it's not just this one
 16 project.
 17 MR. LYNN THOMAS: Correct.
 18 MR. PACK: They list all the projects that
 19 you had sent to them.
 20 MR. LYNN THOMAS: Right. They assessed
 21 multiple projects that were at various points

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1 in the pipeline at the time.
 2 MR. PACK: Right. Exactly. And they were
 3 asking for a more measured build-out.
 4 And that's why, you know, my concerns are
 5 is there a way to do that, is there a way to
 6 split zone some of these projects, not bring
 7 them all online all at one time.
 8 I mean we were asked back in 2007 the same
 9 thing. The town is asking for your cooperation
 10 in helping the town control growth and time to
 11 grow with the infrastructure.
 12 And the Board is asking for the same
 13 thing. We need some time here. And if we're
 14 all partners working together, I mean we gave
 15 the town time back in '08 to do just that. The
 16 School Board is asking for you now to say we
 17 need some time.
 18 And it doesn't sound like -- I mean it was
 19 a three-two vote. And I think some of the
 20 Council members were having the same concerns
 21 I'm having here, is that when do we say look,

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1 big picture wise, this is going to be, maybe
 2 not impact just for Matthewstown Road, but this
 3 is going to have a ripple effect throughout the
 4 county when we have these big tracts of land
 5 being developed.
 6 And no, this is not the exact same parcel
 7 as the Hunters Mill, but it's the same track of
 8 roadway.
 9 MS. PRICE: So I agree with all of that,
 10 and those are the same things that I spoke of
 11 before.
 12 This is the first time I'm learning that
 13 is was that close of a vote on the Town
 14 Council.
 15 And there's not been a lot of changes --
 16 you know, the traffic, sure. There's been some
 17 traffic lights added and some acceleration and
 18 deceleration lanes, which helps a little bit.
 19 That's not my biggest concern.
 20 My concern, again, is you have to take
 21 everything in totality.

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1 I don't disagree that Easton has a
 2 wonderful wastewater treatment plant. And
 3 that's not my concern.
 4 But we've talked about, you know, the
 5 impact on what it does obviously to the school
 6 system.
 7 I have to -- my job is to think about this
 8 particular project, the project at Poplar Hill,
 9 the massive project in Trappe and what that's
 10 going to mean for government infrastructure,
 11 not just the capital costs of building a school
 12 or an extra wing to a school or renovating it
 13 or building another emergency services, you
 14 know, facility in these places. It's not just
 15 the one-time capital expense, which impact fees
 16 can help with, but it's the ongoing cost of,
 17 you know, more students, per pupil funding, you
 18 know, and additional staff, you know, in county
 19 government, particularly in emergency services.
 20 And so while a vote is not necessarily I
 21 don't like this project or that project, I'm

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1 looking at what this is going to do to the
 2 whole county and how that affects it.
 3 And again, the property taxes. We've
 4 talked a lot over the last few years --
 5 MR. CALLAHAN: So Ms. Price, do we have
 6 anymore for --
 7 MS. PRICE: Oh, for him, no, no.
 8 MR. CALLAHAN: Okay.
 9 MS. PRICE: So you can get out of the hot
 10 seat there.
 11 But we don't get the additional property
 12 tax revenue. With the revenue cap, we're not
 13 seeing the additional revenue in the property
 14 taxes. The towns will. You know, they get
 15 that. But the county does not. So we're not
 16 even getting the additional property tax
 17 revenue in any measurable way.
 18 So what I said before, you know, and it's
 19 not something that we do now. You know,
 20 municipalities don't fund schools. They don't
 21 help with the capital costs. But if they're

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1 getting the benefits of additional property tax
 2 revenue and those types of things, maybe that
 3 needs to be looked at.
 4 So this isn't a dig on any particular
 5 project. But you know, we do have to look big
 6 picture and what it means to all of the
 7 citizens in the county when we approve things
 8 like that.
 9 And none of the developers, not one, has
 10 downsized it. I think people would have been a
 11 lot more tolerable of Trappe had it not been
 12 2,500 homes, which is another five to 7,000
 13 people. I know it's going to take a long time
 14 to build that out.
 15 But none of the developers seem to be
 16 willing to downsize a little bit or say you
 17 know what, we realize the impact this is going
 18 to have on the county. And in addition to the
 19 impact fees that we pay, we are going to
 20 contribute more towards the infrastructure or
 21 something. And I don't see that from any of

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1 them.
 2 And that's frustrating to me because if
 3 it's not from them and the developers who --
 4 look, hey, I'm a capitalist. Businesses have a
 5 right to make money. But if it's at the
 6 expense of the taxpayers and I'm going to have,
 7 you know, we're going to have to do something
 8 to raise our taxes. Can't do it in property
 9 taxes. Has to be done in income taxes.
 10 You raise their income tax, and they're
 11 going to leave our county. And so then the
 12 very thing you're trying to do to raise the
 13 revenue, you chase away a handful, literally a
 14 handful of high income earners, and then we've
 15 actually lost income tax revenue.
 16 And that's it. That's all we've got is
 17 those two things.
 18 Yeah. We get the initial bump of
 19 recordation tax. But after that, that's a
 20 one-time thing.
 21 So that's why I think some Council members

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1 are raising these concerns. It is not a
 2 reflection of the project itself. It's not a
 3 reflection of the wastewater treatment plant in
 4 Easton, which does a great job. But it's a
 5 reflection of the entirety of what we have to
 6 look for as a County Council looking at the
 7 entire county impact to our citizens.
 8 MR. CALLAHAN: Okay. Thank you.
 9 MR. DIVILIO: I got a question for
 10 Mr. Smith, if he could come up please.
 11 MR. CALLAHAN: Yeah.
 12 MR. SMITH: Good evening.
 13 MR. CALLAHAN: Good evening.
 14 MR. DIVILIO: Has this project shrunk in
 15 size from when it was initially conceptualized?
 16 MR. SMITH: Well, it's half the size of
 17 what the Two Oaks project was back in 2007 that
 18 Mr. Pack referenced.
 19 In terms of this project at this location,
 20 I mean we certainly could have proposed a
 21 denser project under the town's regulations.

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1 I think this project started at 220 units
 2 when we submitted it. It's approved at 200,
 3 but the zoning would have permitted us to ask
 4 for much greater density. But consistent and
 5 compatible with the established development in
 6 that area, we maintain that same pattern. And
 7 that's the density that we proposed.
 8 So it's certainly denser --
 9 MS. PRICE: I didn't think it was half. I
 10 thought it is only about 50 houses less. I
 11 thought the original was 250, now it's 200.
 12 MR. SMITH: I believe the original was 550
 13 homes in the Two Oaks project. And that would
 14 be this 200 homes plus the 50 that's in Hunters
 15 Mill because the original Two Oaks project
 16 covered both of those parcels.
 17 MR. PACK: Right.
 18 MR. SMITH: And also I believe the Two
 19 Oaks project has commercial development
 20 included within it as well, in addition to
 21 those 550 homes. I could be wrong about the

