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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

February 13, 2024, 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Okay. Let's go ahead and</p> <p>4 get started. If everybody would go ahead and</p> <p>5 rise, we're going to go ahead and do the prayer</p> <p>6 and Pledge of Allegiance of the Flag.</p> <p>7 (Prayer and Pledge of Allegiance.)</p> <p>8 MR. CALLAHAN: Okay. Thank you,</p> <p>9 Mr. Stepp. That was great. All right.</p> <p>10 I want to welcome everybody.</p> <p>11 The agenda tonight. Okay. The Council</p> <p>12 has had the agenda of tonight. Are there any</p> <p>13 additions, deletions, or corrections to the</p> <p>14 agenda?</p> <p>15 MR. STEPP: Mr. President, if I may.</p> <p>16 MR. CALLAHAN: Sure.</p> <p>17 MR. STEPP: Under county manager's report,</p> <p>18 may I enter in an agenda item for a letter of</p> <p>19 support for the refunding of Cade funding for</p> <p>20 Chesapeake College?</p> <p>21 MR. CALLAHAN: Okay. Is there a motion?</p>	<p>1 minutes? Okay. Hearing none, I move that the</p> <p>2 minutes be accepted as unanimous consent.</p> <p>3 Next on the agenda is the disbursements of</p> <p>4 January 30th, February 6th, and February 13th.</p> <p>5 The Council has had a chance to take a look at</p> <p>6 them. Is there any deletions, corrections, or</p> <p>7 additions to the disbursements?</p> <p>8 MS. HAYTHE: Nope.</p> <p>9 MR. CALLAHAN: Okay. Hearing none, the</p> <p>10 chair moves that the disbursements be accepted</p> <p>11 as unanimous consent.</p> <p>12 Starting off tonight is Proclamation of</p> <p>13 American Heart Month. Madam Secretary, could</p> <p>14 you go ahead and read the proclamation, please,</p> <p>15 into the record.</p> <p>16 SECRETARY: American Heart Month,</p> <p>17 February 2024.</p> <p>18 Whereas, heart disease, which includes</p> <p>19 heart attacks, stroke, and other cardiovascular</p> <p>20 diseases, is the leading cause of death of an</p> <p>21 estimated 695,000 Americans each year,</p>
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<p>1 MR. STEPP: So moved.</p> <p>2 MR. LESHER: I'll second.</p> <p>3 MR. CALLAHAN: Okay. We got a motion and</p> <p>4 second to go ahead and move the agenda item for</p> <p>5 Chesapeake College. Madam Secretary, could you</p> <p>6 call the vote.</p> <p>7 SECRETARY: Mr. Callahan.</p> <p>8 MR. CALLAHAN: Aye.</p> <p>9 SECRETARY: Mr. Stepp.</p> <p>10 MR. STEPP: Aye.</p> <p>11 SECRETARY: Mr. Leshner.</p> <p>12 MR. LESHNER: Aye.</p> <p>13 SECRETARY: Ms. Mielke.</p> <p>14 MS. MIELKE: Aye.</p> <p>15 SECRETARY: Ms. Haythe.</p> <p>16 MS. HAYTHE: Aye.</p> <p>17 MR. CALLAHAN: Okay. All right. Next on</p> <p>18 the agenda is the minutes. We've got</p> <p>19 January 16th and January 23rd. And the Council</p> <p>20 has had time to take a look at it. Is there</p> <p>21 any additions, deletions, or corrections to the</p>	<p>1 affecting both men and women of all economic</p> <p>2 and ethnic backgrounds.</p> <p>3 And whereas, genetic factors play a role</p> <p>4 in many instances of cardiovascular disease,</p> <p>5 one of the nation's most costly and widespread</p> <p>6 health problems. It is also one of the most</p> <p>7 preventable diseases when each individual takes</p> <p>8 responsibility for his or her own health and</p> <p>9 the health of our children by exercising</p> <p>10 regularly, maintaining a healthy weight, eating</p> <p>11 balanced and nutritious meals, avoiding use of</p> <p>12 tobacco, using alcohol in moderation, and</p> <p>13 working with a health care provider to prevent</p> <p>14 or treat conditions which can lead to heart</p> <p>15 disease.</p> <p>16 And whereas, a lethal complication that</p> <p>17 can develop while having a heart attack is</p> <p>18 sudden cardiac arrest, which is a leading cause</p> <p>19 of death, claiming nearly 356,000 lives each</p> <p>20 year. During a sudden cardiac arrest, heart</p> <p>21 functions cease abruptly and without warning.</p>