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1 numbers.
 2 Lynn, do you know?
 3 MR. LYNN THOMAS: If it's not exactly
 4 right, it's certainly in the ballpark.
 5 MS. PRICE: And then I know Mr. Pack
 6 referenced the apartment buildings, which are
 7 not part of this. But however, seven apartment
 8 buildings could definitely add to the school
 9 population and the need for emergency services.
 10 So while it's not part of this project, it
 11 is still sitting there and could be built at
 12 this time.
 13 MR. SMITH: I haven't been involved with
 14 that project.
 15 There is a project at Elliott Road and 328
 16 that has been approved, an apartment project.
 17 There was also talk last meeting of an
 18 apartment project sort of behind Hunters Mill.
 19 That project has never been proposed, has never
 20 come forward.
 21 And also the Poplar Hill Farm project

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1 hasn't been -- I think it's been submitted, but
 2 it certainly hasn't been approved by the town.
 3 So the School Board's letter speaks to
 4 some projects that aren't in the pipeline at
 5 this time, certainly not Poplar Hill.
 6 MR. PACK: It does speak of the Poplar
 7 Hill. It does speak of the Elliott Road
 8 apartment complex.
 9 It doesn't speak about that second
 10 possible apartment complex behind this one,
 11 which is already S-1.
 12 MR. SMITH: It is.
 13 MR. PACK: So that, you don't have to come
 14 back for any input from the Council because
 15 that's already S-1.
 16 MR. SMITH: But that's not our site, just
 17 to be clear.
 18 MR. PACK: No, it's not your site. But
 19 again, you know, it's not your site, but it's
 20 the totality is what we're talking about here,
 21 Zach. It's not just we're only talking about

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1 this one project, when you got three, four
 2 other projects lined up behind it.
 3 So you're talking about 202 homes at the
 4 Gannon project, you're talking about 120
 5 apartments at Elliott Road, you're talking
 6 about another 439 units on Poplar, not counting
 7 the other one that's sitting behind the Gannon
 8 project that's already S-1. You don't even
 9 have to come back to us for that one.
 10 MR. SMITH: Right. But again, those
 11 projects aren't approved and --
 12 MR. PACK: I --
 13 MR. SMITH: -- I think you have to let the
 14 town do its job --
 15 MR. PACK: I understand that. This is the
 16 only one we have input on. This is the only
 17 one --
 18 MR. SMITH: Not true. Poplar Hill you'll
 19 have input on. I mean that project requires
 20 growth allocation.
 21 MR. PACK: Yes, it does.

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1 MR. SMITH: It's not my project, either.
 2 MR. PACK: Yeah, you have to come back for
 3 growth allocation. And that's because it's in
 4 the critical area. That's the only one, and
 5 that's because of the critical area. But
 6 you're right.
 7 But those other ones that are outside the
 8 critical area, we have no input. And the only
 9 reason why we have the input on the critical
 10 area is because the town has already used up
 11 all its growth allocations in the critical
 12 area, used all those up. They're gone.
 13 So that's the only reason why we have
 14 input on that one is because you've already
 15 used up all your growth allocations in the
 16 critical area. Not you, per se. Not you, not
 17 you, not you.
 18 But see my point here? So I'm just, look,
 19 I'm just asking questions. And I think a lot
 20 of people around this county has the same
 21 questions.

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1 You know, it was a three-two vote on the
 2 town. So obviously two of the Town Council
 3 members probably had the same questions.
 4 MR. SMITH: I don't know if that's fair.
 5 I mean we don't know what their reasons were.
 6 MR. PACK: I don't know. I said probably.
 7 I didn't say definitely. Probably.
 8 MS. PRICE: They had concerns, whatever
 9 those concerns were.
 10 MR. PACK: They had concerns.
 11 MR. SMITH: Also, if I could just.
 12 MR. CALLAHAN: Yeah, sure.
 13 MR. SMITH: I think it's only fair to
 14 distinguish this from the Trappe project. I
 15 mean this is 200 homes in Easton.
 16 MR. PACK: I never brought the Trappe
 17 project up. Some of the other Council members
 18 have.
 19 MR. SMITH: And just to be clear, again,
 20 this property has been in the town for 15-plus,
 21 20 years. This is the area in your Comp Plan,

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1 in the town's Comp Plan that says it is
 2 appropriate for development, residential
 3 development.
 4 So that's exactly what this developer is
 5 doing. The town has the water and wastewater
 6 to serve it.
 7 MR. PACK: Right.
 8 MR. SMITH: So I do think it's the
 9 appropriate place for this development.
 10 MR. PACK: Well, let me correct myself. I
 11 did bring Trappe in the context of working with
 12 them to split zone that project, so I stand
 13 corrected, because of the impact on developing
 14 that entire parcel as S-1.
 15 Through those negotiations with the town
 16 and with the developer, we came to a point of
 17 split zoning that project. So you're correct.
 18 MR. SMITH: But again, I think 2,500 homes
 19 versus 200 is certainly distinguishable, the
 20 scale of it.
 21 MS. PRICE: We have to add them all up.

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1 In my mind, I have to think about the whole
 2 thing.
 3 And again, I'll repeat myself. Not one
 4 developer has decided to either downsize or to
 5 do a slower build-out. Say okay, we'll only
 6 build 20 a year or something like that to give
 7 the county time to absorb it, to change some of
 8 the laws.
 9 Maybe we need, you know, I won't be here,
 10 but maybe in a couple of years what needs to go
 11 on a ballot is eliminating the revenue cap and
 12 replacing it with a rate cap, which at least we
 13 could capture the ongoing revenues from
 14 property taxes without breaking anybody's rate.
 15 Their individual tax bills wouldn't go up.
 16 But what happens with things like this is
 17 then your rates go down. And people are like
 18 oh, that's great. And I'm a conservative going
 19 hey, that's wonderful for taxes to go down.
 20 But in this case, when you've got an impact.
 21 So again, that's what I think about. I

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1 have to think about the totality. If one is
 2 200 and one's 2,500, they still all add up to
 3 the same number at the end of the day that the
 4 county has to take care of.
 5 MR. DIVILIO: We've heard a lot, we've
 6 heard that term a lot tonight. And I think if
 7 the public notices anything, it's that growth
 8 in a rural county like ours is very
 9 challenging.
 10 We do need housing units added to the
 11 market because we have two industrial or
 12 commercial lots that we want to fill up, you
 13 know. And we have businesses that are here
 14 that are looking for employees.
 15 And the average age of a Talbot County
 16 resident is 51. I don't think we're going to
 17 start setting records by popping out babies to
 18 50-year-olds who are moving here.
 19 And when we start talking about total
 20 picture thing, we've only addressed Talbot
 21 County Public Schools.

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1 We have not addressed that there's a brand
 2 new school down on Port Street that's just
 3 opening up. We haven't addressed that Saints
 4 Peter and Paul has had a major expansion. We
 5 haven't addressed that The Country Club has had
 6 a major expansion.
 7 And again, the average age of Talbot
 8 County is 51 years old. And we're looking at
 9 200 homes which are going to be in a price
 10 range of the individuals that we're looking to
 11 employ here. These are the scientists. These
 12 are the doctors that the hospital is needing.
 13 These are the nurses that we have that are
 14 going to be able to afford these houses. And
 15 it's an incredible struggle.
 16 But if you ride down Matthewstown Road and
 17 just use that as an example for growth, I don't
 18 want a whole bunch of Guinea Ridges popping up.
 19 And I'm sure most people don't even know what
 20 that is, but it's a new development that's on
 21 Matthewstown Road where they're two-acre

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1 parcels per house so that they can have septic
 2 and that's what you get.
 3 If you stop this growth in a planned
 4 neighborhood that has been planned for 20
 5 years, you start seeing farmers saying all
 6 right, yeah, I'll give up these 20 acres for
 7 ten houses and you keep seeing that over and
 8 over and over again.
 9 And that's when you start messing up the
 10 flight patterns for the birds, the migratory,
 11 the hunting industry.
 12 And again, the average age of being 51
 13 years old, this isn't just a young family
 14 community that we have here.
 15 So this is extremely challenging. I'm
 16 never surprised when you see split votes on
 17 this because it is scary to think yes, we're
 18 going to add 200 homes. But we're adding 200
 19 homes into a spot that has been planned for 20
 20 years.
 21 And if we don't continue following the

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1 plan, then we should have thrown it out 20
 2 years ago, 15 years ago, five years ago.
 3 But in my mind, the infrastructure is
 4 built around this. The developer is going to
 5 have to continue to make improvements. As we
 6 keep hearing about when development comes, they
 7 have to do a traffic survey. And then they're
 8 forced to make those kinds of improvements and
 9 pay for it. And we don't build roads
 10 speculatively. We don't build schools
 11 speculatively.
 12 And for us to just go off of the School
 13 Board's opinion of what a development would do
 14 to it, then they should be the County Council
 15 as well.
 16 They have a very finite job that they look
 17 at. They don't think about job creation. They
 18 don't think about what growth we're trying to
 19 do for businesses. They don't hear from
 20 businesses saying that they don't hear from the
 21 realtors saying we can't even find houses for

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1 first-time homebuyers.
 2 And then we have a developer who is
 3 willing to come in, who is willing to take it
 4 on the chin and give some money back to help
 5 reduce its cost to make it more affordable for
 6 some people.
 7 That doesn't happen when you have a
 8 farmer, again, giving up two-acre lots over and
 9 over.
 10 So it's an extreme challenge that I'm
 11 willing to support the plan that we've been
 12 following on this.
 13 And at this time, I would be willing to
 14 make a motion to approve Resolution 331 as
 15 amended.
 16 MR. CALLAHAN: Okay. Do I have a second?
 17 MR. LESHHER: I mean it's eligible for
 18 vote; is that correct? It doesn't necessarily
 19 require a motion to move to a vote?
 20 MR. PACK: Correct.
 21 MS. MORRIS: Correct.

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1 MR. LESHHER: I think you can just call for
 2 the roll.
 3 MR. CALLAHAN: Okay.
 4 MS. MORRIS: Ready?
 5 MR. CALLAHAN: Yes.
 6 MS. MORRIS: Mr. Callahan.
 7 MR. CALLAHAN: Yes.
 8 MS. MORRIS: Mr. Divilio.
 9 MR. DIVILIO: Aye.
 10 MS. MORRIS: Mr. Leshher.
 11 MR. LESHHER: Aye.
 12 MS. MORRIS: Ms. Price.
 13 MS. PRICE: No.
 14 MS. MORRIS: Mr. Pack.
 15 MR. PACK: No.
 16 MR. CALLAHAN: Thank you, Council. Okay.
 17 Let's move on to presentation of the draft
 18 of Talbot County 2022 land preservation. I
 19 think is Preston here?
 20 MS. MORRIS: Yes. I believe he's in the
 21 hallway.

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1 MR. CALLAHAN: Okay. He's coming in.
 2 MR. PEPER: Sorry.
 3 MR. DIVILIO: Thank you for being a
 4 gentleman.
 5 MR. CALLAHAN: Thank you. Welcome.
 6 MR. PEPER: Thank you.
 7 MR. CALLAHAN: Yeah.
 8 MR. PEPER: So.
 9 MR. CALLAHAN: Can you tell everybody who
 10 you are?
 11 MR. PEPER: Preston Peper, Talbot County
 12 Parks and Recreation.
 13 MR. CALLAHAN: Because there's a few
 14 people out there. There could be three or four
 15 people watching this.
 16 MR. PEPER: So I'm here tonight to get
 17 Council's approval of the LPPRP. It's the Land
 18 Preservation Parks and Recreation Plan.
 19 What it is is it's a document that's
 20 completed every five years. It goes to the
 21 State of Maryland. Basically it's instrumental

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1 in us getting our Program Open Space
 2 acquisition and development funds.
 3 So this year, we did a little bit
 4 different. We didn't write it in-house. We
 5 actually contracted with a writer. The same
 6 person that actually wrote ours also wrote
 7 Dorchester's, Caroline's, and Kent County's as
 8 well.
 9 There's a lot of things that go through
 10 the State that it's really hard sometimes for
 11 the common person to understand. It makes a
 12 lot more sense to somebody that's in that
 13 writing area.
 14 So again, this is something that we do
 15 every five years.
 16 I do want to say thank you to some people
 17 that work over in Planning & Zoning and
 18 permitting that helped us with this. Not only
 19 did they -- this is something that they had to
 20 do. This is some GIS stuff that we are not
 21 able to do in-house that we can't do as far as

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<p>1 Parks and Recreation, along with trying to 2 clean up some of the things that were done. 3 So Ann Bryce and Mark Cohoon were very 4 instrumental. So a big thank you to them. 5 Without them, we would probably still be 6 working on this plan. 7 So again, this plan is something that it's 8 not detailed into the matter of you're not 9 going to see exact projects that are going to 10 be done anytime. This is more of an 11 overarching plan that just is going to span 12 five years. 13 We have to do an annual report every year 14 that then spells out what we're going to be 15 doing in that year. So we do that every year. 16 So this is more of an instrument that the 17 State then uses to overlay an entire State plan 18 to see how much property is in conservation for 19 the entire State, not just for Talbot County. 20 A lot of it's also proximity reports to see, 21 you know, if there's enough parks in close</p>	<p>1 whether it's anything parks related. People 2 come to you -- whether it's trash at a park or 3 a porta potty, they're calling you and they're 4 upset. And you show up in a truck. You're one 5 of the few department heads that picks up trash 6 around the community to maintain your 7 properties. 8 And I want to thank you for the work that 9 you do because I know you don't get the thanks 10 that you deserve. 11 I've read through this plan, and I'm very 12 happy with it. We have a beautiful area, 13 beautiful parks, beautiful sport complexes, and 14 great pools. I was down at St. Michael's Pool 15 this weekend with my kids. We all just love 16 it. 17 And it's due to your leadership. And I 18 want to thank you for that. Thank you for 19 putting this plan forward, and I'd be happy to 20 make a motion to approve. 21 MR. CALLAHAN: Okay. Do I have a second?</p>
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<p>1 proximity to high population areas, things like 2 that. 3 So again, this is something that we do 4 every five years. It goes through the Park 5 Board. It was approved by the Park Board, 6 Planning and Zoning approved it, and I am 7 requesting Council's approval tonight. 8 MR. CALLAHAN: Okay. Appreciate it, 9 Preston. 10 Any discussion, Council? 11 MR. PACK: No. 12 MR. DIVILIO: As the liaison, Mr. Peper, 13 I'm constantly amazing at the hard work that 14 you do with the challenging times. 15 Everybody knows that there's a referee 16 shortage in every single sport. They're 17 constantly getting beat up by the parents and 18 kids now. 19 And I see that pretty similar to your 20 role. You kind of are the sports ref, whether 21 it's kids camp, whether it's ice skating,</p>	<p>1 MS. PRICE: Second. 2 MR. CALLAHAN: Okay. Got a motion and a 3 second to approve the plan. 4 MR. STAMP: Stay where you are. 5 MS. MORRIS: Mr. Callahan. 6 MR. CALLAHAN: Aye. 7 MS. MORRIS: Mr. Divilio. 8 MR. DIVILIO: Aye. 9 MS. MORRIS: Mr. Leshner. 10 MR. LESHER: Aye. 11 MS. MORRIS: Ms. Price. 12 MS. PRICE: Aye. 13 MS. MORRIS: Mr. Pack. 14 MR. PACK: Aye. 15 MR. CALLAHAN: Okay. 16 MR. LESHER: Mr. Callahan. 17 MR. CALLAHAN: Yes. 18 MR. LESHER: If I may, I want to applaud 19 some of the content of this plan. Well thought 20 out. 21 MR. CALLAHAN: Yes.</p>