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<p>1 When this occurs, the heart is no longer able</p> <p>2 to pump blood to the rest of the body. And in</p> <p>3 some 90 percent of victims, death occurs.</p> <p>4 And whereas, once a cardiac arrest occurs,</p> <p>5 cardiopulmonary resuscitation, CPR, and</p> <p>6 defibrillation are required within the first</p> <p>7 several minutes to restore electrical activity</p> <p>8 to the heart and to revive the heart's pumping</p> <p>9 function. And the availability of automated</p> <p>10 external defibrillators, AEDs, is critical for</p> <p>11 rapid response to cardiac arrest.</p> <p>12 And whereas, the Talbot County Department</p> <p>13 of Emergency Services, in partnership with the</p> <p>14 Talbot County Paramedic Foundation, the Talbot</p> <p>15 County Volunteer Fire and Rescue Association,</p> <p>16 the Maryland Institute for Emergency Medical</p> <p>17 Services, and the University of Maryland Shore</p> <p>18 Regional Health, coordinates a comprehensive</p> <p>19 countywide approach to addressing cardiac care</p> <p>20 through public education and state-of-the-art</p> <p>21 lifesaving services.</p>	<p>1 SECRETARY: Mr. Callahan.</p> <p>2 MR. CALLAHAN: Aye.</p> <p>3 SECRETARY: Mr. Stepp.</p> <p>4 MR. STEPP: Aye.</p> <p>5 SECRETARY: Mr. Leshner.</p> <p>6 MR. LESHER: Aye.</p> <p>7 SECRETARY: Ms. Mielke.</p> <p>8 MS. MIELKE: Aye.</p> <p>9 SECRETARY: Ms. Haythe.</p> <p>10 MS. HAYTHE: Aye.</p> <p>11 MR. CALLAHAN: Okay. Our new EMS division</p> <p>12 chief, Tina. You want to come on up? Yeah.</p> <p>13 Maria, you want to come on up?</p> <p>14 MS. KINTOP: Oh, right here. I'm sorry.</p> <p>15 MR. CALLAHAN: There we go. I was going</p> <p>16 to let you talk. You can sit down. Yeah,</p> <p>17 yeah.</p> <p>18 I thought it might be a great opportunity</p> <p>19 to -- you're new. So I wanted to introduce you</p> <p>20 and introduce your team. We got a lot of good</p> <p>21 people here that take care of us. So if you</p>
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<p>1 Now, therefore, we, the County Council of</p> <p>2 Talbot County, do hereby reclaim February 2024</p> <p>3 as American Heart Month in Talbot County and</p> <p>4 urge all citizens to support the American Heart</p> <p>5 Association's initiatives toward healthier</p> <p>6 lifestyles and increased physical activity and</p> <p>7 to receive lifesaving CPR training as an</p> <p>8 investment in our community and its residents</p> <p>9 to help eradicate the risk of this deadly</p> <p>10 disease, both for today and for the future.</p> <p>11 Given under our hands in the great seal of</p> <p>12 Talbot County this 13th day of February in the</p> <p>13 year of our Lord, 2024.</p> <p>14 MR. CALLAHAN: Okay. Thank you, Madam</p> <p>15 Secretary.</p> <p>16 Is there a motion?</p> <p>17 MR. STEPP: So moved.</p> <p>18 MR. LESHER: Second.</p> <p>19 MR. CALLAHAN: Okay. We got a motion and</p> <p>20 second to put that into the record. Madam</p> <p>21 Secretary, could you call the vote.</p>	<p>1 don't mind.</p> <p>2 MR. STAMP: Mr. Council President, if I</p> <p>3 might.</p> <p>4 MR. CALLAHAN: Yeah.</p> <p>5 MR. STAMP: So we're really excited to</p> <p>6 have Tina on board. And we haven't had the</p> <p>7 opportunity. So we should take it right now.</p> <p>8 So this is Tina Kintop. Tina comes to us</p> <p>9 as a retired captain from the Annapolis Fire</p> <p>10 Department. She's a paramedic. She's also an</p> <p>11 active member of the Queen Anne-Hillsboro</p> <p>12 Volunteer Fire Department. We saw her there</p> <p>13 the other night at the banquet.</p> <p>14 So we're really excited to have her on</p> <p>15 board.</p> <p>16 She works under Brian LeCates, the</p> <p>17 director of Emergency Services. But she heads</p> <p>18 up our EMS division.</p> <p>19 So she's been with us a little while. And</p> <p>20 I think she's still drinking water out of the</p> <p>21 fire hose and getting up to speed. But we're</p>

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1 really happy to have her here.
 2 And so this is Chief Tina Kintop.
 3 MR. CALLAHAN: Well, welcome.
 4 MS. KINTOP: Thank you. It's wonderful to
 5 be here.
 6 MR. CALLAHAN: Yeah. That's great. Do
 7 you want to introduce some of your team
 8 members?
 9 MS. KINTOP: I absolutely do.
 10 MR. CALLAHAN: If you don't mind. If you
 11 could stand up. Come on up and stand behind.
 12 MS. KINTOP: Stand up. First of all, I'd
 13 like to introduce Rachel Cox.
 14 MR. CALLAHAN: Yes.
 15 MS. KINTOP: She is instrumental in our
 16 CPR AED program.
 17 MR. CALLAHAN: Yup. Okay.
 18 MS. KINTOP: We have Lieutenant Reiss.
 19 MR. CALLAHAN: Okay.
 20 MS. KINTOP: We have Mr. Roberts here.
 21 MR. CALLAHAN: And who is that?

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1 MS. KINTOP: Mr. Jones.
 2 MR. CALLAHAN: I do know him.
 3 MS. KINTOP: Mr. Jones, Mr. Cummings, and
 4 people are walking in.
 5 Hi. How are you?
 6 Casey Everngam. These are all people that
 7 are working today. And they are monitoring
 8 their radios. So they are in service keeping
 9 everyone safe.
 10 MR. CALLAHAN: Thank you.
 11 MS. KINTOP: But this is a great example,
 12 including the Talbot Paramedic Foundation. You
 13 want to stand up well?
 14 MR. CALLAHAN: Come on, Bill.
 15 MS. KINTOP: The two people that couldn't
 16 be here this evening.
 17 MR. CALLAHAN: Sure. Come on up.
 18 MS. KINTOP: All of these people are
 19 instrumental in the chain of survival, all of
 20 them.
 21 The two people that couldn't be here this

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1 evening work at the cath lab at Easton
 2 Hospital. Of course, they were busy doing cath
 3 lab things. So it's very important for them to
 4 be where they are.
 5 So we start with the 911 calls. The
 6 dispatchers, they tell people what to do. We
 7 have our CPR coordinator, who gets training and
 8 AEDs out into the community. And we have all
 9 of our personnel here who --
 10 MR. CALLAHAN: That's great.
 11 MS. KINTOP: -- keep people educated all
 12 the time and obviously respond to calls at your
 13 home.
 14 MR. CALLAHAN: That's great.
 15 MR. STAMP: Another key component,
 16 Mr. Council President, is healthy heart. And
 17 of course, we have our health officer here as
 18 well that can probably speak to that.
 19 MR. CALLAHAN: Yeah. Go ahead, Maria.
 20 DR. MAGUIRE: Thanks for inviting me
 21 tonight. And it's a pleasure to see everyone.

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1 And also, we at the Health Department just
 2 want to thank the County Council for bringing
 3 attention to Healthy Heart Month with this
 4 proclamation.
 5 And as Ms. Moran articulated in the
 6 proclamation, heart disease is preventable.
 7 And that's one of the things that we at the
 8 Health Department stress, is that there's a lot
 9 of simple ways where you can help prevent your
 10 own heart disease, such as getting adequate
 11 hours of sleep, seven to nine hours every
 12 night, knowing your numbers, your blood
 13 pressure, your blood sugar, managing stress,
 14 and trying to get more fruits and vegetables in
 15 your diet and just moving.
 16 And so there's a lot of things that you
 17 can do to empower yourself as well as
 18 empowering yourself to help others by becoming
 19 CPR certified and learning how to use an AED.
 20 Anyone can do it. It's really not that hard.
 21 And take a look around the community.

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1 You'll see a lot of AEDs available and you can
 2 save a life, too.
 3 MR. CALLAHAN: That's great. Okay.
 4 Council?
 5 MR. STEPP: No. I mean just appreciate
 6 all you guys do day in and day out, 24/7, 365.
 7 There's no breaks. There's no getting off of
 8 work for your team. So thank you all from the
 9 bottom of my heart. Those who I personally
 10 know who you saved their lives. It's a
 11 blessing to have you all. So thank you.
 12 MR. CALLAHAN: Mr. Leshner.
 13 MR. LESHER: Thank you for the training
 14 and awareness that you are providing. I was
 15 able to take a CPR course last spring. And who
 16 were the trainers, but your team.
 17 They're out there in the community.
 18 They're providing this and making sure that we
 19 have a community that's ready to support you
 20 before, if we're there before you can get
 21 there.