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1 MR. LESHER: It's forward looking.
 2 It makes acknowledgments of the way
 3 waterways and trails are valued. Something
 4 that I hope to see, that we see more of in our
 5 offerings.
 6 And it also, it also makes a nod to the
 7 role played by our municipalities, the towns in
 8 providing recreational facilities. And I think
 9 that kind of comprehensive look and that
 10 acknowledgment is an important one.
 11 And so I thank you and for all those
 12 involved in the creation of this for the
 13 thoroughness and the forward-looking nature of
 14 this report.
 15 MR. PEPER: And I should have probably
 16 said that. This is not just a Talbot County
 17 document as far as Talbot County government
 18 goes. This is Talbot County as a whole.
 19 So all the properties, all the park land,
 20 all the conservation, whether it be State,
 21 county, municipality, those are all included.

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1 We did talk to the people that were
 2 responsible for each incorporated town to see
 3 which projects they had on the horizon. So
 4 that is in there as well.
 5 MR. CALLAHAN: Okay. Anybody else?
 6 MR. LESHER: Thank you.
 7 MR. PEPER: Thanks.
 8 MR. DIVILIO: And if the county manager
 9 sees fit, may we address items D and E first?
 10 MR. STAMP: I was just going to say,
 11 Mr. President, if you want me to move with the
 12 county manager report.
 13 MR. CALLAHAN: That would be great.
 14 MR. STAMP: Okay. Let's start out with
 15 Preston while he's sitting here.
 16 MR. CALLAHAN: Yup.
 17 MR. STAMP: So Council, I will be going in
 18 reverse.
 19 MR. CALLAHAN: Okay.
 20 MR. STAMP: This evening.
 21 MR. CALLAHAN: Yup.

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1 MR. STAMP: So the first item that Preston
 2 is here to discuss with you is Department of
 3 Parks and Recreation is requesting to award a
 4 contract for the construction of pickle ball
 5 courts at the Talbot County Community Center
 6 utilizing FY23 Local Parks and Playground
 7 Infrastructure Grant funding.
 8 As you read in your agenda packet,
 9 requesting Council approval to award the
 10 contract for the construction of eight
 11 pickle ball courts to the Community Center to
 12 ATC Corporation in the amount of \$370,204.50.
 13 Talbot County will be piggybacking on a
 14 national cooperative purchasing alliance
 15 contract for this project.
 16 The project, again, will be funded through
 17 the Local Parks and Playground Infrastructure
 18 Grant issued by the State of Maryland. And
 19 Preston is here to speak and answer any
 20 questions relative to this request.
 21 MR. PEPER: So both this request and the

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1 other request that I have tonight, this is the,
 2 like Clay said, this is the LPPI funds that we
 3 received from the State. This is the million
 4 dollars that we -- every county in the State of
 5 Maryland was allotted at least a million
 6 dollars. It was based on population.
 7 These are funds that have to go towards
 8 improvements as far as recreation goes. It
 9 doesn't go towards acquisition, and it can't go
 10 towards a lot of infrastructure. So this is
 11 all directly recreation related.
 12 So the nice thing about this is these
 13 funds do not require a match. So these are
 14 100 percent reimbursed.
 15 MR. DIVILIO: Make a motion to approve the
 16 request.
 17 MS. PRICE: Second.
 18 MR. CALLAHAN: Madam Secretary, we got a
 19 motion and second to approve pickle ball courts
 20 and the necessary stuff for the Park and Rec.
 21 MS. MORRIS: Mr. Callahan.

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<p>1 MR. CALLAHAN: Aye.</p> <p>2 MS. MORRIS: Mr. Divilio.</p> <p>3 MR. DIVILIO: Aye.</p> <p>4 MS. MORRIS: Mr. Leshner.</p> <p>5 MR. LESHNER: Aye.</p> <p>6 MS. MORRIS: Ms. Price.</p> <p>7 MS. PRICE: Aye.</p> <p>8 MS. MORRIS: Mr. Pack.</p> <p>9 MR. PACK: Aye.</p> <p>10 MR. STAMP: Next request will be from</p> <p>11 Preston as well for the Department of Parks and</p> <p>12 Recreation of a contract, to award a contract</p> <p>13 for dugouts and playgrounds at the Talbot</p> <p>14 County Community Center and a playground at</p> <p>15 Back Creek Park utilizing FY23 Local Parks and</p> <p>16 Playground Infrastructure, or LPPI, grant</p> <p>17 funding, as he just explained.</p> <p>18 As you read in your agenda packet,</p> <p>19 requesting Council approval to award a contract</p> <p>20 to Game Time Playground Solutions in the sum of</p> <p>21 \$478,709.10 for these dugouts and a playground</p>	<p>1 million dollars?</p> <p>2 MR. PEPER: Yes.</p> <p>3 MS. PRICE: Yes. You got a couple of</p> <p>4 other projects in mind?</p> <p>5 MR. PEPER: Uh-huh.</p> <p>6 MS. PRICE: So with that, I'll make a</p> <p>7 motion to approve the contract for dugouts and</p> <p>8 playgrounds.</p> <p>9 MR. DIVILIO: And I'll second it.</p> <p>10 I'd just like to address real quick. The</p> <p>11 Tilghman Action Committee, I would really like</p> <p>12 to thank them for staying on this. I know</p> <p>13 there's been a lot of frustration, there's been</p> <p>14 a lot of delays. A lot of times that they just</p> <p>15 wish that we could have done it much faster.</p> <p>16 That is an excellent group of organized</p> <p>17 individuals who have solved many of their own</p> <p>18 problems, who most people never hear about</p> <p>19 because they don't complain and write nasty</p> <p>20 letters and treat people like dirt.</p> <p>21 These are individuals who are caring and</p>
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<p>1 at the Community Center and a playground at the</p> <p>2 Back Creek Park.</p> <p>3 And Preston is here to answer any</p> <p>4 questions relative to this request.</p> <p>5 MR. PEPER: Again, these are the funds</p> <p>6 that are coming from the LPPI money. This</p> <p>7 is -- the playground at the Community Center</p> <p>8 has run its course. It's due to be taken down,</p> <p>9 much like the one was at Back Creek Park in</p> <p>10 Tilghman.</p> <p>11 So the one at the Community Center is our</p> <p>12 highest utilized playground obviously in the</p> <p>13 county as far as county parks go. So having</p> <p>14 that one put back up was a necessity. And</p> <p>15 obviously there was a heavy request for the one</p> <p>16 to go up back at Back Creek Park in Tilghman.</p> <p>17 MR. CALLAHAN: Absolutely, yeah. I'm so</p> <p>18 proud of you, Preston. So proud of you.</p> <p>19 MS. PRICE: So it sounds like there's a</p> <p>20 couple hundred thousand dollars left. Will we</p> <p>21 be hearing back from you on finishing out the</p>	<p>1 compassionate about their community. They have</p> <p>2 input, as well as buy-in. And they work hard</p> <p>3 to achieve their goals.</p> <p>4 I want to thank the time that Preston</p> <p>5 attended the meetings. Clay Stamp, even when I</p> <p>6 wasn't able to attend. Chuck Callahan came</p> <p>7 down. And Joe Gamble has been down many times</p> <p>8 to work with them on issues that they have.</p> <p>9 This is proof of when you stay organized</p> <p>10 and you stay polite and you have buy-in, the</p> <p>11 things that you can accomplish. And I'm very</p> <p>12 excited for this playground to go through.</p> <p>13 Thank you.</p> <p>14 MR. CALLAHAN: Thank you, Mr. Divilio.</p> <p>15 And I would echo that, too. I'm really</p> <p>16 happy for that community. That's for sure.</p> <p>17 Because they've been waiting several years for</p> <p>18 this, and they definitely deserve it.</p> <p>19 So do we have a motion and second?</p> <p>20 Madam Secretary, could you call the vote.</p> <p>21 MS. MORRIS: Mr. Callahan.</p>