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1 MS. MIELKE: Yes. And I want to thank
 2 you, too, for your services.
 3 I had a very good friend who great benefit
 4 to him, your services, and helped save his life
 5 for a significant period of time. So
 6 appreciate it.
 7 MS. HAYTHE: I'll echo what my colleagues
 8 said. We certainly appreciate all the hard
 9 work and your dedication to serving the people
 10 of Talbot County.
 11 And thank you for bringing this to the
 12 public's attention so that we can all be a
 13 little bit more conscious of what we can do to
 14 prevent heart disease. So thank you so much.
 15 MR. CALLAHAN: Yeah. And I want to just
 16 follow up with my colleagues. I can't thank
 17 you guys enough.
 18 And I want to welcome you. I'm really
 19 glad you chose Talbot County, that's for sure,
 20 to come here.
 21 And I just want to put a little bit of

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1 special thanks out to Kelly Jones.
 2 And Kelly, you and me got in the fire
 3 department 18 years old. And I think you
 4 started in Cordova, didn't you?
 5 MR. JONES: Yup. Sure did.
 6 MR. CALLAHAN: So and you stuck with it
 7 for 42 years. And your dedication to Talbot
 8 County is really -- I don't even know how to
 9 say it. I get chills just thinking about it.
 10 You saved a mess of lives. You've done a lot
 11 of work.
 12 And that's just not Kelly, but all of you.
 13 I just had the pleasure of working with Kelly
 14 and him being chief and telling me what to do,
 15 you know.
 16 But you guys, I really appreciate
 17 everything you've done. We can't thank you
 18 enough. You're top notch. And anything that
 19 this Council can do to help you, we're here for
 20 you, too. Okay.
 21 So we got a proclamation for you. You

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1 guys want to come on up?
 2 MR. STAMP: Come on up. Tall people in
 3 the back, shorter people up front.
 4 MS. KINTOP: Can you see everybody?
 5 MR. CALLAHAN: Can everybody see?
 6 MS. KILMON: I think we're good. Yup.
 7 All right. Ready? One, two, three. Get a
 8 close up. All right, guys.
 9 MR. CALLAHAN: Okay. That was great.
 10 Okay.
 11 We got another great thing. We got
 12 Dr. DeShields. He's coming up in front of us.
 13 Dr. DeShields, you want to come on up.
 14 Want to welcome you.
 15 He's going to give us a presentation on
 16 the Bellevue Museum project at this point.
 17 DR. De SHIELDS: Thank you so much --
 18 MR. CALLAHAN: Yes, sir.
 19 DR. De SHIELDS: -- for allowing us to come
 20 and speak with you about an update regarding
 21 the Bellevue Passage Museum.

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1 Again, my name is Dennis De Shields. And
 2 this is Mr. Philip Logan, who is the architect
 3 for the project.
 4 We'd also like to just say thank you for
 5 your continued support of the project.
 6 And also, we are requesting to enter an
 7 MOU, a memorandum of understanding.
 8 We recently submitted our site plans to
 9 Critical Area for review.
 10 And Mr. Philip Logan is going to give you
 11 a brief presentation of some updates.
 12 MR. CALLAHAN: Okay.
 13 MR. LOGAN: Okay. See what I find over
 14 there. Is that it?
 15 You want to do just the drawings first?
 16 SECRETARY: That's what's up there. Just
 17 X out.
 18 MR. LOGAN: X out of that. Okay. So is
 19 there -- what's the best way to fill it?
 20 SECRETARY: Just go up there.
 21 DR. DeSHIELDS: Sorry.

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1 SECRETARY: No. Up, up, up. Yeah.
 2 MS. MORRIS: All these different systems.
 3 They're so finicky. Let's see. There we go.
 4 MR. LOGAN: That helps. Even better.
 5 MS. MORRIS: A little better.
 6 MR. LOGAN: So this has been almost a
 7 year, two-year process. We presented before.
 8 So this is just an update.
 9 The plans have not changed. We've
 10 modified and perfected them. We worked also
 11 with DBF, the civil engineer. Drawings have
 12 been submitted to Talbot County Planning and
 13 Zoning. And the submission has gone to
 14 Critical Area.
 15 So we're now in the Critical Area review.
 16 We do have a conditional approval.
 17 And as you can see, this is the ferry on
 18 the right, the landing, the marina. The road
 19 that comes to Bellevue past the Bellevue Road
 20 is this road here. And the museum is a small
 21 building here, which is the historic building,

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1 which we're recycling into as the main feature
 2 of the museum, and an annex building.
 3 Plus, there's an adjacent lot that the
 4 DeShields family owns. And that is now a
 5 community garden. So the two are going to work
 6 in tandem to create this sort of community
 7 center. And that is still the main concept.
 8 So that has not changed.
 9 And so that's the -- this is the plan of
 10 the old museum being recycled. There's a
 11 terrace out front that has a community
 12 gathering spot that's elevated about three feet
 13 above the level of the park. So students can
 14 come in that space, have an outdoor
 15 presentation about the history of the workmen
 16 of the Bellevue, the history of Bellevue. And
 17 they go into the old building here and then
 18 walk down the other side into the annex.
 19 This is a view of the old building with
 20 its new siting. Very similar to what's
 21 happening at the Maritime Museum with the

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1 benches that go down to the shore so you get a
 2 view of the water on the other side.
 3 This is the annex building. The first
 4 floor of the annex will be a gallery, open
 5 gallery space for showing of artifacts related
 6 to the Bellevue history as well as possible new
 7 artists that might be shown as well.
 8 The second floor would be more of an open
 9 community space for community development,
 10 gatherings, meetings to sort of generate an
 11 interest and rebuild the community of Bellevue
 12 that over the years -- the only place that is
 13 currently available is the church. So this
 14 would be the second building in Bellevue that
 15 would actually attract people and hopefully
 16 rekindle a desire for families to move back or
 17 really build a new generation. And obviously,
 18 that's -- you can always hear more about that.
 19 And these are just the exterior views that
 20 we're developing and these are being submitted.
 21 This is a planting plan. We're adding a fair

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<p>1 amount of trees to meet Critical Areas. And</p> <p>2 you can see the kitchen garden, which will</p> <p>3 become open to the community, but it will also</p> <p>4 become a teaching space so that we can teach</p> <p>5 composting, traditional plantings as well.</p> <p>6 So that's about it.</p> <p>7 DR. DeSHIELDS: Yes.</p> <p>8 MR. CALLAHAN: Okay. Open for questions.</p> <p>9 MR. LESHER: No questions.</p> <p>10 I appreciate the update on this and the</p> <p>11 additional renderings that give us and the rest</p> <p>12 of the public an eye toward what we can look</p> <p>13 forward to there.</p> <p>14 MR. CALLAHAN: Mr. Stepp.</p> <p>15 MR. STEPP: I'll echo what Vice President</p> <p>16 Leshner just said. It's nice to see this</p> <p>17 evolution, the new drawings each time and just</p> <p>18 see this moving down the road. It's going to</p> <p>19 be a wonderful addition to Bellevue for sure.</p> <p>20 MR. CALLAHAN: Yeah, yeah.</p> <p>21 MS. MIELKE: I'd like to thank both of you</p>	<p>1 doing a good job. It's great to be partners</p> <p>2 with you on this and helping you all the way.</p> <p>3 So Madam Secretary, could you go ahead and</p> <p>4 read this into the record?</p> <p>5 SECRETARY: Read?</p> <p>6 MR. CALLAHAN: I'm sorry. I just want to</p> <p>7 make -- is there a motion? I'm sorry.</p> <p>8 MR. STAMP: Motion to approve the MOU.</p> <p>9 MS. HAYTHE: Motion to approve the MOU.</p> <p>10 MS. MIELKE: Second.</p> <p>11 MR. CALLAHAN: Okay. We got a motion and</p> <p>12 second to go ahead and approve the MOU. Madam</p> <p>13 Secretary, could you call the vote.</p> <p>14 SECRETARY: Mr. Callahan.</p> <p>15 MR. CALLAHAN: Aye.</p> <p>16 SECRETARY: Mr. Stepp.</p> <p>17 MR. STEPP: Aye.</p> <p>18 SECRETARY: Mr. Leshner.</p> <p>19 MR. LESHER: Aye.</p> <p>20 SECRETARY: Ms. Mielke.</p> <p>21 MS. MIELKE: Aye.</p>
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<p>1 for this great promotion of the history and the</p> <p>2 preservation of Bellevue.</p> <p>3 I've always considered Bellevue to be the</p> <p>4 Tulsa of Talbot County. So what you guys are</p> <p>5 doing is fabulous, and keep going, keep doing</p> <p>6 it.</p> <p>7 DR. De SHIELDS: Thank you.</p> <p>8 MR. CALLAHAN: Keasha.</p> <p>9 MS. HAYTHE: Yes. I echo what my</p> <p>10 colleagues said. Certainly Bellevue is a</p> <p>11 beautiful place.</p> <p>12 My grandfather lived on Gate Street. So</p> <p>13 I'm excited about the progress of the museum.</p> <p>14 So I look forward to it coming to fruition so</p> <p>15 that I can come down there and help with the</p> <p>16 teaching of the kids in the kitchen as well.</p> <p>17 So thank you so much for what you're</p> <p>18 doing.</p> <p>19 DR. De SHIELDS: Thank you.</p> <p>20 MR. CALLAHAN: Like my colleagues said, I</p> <p>21 appreciate everything you've done. You're</p>	<p>1 SECRETARY: Ms. Haythe.</p> <p>2 MS. HAYTHE: Aye.</p> <p>3 MR. CALLAHAN: Okay. You got it.</p> <p>4 DR. De SHIELDS: Thank you so much.</p> <p>5 MR. CALLAHAN: Okay. Thank you.</p> <p>6 MR. STAMP: Good job.</p> <p>7 MR. CALLAHAN: Yup. Okay.</p> <p>8 Next on the agenda is Council discussion</p> <p>9 on a proposed text amendment. When Madam</p> <p>10 Secretary gets straight there, she can read</p> <p>11 that into the record.</p> <p>12 Burry, you want to come on up when you get</p> <p>13 a chance.</p> <p>14 MS. MORRIS: Council, this is application</p> <p>15 by 25876 Royal Oak, LLC, The Oaks, to allow</p> <p>16 inns and hotels with restrictions in the</p> <p>17 Village Hamlet, VH, zoning districts by special</p> <p>18 exception.</p> <p>19 MR. CALLAHAN: Okay. Mr. Thomas, you want</p> <p>20 to go ahead and sort of explain this, what</p> <p>21 we're going to do here.</p>