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1 MR. CALLAHAN: Aye.
 2 MS. MORRIS: Mr. Divilio.
 3 MR. DIVILIO: Aye.
 4 MS. MORRIS: Mr. Leshner.
 5 MR. LESHNER: Aye.
 6 MS. MORRIS: Ms. Price.
 7 MS. PRICE: Aye.
 8 MS. MORRIS: Mr. Pack.
 9 MR. PACK: Aye.
 10 MR. PEPPER: Thank you.
 11 MR. CALLAHAN: Thank you, Preston.
 12 MR. STAMP: Thank you, Preston.
 13 Council, the next request I have is asking
 14 for your permission to request the local
 15 delegation, our local delegation to prefile
 16 Corrections Officers Retirement System (CORS)
 17 membership legislation for Talbot County.
 18 As you read in your agenda packet,
 19 requesting Council approval to send a letter to
 20 the local delegation asking them to prefile the
 21 legislation to allow Talbot County to

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1 participate in the Correctional Officers
 2 Retirement System, which is a part of the
 3 Maryland State Retirement System.
 4 If you do recall, you authorized a letter
 5 to be sent. And it just went in a little bit
 6 late. It didn't make it through the process.
 7 And if you move on this, we can get in on the
 8 front and have it prefiled and not have that
 9 problem occur again.
 10 MR. PACK: Absolutely.
 11 MS. PRICE: Sounds good.
 12 I mean it went through unanimously very
 13 quickly in the Senate and it didn't have time
 14 in the House.
 15 Now, of course, we're going to have
 16 different delegation. You know, assuming that
 17 Delegate Mautz wins the Senate seat, you know.
 18 But we will have at least one new delegate. So
 19 we might need to -- I don't know what the
 20 timing of that is, with the election not being
 21 until November.

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1 They don't get sworn in until January. So
 2 I guess we just need to make sure that the two
 3 that have been around that are currently get
 4 the letter. Hopefully that won't be any
 5 issues.
 6 MR. STAMP: If Council so approves, once
 7 we gain your approval, then we'll monitor and
 8 make sure that we get that letter ready for
 9 signature and get it out at the appropriate
 10 time to the proper people.
 11 MR. PACK: I'll make the motion.
 12 MR. DIVILIO: I'd love to second your
 13 motion.
 14 MR. PACK: I'll make a motion.
 15 Thank you, Mr. Divilio.
 16 Before we take your vote, Mr. Callahan.
 17 MR. CALLAHAN: Yes.
 18 MR. PACK: Let me just add that this was
 19 one that's been on this Council's radar,
 20 members of this Council's radar for some time.
 21 We were able to get our law enforcement

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1 moved into the LEOPS relatively quickly with
 2 some ease that surprised me in making that
 3 move.
 4 Our Detention Center employees, who are
 5 also under very stressful situations, are
 6 currently in the State system, which puts them
 7 into I believe a 32-year retirement.
 8 And if you know anything about that type
 9 of work, when you're under constant stress of
 10 working with incarcerated persons, that it
 11 tends to wear on you after time.
 12 So allowing them to go into the CORS
 13 system would put them into an early retirement
 14 system.
 15 I believe Kent County, if I'm correct,
 16 Mr. Stamp, has already gone into CORS. So
 17 they're already a move afoot of some counties
 18 who are making this move to bring their
 19 correctional officers under the CORS system.
 20 Our officers are faithful, loyal
 21 employees. And they're being asked each and

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1 every day really to supervise and hold persons
 2 who are on either federal or sometimes even
 3 State charges before being adjudicated. So
 4 we're dealing with the same people,
 5 pre-adjudication that is, that they're going to
 6 see in the DOC.
 7 So I think this is just a proper way to
 8 go, to move them to the CORS system. Thank
 9 you.
 10 MR. CALLAHAN: Thank you. Mr. Pack.
 11 Anybody else? Okay.
 12 MR. DIVILIO: Mr. Pack, you want to make a
 13 motion?
 14 MR. PACK: I thought I did. I thought you
 15 seconded it already. Yeah, you seconded it
 16 already.
 17 MR. DIVILIO: I seconded it.
 18 MR. CALLAHAN: Okay. So we got a motion
 19 and second to move forward with the
 20 Correctional Department to get the CORS started
 21 up.

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1 MS. MORRIS: Mr. Callahan.
 2 MR. CALLAHAN: Aye.
 3 MS. MORRIS: Mr. Divilio.
 4 MR. DIVILIO: Aye.
 5 MS. MORRIS: Mr. Leshner.
 6 MR. LESHER: Aye.
 7 MS. MORRIS: Ms. Price.
 8 MS. PRICE: Aye.
 9 MS. MORRIS: Mr. Pack.
 10 MR. PACK: Aye.
 11 MR. STAMP: Thank you, Council, for that.
 12 I'll try not to get on a soap box, but I'm
 13 certainly proud, as you are, of our employees.
 14 They're going through difficult times. And
 15 they are the heart of our community.
 16 They have a hard service. They're public
 17 servants. They're day in and day out doing the
 18 hard work. And in this case, I'm sure that our
 19 correctional officers will be quite
 20 appreciative of your actions. So thank you.
 21 For the next item, I'll call up Rich

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1 Setter, the director or golf professional, for
 2 a request. As he comes up here, request from
 3 Hog Neck Golf Course to award a contract for
 4 the installation of a new HVAC or I should say
 5 new HVAC units for the pavilion renovation
 6 project.
 7 As you read in your agenda packet,
 8 requesting Council approval to award a contract
 9 to Velocity HVAC for the installation of three
 10 five-ton heat pump systems for the pavilion at
 11 Hog Neck Golf Course in the amount of \$54,789.
 12 There are sufficient funds in the FY23
 13 budget for this project. And they did receive
 14 three quotes for the project.
 15 Brian Moore has been working with Rich,
 16 our facilities maintenance director, on this
 17 project as well.
 18 And Rich is here to answer any questions
 19 or explain in any further detail that you might
 20 find necessary.
 21 MR. SETTER: I do have show and tell. We