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1 MR. THOMAS: Yeah. So as Ms. Morris
 2 noted, this is a zoning text amendment that was
 3 requested by Mr. Parker on behalf of his
 4 client.
 5 The proposed amendment would permit
 6 hotels, motels, and inns in the Village Hamlet
 7 District by special exception. The use would
 8 be subject to certain conditions in addition to
 9 the standard special exception criteria as
 10 follows:
 11 Hotels must be located on parcels at least
 12 three acres in size, contain not more than 25
 13 overnight guest rooms, be located within
 14 500 feet of existing restaurant or overnight
 15 lodging, be served by public sewer, and be
 16 accessed by public road.
 17 MR. CALLAHAN: Okay. Welcome.
 18 MR. PARKER: Thank you. Good evening.
 19 I'm Burry Parker. I represent the proponent of
 20 this text amendment.
 21 This is not an earth-shattering change

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1 that we're asking for. It arises out of the
 2 change in the zoning ordinance in
 3 November 2018, which changed the ordinance
 4 regarding our villages and created something
 5 called the Village Hamlet zone.
 6 When that was done, it eliminated hotels
 7 and inns as either permitted uses or special
 8 exception uses in the VH zoning district, even
 9 though in one of the VH zoning districts in the
 10 county, namely Royal Oak, there had been a
 11 hotel and inn in almost continuous operation
 12 since 1901. And that is The Oaks today. For a
 13 long time, we all remember it as the Pasadena
 14 Inn.
 15 So suddenly, a business that attracts
 16 tourism and employment, and one of the goals of
 17 the Comprehensive Plan is to encourage the
 18 survival, modification, modernization,
 19 enlargement of tourism-related businesses,
 20 suddenly allowing that to happen with regard to
 21 a business that's been in existence since 1901

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1 evaporated.
 2 This text amendment is a request to
 3 reinstitute the opportunity for a more than
 4 100-year-old business, as well as possible
 5 other tourism-related businesses, in a VH
 6 zoning district to come forward and prosper.
 7 The VH zoning district, if you look at the
 8 table of uses, this is one page. There's about
 9 15 of these pages. And under the VH zoning
 10 district if you look at it, there are a number
 11 of much more intensive commercial uses allowed
 12 in the VH zone than this text amendment would
 13 allow.
 14 There are uses -- nursing homes. You
 15 could have 100, 150-room nursing home, for
 16 example. So there are uses, there are auto
 17 repair facilities, gas stations, with no
 18 guardrails.
 19 The text amendment that I've drafted and
 20 submitted to you has guardrails in it in the
 21 sense that there must be at least three acres,

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1 there's a limitation on the number of rooms, it
 2 must be served by public sewer, must by
 3 accessed by a public road. And that is why I'm
 4 saying this is not an earth-shattering change
 5 in planning and zoning for the county.
 6 It's just an opportunity to restore and
 7 encourage a use that is consistent with the
 8 goal of the Comprehensive Plan and allows a
 9 long-standing use in this case to grow and
 10 modify over and above the very small limits
 11 that are allowed to nonconforming uses, which
 12 is just 20 percent of gross floor area.
 13 So that's the rationale behind the request,
 14 and I'll be happy to answer any questions.
 15 MR. CALLAHAN: Okay.
 16 MS. MIELKE: I just had one question. Can
 17 you explain what you mean by saying it is a
 18 goal of the Comprehensive Plan to have this
 19 redesignation?
 20 MR. PARKER: Well, it is a goal of the
 21 plan to encourage the survival, modification,

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1 and enlargement of tourism-related businesses
 2 in the county. That's mentioned in one of the
 3 subsections of the Comp Plan, and I cited that
 4 in the letter that I sent you last week.
 5 MR. CALLAHAN: Okay.
 6 MS. HAYTHE: No questions.
 7 MR. CALLAHAN: Any questions?
 8 MR. LESHER: There's some very specific
 9 language in here that seems to pertain to the
 10 property across the street from The Oaks.
 11 MR. PARKER: It does. But it also would
 12 apply to other properties in VH zoning
 13 districts.
 14 There was one in particular that it
 15 applies to off of Bellevue Road in the Royal
 16 Oak VH zoning district, not owned by client,
 17 not targeted by my client or anything.
 18 But many of your VH zones properties
 19 aren't now served by public sewer. So that
 20 guardrail that I put in here, it doesn't
 21 qualify other properties that I've been able to

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1 identify. But if public sewer were extended to
 2 some of the other village zones, other
 3 properties could be eligible to apply for a
 4 special exception to locate a small hotel or
 5 inn.
 6 MR. LESHER: And you're looking at that
 7 across the street property where we all
 8 remember there were cottages there I guess were
 9 rented out, what, 40 years ago or something
 10 like that --
 11 MR. PARKER: Well --
 12 MR. LESHER: -- disrepair?
 13 MR. PARKER: They were probably rented
 14 out -- they were torn down in 2019. And they
 15 were probably rented out as late as 2014,
 16 something like that. They weren't particularly
 17 nice, but there were bike trips that came down
 18 and they would rent those cottages and stay
 19 there.
 20 MR. LESHER: And for our zoning officer,
 21 we -- Royal Oak is not the only Village Hamlet

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1 zone. We have, what, Bozman, McDaniel, Wye
 2 Mills that are also zoned VH.
 3 Am I missing some?
 4 MR. TARLETON: There may be one or two
 5 more.
 6 However, if you all choose to move forward
 7 with this, we'll provide a full comprehensive
 8 analysis of the other VH zoned properties and
 9 we'll probably do some additional research to
 10 find which properties based on their size and
 11 the other criteria involved and the
 12 requirements that Mr. Parker has included in
 13 this language would possibly qualify for this
 14 amendment in particular.
 15 MR. LESHER: Thank you.
 16 MR. CALLAHAN: Okay.
 17 MR. PARKER: Just a reminder, this is to
 18 be a special exception use with additional
 19 requirements than those that are imposed upon
 20 normal special exception applications.
 21 MR. LESHER: Thank you.

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1 MR. CALLAHAN: All right. At this time
 2 with this, we're going to need a motion and a
 3 second to move this text amendment to the
 4 Planning Commission for review. That's what
 5 we're going to need.
 6 So is there a motion to move this forward?
 7 MR. STEPP: So moved.
 8 MR. CALLAHAN: Okay. Is there a second?
 9 MS. HAYTHE: I'll second it.
 10 MR. CALLAHAN: Okay. We got a motion and
 11 second. Madam Secretary, could you call the
 12 vote.
 13 SECRETARY: Mr. Callahan.
 14 MR. CALLAHAN: Aye.
 15 SECRETARY: Mr. Stepp.
 16 MR. STEPP: Aye.
 17 SECRETARY: Mr. Leshner.
 18 MR. LESHER: Aye.
 19 SECRETARY: Ms. Mielke.
 20 MS. MIELKE: Aye.
 21 SECRETARY: Ms. Haythe.

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1 MS. HAYTHE: Aye.
 2 MR. CALLAHAN: Okay. So now this will
 3 head to the Planning Commission.
 4 MR. PARKER: Thank you very much.
 5 Appreciate it.
 6 MR. CALLAHAN: Yup. Okay.
 7 Next on the agenda is a public hearing.
 8 Okay. Madam Secretary, go ahead and please
 9 read the 338 into the record.
 10 SECRETARY: Resolution Number 338, a
 11 resolution to amend the Talbot County
 12 comprehensive water and sewer plan for
 13 consistency with discharge permit number
 14 19DP3460 issued by the Maryland Department of
 15 the Environment on October 27, 2022, and to
 16 require that any future expansion of the new
 17 Lakeside wastewater treatment plant shall
 18 require an amendment to the comprehensive water
 19 and sewer plan.
 20 MR. CALLAHAN: Okay. Thank you. So okay.
 21 At this time, I'm going to open it up.