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1 have a little slide show of the pavilion.
 2 MR. CALLAHAN: Yes.
 3 MR. SETTER: And some of the improvements
 4 that have gone along in this project. I was
 5 here a few weeks ago. And it's just kind of
 6 progressing along here and now we're at the
 7 point where we're talking HVAC.
 8 MR. DIVILIO: I figured it was the broken
 9 window he hit that ball through that you were
 10 going to show.
 11 MR. CALLAHAN: It's a windshield.
 12 MS. MORRIS: Just scroll down. You have
 13 the mouse right there.
 14 MR. PACK: In front of you, Rich, on the
 15 table.
 16 MR. SETTER: I'm doing it?
 17 MR. PACK: Yes.
 18 MR. SETTER: I get to control this?
 19 MS. MORRIS: You get the controller.
 20 MR. SETTER: This is awesome.
 21 MS. MORRIS: There you go.

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1 MR. SETTER: So that's the picture of the
 2 pavilion. It's as open air pavilion. And the
 3 issue we had with this pavilion is that we
 4 couldn't sell it. You can't sell an open air
 5 pavilion because say you want an event on
 6 September 1st, you don't know if the wind is
 7 blowing 20 miles an hour and it's raining and
 8 the rain is blowing through the pavilion. So
 9 it was a facility that the only time we used it
 10 is when we have a golf outing and the golf
 11 outing was in nice weather. And then we'd go
 12 in there for lunch afterwards.
 13 So trying to utilize the facility to make
 14 it more of a revenue generator for us.
 15 Again, this is another photo here of the
 16 old existing pavilion. As you can see, open
 17 all the way around.
 18 And here, we started construction where
 19 we're framing that in on two sides. And you'll
 20 see as we go along in the photos here, two
 21 sides will be garage doors, clear garage doors

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1 so you can maximize the view. And this is the
 2 other framed in side right here.
 3 And these used to be brown metal pillars.
 4 They've all been framed out with Azek. Makes
 5 it look a lot nicer, very appealing to the eye.
 6 And there you see the garage doors. They're
 7 in. So there's nine total doors that go around
 8 the two sides of the building, maximizing the
 9 views of the golf course from there.
 10 And there you see the interior look with a
 11 framed-in wall. I think we'll have all kinds
 12 of success, having all types of different
 13 events in there from crab feasts, which we have
 14 in there today. Had a big group of golf course
 15 superintendents doing a pig roast there and a
 16 crab feast. I can see Christmas parties in
 17 there at holiday time. Family reunions,
 18 eventual weddings possibly. So all kinds of
 19 different events that we can utilize that
 20 facility for.
 21 MR. DIVILIO: That looks great. It really

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1 does.
 2 MR. CALLAHAN: It really does.
 3 MR. PACK: Rich, let me just say, very
 4 quickly, I'm going to give you a shout out.
 5 This was your vision that you shared with us
 6 some time back as far as closing this pavilion
 7 in to maximize its use, but also as a revenue
 8 generator as well.
 9 I think it looks wonderful. I can't wait
 10 to go out there. I think we're out there, Jess
 11 just left, for the county event.
 12 MR. SETTER: September 15th.
 13 MR. PACK: September 15th. Thank you. So
 14 I can't wait to get out there to see it.
 15 As far as cooking, is there a grill inside
 16 that's vented out or you have to cook outside
 17 and bring items in?
 18 MR. SETTER: Outside and bring items in.
 19 Yeah.
 20 The reason we kept that solid wall right
 21 there, Mr. Pack, was so that a catering company

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1 or any caterers could prepare food just outside
 2 those doors and then you wouldn't be visible in
 3 terms of the guests seeing what's going on. So
 4 it's silent behind the scenes and then you can
 5 bring it right in.
 6 MR. PACK: Great, great.
 7 MR. CALLAHAN: That's great.
 8 MR. PACK: It looks wonderful, Rich.
 9 Congratulations on this.
 10 MR. SETTER: Thank you.
 11 MR. CALLAHAN: Ms. Price?
 12 MS. PRICE: It's amazing. I, again, same
 13 thing as everybody else is saying. Very
 14 excited about that. And enjoy the pavilion in
 15 a few weeks when we go out there. So thank
 16 you.
 17 MR. CALLAHAN: Okay.
 18 MR. DIVILIO: Make a motion to approve to
 19 award the bid.
 20 MS. PRICE: Second.
 21 MR. CALLAHAN: We got a motion and second.

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1 Madam Secretary, could you call the vote,
 2 please.
 3 MS. MORRIS: Mr. Callahan.
 4 MR. CALLAHAN: Aye.
 5 MS. MORRIS: Mr. Divilio.
 6 MR. DIVILIO: Aye.
 7 MS. MORRIS: Mr. Leshner.
 8 MR. LESHER: Aye.
 9 MS. MORRIS: Ms. Price.
 10 MS. PRICE: Aye.
 11 MS. MORRIS: Mr. Pack.
 12 MR. PACK: Aye.
 13 Rich, did you say you were treating the
 14 Council to crabs when we got out there?
 15 MR. CALLAHAN: Hey, Rich. I do, I'm the
 16 liaison out there. And I can't thank you
 17 enough for bringing the whole course up to
 18 another level. Okay. Because between Preston
 19 and you, that's the first thing that everybody
 20 sees when they come into Talbot County. And
 21 it's vital, vital that we have a top notch golf

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1 course and a top notch hockey rink and Parks
 2 and Rec.
 3 And for you in the last several years in
 4 the position you've been in, I try to play golf
 5 and stuff, but just the people alone comment
 6 how good a job you do out there.
 7 MR. SETTER: Well, thank you. Appreciate
 8 it.
 9 MR. CALLAHAN: You really do. You really
 10 run that place well. So I just want to commend
 11 you because we need you.
 12 MR. SETTER: Well, one of my strengths is
 13 golf lessons, sir.
 14 MR. CALLAHAN: Yup. There's no hope,
 15 there's no hope, man, you know.
 16 MS. PRICE: I only have one problem with
 17 what you said.
 18 MR. CALLAHAN: What?
 19 MS. PRICE: You called it a hockey rink.
 20 MR. CALLAHAN: Well, okay.
 21 MS. PRICE: I'm sorry. Former figure

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1 skater.
 2 MR. CALLAHAN: All right. Okay.
 3 MS. PRICE: Other than that, everything
 4 sounds great.
 5 MR. CALLAHAN: I got you.
 6 MR. PACK: Ice rink.
 7 MR. CALLAHAN: Ice rink.
 8 But anyway, all kidding aside, you really
 9 have made it a destination for people. And we
 10 really appreciate everything you do.
 11 And I'll try to make the meetings. Okay.
 12 I apologize. I'll try to make those meetings.
 13 MR. SETTER: Well, I appreciate all your
 14 support, every one of you. So I got more.
 15 I'll be back again.
 16 MR. CALLAHAN: Okay, okay. Appreciate
 17 everything.
 18 MR. SETTER: All right. Thank you.
 19 MR. PACK: Thanks, Rich.
 20 MR. STAMP: Thank you, Rich.
 21 And Council, last item I have under boards

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1 and committee appointments is for the Local
 2 Emergency Planning Committee. Requesting the
 3 appointment of Joyce Harrod as
 4 representative to Town of St. Michaels and the
 5 appointment of Cheryl Lewis representing the
 6 Town of Oxford.
 7 MR. PACK: So moved.
 8 MR. DIVILIO: Second.
 9 MS. PRICE: Second.
 10 MR. CALLAHAN: Okay. Motion and second.
 11 Madam Secretary, could you call the vote,
 12 please.
 13 MS. MORRIS: Mr. Callahan.
 14 MR. CALLAHAN: Aye.
 15 MS. MORRIS: Mr. Divilio.
 16 MR. DIVILIO: Aye.
 17 MS. MORRIS: Mr. Leshner.
 18 MR. LESHER: Aye.
 19 MS. MORRIS: Ms. Price.
 20 MS. PRICE: Aye.
 21 MS. MORRIS: Mr. Pack.

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1 MR. PACK: Aye.
 2 MR. STAMP: And Council, that concludes
 3 your county manager report for this evening.
 4 Thank you.
 5 MR. CALLAHAN: Okay. That sounds great.
 6 MS. MORRIS: Nobody has signed up to speak
 7 this evening.
 8 MR. CALLAHAN: Nobody has. Okay. All
 9 right. Uh-oh.
 10 MR. FORGASH: I didn't sign up. I'm
 11 sorry.
 12 MR. CALLAHAN: Yes, sir. Come on up.
 13 MR. FORGASH: Would you like me to sign up
 14 right now?
 15 SECRETARY: If you can say your name, I'll
 16 write it down for you. Thank you.
 17 MR. CALLAHAN: You just don't mind coming
 18 up on.
 19 MR. FORGASH: Good evening, Council.
 20 Appreciate you having me.
 21 My name is John Forgash, and I'm here

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1 representing SolHarvest Energy. We're a
 2 renewable energy development company, and we've
 3 been working with the county since about
 4 January earlier this year on a community solar
 5 project located just north of Cordova.
 6 And just wanted to provide just a little
 7 bit of feedback in terms of the amendment that
 8 was raised today about the prime farmland. And
 9 as someone that's been involved in the industry
 10 for over 15 years, 14 years, I totally
 11 understand what the county is trying to
 12 accomplish. But I'm just a little bit
 13 concerned in terms of what that may do for
 14 projects that are already under development,
 15 smaller projects, or projects that are moving
 16 through the development stage in the county.
 17 And as I mentioned, we've been working
 18 with the county since January.
 19 Our project has received input from
 20 various stakeholders throughout the process,
 21 and we have also received a recommendation from

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1 the Planning Commission and approval from the
 2 Board of Appeals for it.
 3 I'm not exactly sure what, whether or not
 4 this project would be impacted by the amendment
 5 that's being proposed. But the type of project
 6 that we're developing is more or less a much
 7 smaller project, a project that almost
 8 qualifies under I believe it's the medium type
 9 of solar project that's defined in the zoning
 10 ordinance.
 11 And as I mentioned, if there is a blanket
 12 type of amendment that's put in place, it may
 13 impact projects that may not have been intended
 14 for that type of purpose.
 15 MR. CALLAHAN: Yes, sir. So when you say
 16 a smaller project, how medium size is your
 17 project?
 18 MR. FORGASH: The project that was
 19 approved was a two-megawatt project and it was
 20 going to being sited on about 17 acres, 17 or
 21 18 acres.

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1 I believe right now the zoning ordinance
 2 defines a medium size project as two megawatts
 3 but on ten acres or less.
 4 And you know, as a developer in this
 5 industry and someone that's been working on the
 6 Eastern Shore for quite some time, overall it's
 7 just very difficult as it is to find any site
 8 really for these projects. There are so many
 9 constraints that we have to deal with on a
 10 day-to-day basis, from interconnection to
 11 topography, to parcels that are already
 12 preserved, to land owners that aren't
 13 interested. You know, you go down the list.
 14 And to I guess keep adding on more and
 15 more constraints or potential constraints to
 16 potential project sites is really just going to
 17 make it almost impossible to develop any type
 18 of project in the county.
 19 And then on top of that, Zach and I were
 20 talking about this earlier, too, is, you know,
 21 these smaller types of projects have a separate

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1 CDC end process that essentially can maneuver
 2 around some of the local rules and regulations.
 3 So these projects really have to abide by what
 4 the county puts forth and really includes in
 5 its zoning ordinance. We don't have the
 6 opportunity to have the State overrule or
 7 anything along those lines.
 8 And then finally, I think what is also
 9 important I believe is that from a process
 10 standpoint, the county already has a review
 11 process that we have to go through, that our
 12 project, in particular, already did go through
 13 in terms of getting a recommendation from the
 14 Planning Commission and then ultimately
 15 approval with conditions on how obviously this
 16 moratorium shakes out, but an approval for that
 17 as well.
 18 So I think that process is already in
 19 place for the county to be picky in terms of
 20 which projects it believes has the merit to
 21 move forward, in locations where it has the

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1 merit to move forward.
 2 MR. CALLAHAN: Okay. Thank you.
 3 MR. SMITH: I just wanted to add one
 4 thing.
 5 John started this process, like he said,
 6 December or January, December of last year,
 7 January of this year. Went through the
 8 process, got sort of halfway through it and the
 9 county enacted its moratorium. That was
 10 concerning but he understood.
 11 He participated in the Planning Commission
 12 discussion and workshop. He had input on that.
 13 All the regs that came from the Planning
 14 Commission work for him. I mean it increased
 15 his cost, but he felt like he can still make
 16 the project work.
 17 But this most recent amendment pulls the
 18 rug out from under him. He can't do his
 19 project. And so I think that's just incredibly
 20 concerning for John.
 21 I mean we haven't seen the exact language.

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1 But based on the description, it sounds like it
 2 would. So that's why John came here tonight.
 3 Obviously he can come back on the 13th and add
 4 comment. But I know it's such an urgent issue
 5 for him because he feels like he's been in the
 6 game up to this point and now all of a sudden,
 7 the rug is being pulled out from under him.
 8 MR. CALLAHAN: Got you. Okay.
 9 MR. FORGASH: And then there's also a
 10 concern for other projects that are falling
 11 within the community solar program or projects
 12 that deliver energy to local rate payers and
 13 the LMI community as well, too.
 14 MR. CALLAHAN: Okay. Appreciate it.
 15 MR. FORGASH: Thank you.
 16 MR. CALLAHAN: Thank you, guys.
 17 MR. FORGASH: Appreciate your
 18 consideration. Thank you.
 19 MR. CALLAHAN: Okay. Mr. Leshner.
 20 MR. LESHER: Council comments. School is
 21 starting. Drive safely.

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1 MR. CALLAHAN: Okay.
 2 MR. DIVILIO: No comment.
 3 MR. CALLAHAN: Okay. Mr. Pack.
 4 MR. PACK: Yes. Very quickly. I will
 5 echo Mr. Leshner's comments. With the beginning
 6 of school, just want to wish all of our
 7 students a safe beginning of the school year.
 8 We know that many school districts around
 9 the country are struggling right now in getting
 10 teachers in the classroom. I think there's one
 11 school district I believe out in Ohio that has
 12 a big teacher strike going on. So substitutes
 13 are at a premium.
 14 And we need to continue working with our
 15 School Board and new superintendent to assist
 16 them in any way we possibly can. I know we
 17 have a scheduled meeting taking place later
 18 this month to sit down and talk with them.
 19 So just very quickly, I hope that my
 20 comments regarding the Resolution 331 were not
 21 meaning to put anyone on the spot or meaning to

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1 cast any kind of dispersions upon anyone.
 2 My comments were just based on my concerns
 3 about how our school system may be impacted by
 4 new development and what we can -- I mean we
 5 have a very limited voice on a lot of
 6 developments that take place within the
 7 incorporated towns. And when we have the
 8 opportunity to weigh in, I think we should.
 9 It should not be a point of just rubber
 10 stamping and moving on. But ask the
 11 appropriate questions and make sure that you do
 12 your due diligence to see where any kind of
 13 mitigation can be applied.
 14 So again, didn't want anyone to take my
 15 comments to demean anyone. I was just trying
 16 to get some things, some concerns of mine out
 17 in the open. Thank you.
 18 MR. CALLAHAN: Thank you, Mr. Pack.
 19 Ms. Price.
 20 MS. PRICE: Well, we had an amazing
 21 Maryland Association of Counties conference,

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1 summer conference last week.
 2 First thing I want to do is thank the
 3 staff that was involved. Cassandra and Karen
 4 and Parker, who manned the booth. And I'm sure
 5 every county had the same thing.
 6 We brought back Taste of Maryland and had
 7 a thousand oysters.
 8 MR. PACK: Minus what I ate.
 9 MS. PRICE: Minus about 999 that Mr. Pack
 10 ate. And that was, they were very, very
 11 popular.
 12 We had other staff that were able to come
 13 around and visit the IT that was set up there
 14 and other educational sessions. And I know our
 15 new finance director was able to participate in
 16 that.
 17 So I just want to thank Talbot County for
 18 its support and going to that. I know all of
 19 my fellow Council members made it over there in
 20 various capacities.
 21 We had an opportunity to meet with the

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1 Maryland Department of Transportation to set up
 2 what our priorities are for our upcoming CTP in
 3 I think it's in October.
 4 We -- just a little bit about the
 5 conference, though. I mean the governor gave
 6 the opening address. So I was honored to be
 7 able to introduce him. That was really
 8 wonderful. It was a bigger audience. He gets
 9 that on a Saturday morning, because I think
 10 what I said was on Saturday morning everybody
 11 is recovering. So it was a little smaller on
 12 Saturday.
 13 But on Saturday, we had a candidate forum
 14 with five of the six major party nominees for
 15 attorney general and for comptroller and
 16 governor. And all of them were making their
 17 way around. Lots of senators and delegates
 18 bringing together I think really -- it was a
 19 full conference last summer. But this time,
 20 having so many of the locally-elected officials
 21 and the senators and delegates really

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1 interacting. People were so much more
 2 comfortable this year.
 3 And it blew out the record books. The
 4 largest conference when you add all of the
 5 exhibitors and the elected officials and staff.
 6 2019 was the largest at 3,100. We had 3,600
 7 bodies at the conference last week.
 8 And it really had an amazing vibe. People
 9 were very happy and participating in
 10 everything. They were out and about during the
 11 day and out and about during the night. So it
 12 really was a wonderful conference and very
 13 beneficial.
 14 People think oh, my gosh, they're just
 15 going to Ocean City for four or five days. Let
 16 me tell you what. We work hard, and we make
 17 connections that are invaluable by the time we
 18 get around to legislative session in Annapolis
 19 in the fall. And those relationships are so
 20 incredibly important.
 21 So I just want to thank everybody in the

Page 114	<p>1 county for their participation with it. And a</p> <p>2 shout out to the MACo staff for putting on an</p> <p>3 amazing conference.</p> <p>4 MR. CALLAHAN: Thank you, Ms. Price.</p> <p>5 Appreciate that.</p> <p>6 And I just want to thank the staff, too.</p> <p>7 And Jess, you held the fort down back here</p> <p>8 for us. Okay. So I really appreciate what</p> <p>9 you've done back here when we're doing our</p> <p>10 thing there.</p> <p>11 And Mr. Stamp, you were heading everybody</p> <p>12 up, too. So we really want to thank you for</p> <p>13 being down there and helping us get through it</p> <p>14 and walk us around and letting me know where</p> <p>15 thing are at. That was good.</p> <p>16 But other than that...</p> <p>17 MR. LESHER: Ready to close it down?</p> <p>18 MR. CALLAHAN: Close it down.</p> <p>19 MR. LESHER: The County Council's next</p> <p>20 meeting will be held on Tuesday,</p> <p>21 September 13th, beginning at six o'clock p.m.</p>	Page 116	<p>1 (Meeting concluded at: 7:35 p.m.)</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p>
Page 115	<p>1 The Council will be convening in open session</p> <p>2 at 4:30 p.m. and then adjourning into closed</p> <p>3 session to discuss real estate, legal, and</p> <p>4 personnel matters, as listed on the statement</p> <p>5 for closing that meeting.</p> <p>6 Therefore, is there a motion to adjourn</p> <p>7 this meeting and reconvene as noted?</p> <p>8 MS. PRICE: So moved.</p> <p>9 MR. DIVILIO: Second.</p> <p>10 MR. CALLAHAN: Motion and second to</p> <p>11 adjourn. Madam Secretary.</p> <p>12 MS. MORRIS: Mr. Callahan.</p> <p>13 MR. CALLAHAN: Aye.</p> <p>14 MS. MORRIS: Mr. Divilio.</p> <p>15 MR. DIVILIO: Aye.</p> <p>16 MS. MORRIS: Mr. Leshner.</p> <p>17 MR. LESHER: Aye.</p> <p>18 MS. MORRIS: Ms. Price.</p> <p>19 MS. PRICE: Aye.</p> <p>20 MS. MORRIS: Mr. Pack.</p> <p>21 MR. PACK: Aye.</p>	Page 117	<p>1 STATE OF MARYLAND</p> <p>2 I, Diane Houlihan, a Notary Public in and</p> <p>3 for the State of Maryland, County of Baltimore City,</p> <p>4 do hereby certify that the within named, Talbot</p> <p>5 County Council Audio, personally appeared before me</p> <p>6 at the time and place herein set according to law,</p> <p>7 was interrogated by counsel.</p> <p>8</p> <p>9 I further certify that the examination was</p> <p>10 recorded stenographically by me and then transcribed</p> <p>11 from my stenographic notes to the within printed</p> <p>12 matter by means of computer-assisted transcription</p> <p>13 in a true and accurate manner.</p> <p>14</p> <p>15 I further certify that the stipulations</p> <p>16 contained herein were entered into by counsel in my</p> <p>17 presence.</p> <p>18</p> <p>19 I further certify that I am not of counsel</p> <p>20 to any of the parties, not an employee of counsel,</p> <p>21 nor related to any of the parties, nor in any way</p> <p>interested in the outcome of this action.</p> <p>AS WITNESS my hand Notarial Seal this 29th</p> <p>day of August, 2022 at Eastern MD.</p> <p></p> <p>Diane Houlihan Notary Public</p> <p>My commission expires September 16, 2025</p>

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