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1 You'll have three minutes for individuals and
 2 five minutes for an organization.
 3 So I'll open it up to the public. Anybody
 4 here on my left want to come on up and speak
 5 about 338? You're welcome to come up. Yes.
 6 MR. BRUCE: Does that include amendment
 7 one to 338 as well?
 8 MR. CALLAHAN: Yes. Yeah. Yes, sir.
 9 Come on up.
 10 MR. THOMAS: Mr. President, do you want me
 11 to give a summary of the resolution and
 12 amendment before?
 13 MR. CALLAHAN: Sure. Yeah. Absolutely.
 14 MR. THOMAS: Resolution 338 proposes to
 15 amend the comprehensive water and sewer plan
 16 for consistency with the discharge permit
 17 issued by MDE for the Lakeside wastewater
 18 treatment plant in October of 2022.
 19 The resolution would also require that any
 20 future expansion of the wastewater treatment
 21 plant beyond the initial 100,000-gallon per day

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1 allocation under the MDE permit would require
 2 an amendment to the plan.
 3 And then amendment number one to the
 4 resolution clarifies that an amendment to the
 5 plan would include a certification by the
 6 Planning Commission that the amendment is
 7 consistent with the county's Comprehensive Plan
 8 pursuant to 9506A of the Environmental Article.
 9 MR. CALLAHAN: Okay. Yes, sir.
 10 MR. BRUCE: Good evening. I am Jim Bruce.
 11 I live in St. Michael's. I am here today
 12 representing the Talbot Preservation Alliance,
 13 TPA.
 14 We support two proposals on Lakeside that
 15 are before you today, and I will mention which
 16 ones they are at the end.
 17 I think Talbot citizens all agree that we
 18 love the quality of life here. That is no
 19 accident. As you know, 50 years ago, the
 20 county began under State law writing ten-year
 21 Comprehensive Plans about future growth. The

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1 county insisted that development projects be
 2 consistent with those plans. That has served
 3 us well.
 4 As for Lakeside, the procedural history of
 5 the project over the past 20 years has been
 6 complicated, to say the least, yet TPA believes
 7 that the core issue in this hearing is clear.
 8 At issue is what kind of review of development
 9 projects should our citizens, your
 10 constituents, expect? Will the County Council
 11 provide that as Lakewood (sic.) moves forward.
 12 I submit that citizens expect that the
 13 Lakeside project review will be timely and it
 14 will capture the full impact on residents
 15 throughout the county. So it must include the
 16 projected impact of the development project on
 17 schools, on county roads, and other items that
 18 may not be covered by the developer or by
 19 impact fees.
 20 I would just note that schools are half
 21 the county budget. The taxpayer I believe does

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1 not want to wind up holding the bag in
 2 increased taxes or in diminished quality of
 3 life or of the environment.
 4 The County Council and the Talbot County
 5 Planning Commission are responsible for that
 6 kind of review, not the Town of Trappe. It's
 7 the county residents, all of us, who will
 8 shoulder the big ticket cost burden of new
 9 schools and other items, such as State roads,
 10 resulting from the project.
 11 On the other hand, MDE's review is of
 12 wastewater permits and other environmental
 13 issues, not the impact on the need for new
 14 schools and other big ticket items.
 15 I urge you in considering these proposals
 16 before you to focus like a laser on who will do
 17 the review going forward and when.
 18 To ensure review of the development
 19 project's impact on schools, you need to review
 20 for consistency with the county's overall
 21 Comprehensive Plan. And that's done by the

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1 Planning Commission and the Council.
 2 MDE review of a wastewater treatment
 3 expansion will not do that. Currently Lakewood
 4 can move ahead as long as the allowable 100,000
 5 gallons per day of waste treatment is not
 6 exceeded. To exceed that, the developer and
 7 Trappe must come back for MDE review and get an
 8 amendment to the county and water sewer plan.
 9 But here again, MDE's review is just a
 10 technical review of the wastewater permit, not
 11 an updated look at the project's impact on big
 12 tickets items like schools.
 13 Further, based on the number of Lakewood
 14 units built so far, about 100 a year, those
 15 1,200 units will not be built for perhaps 12
 16 years or more. Even then, current plans don't
 17 call for the review we seek until Lakeside runs
 18 out of S1 units and asks, comes back to convert
 19 lots from S2 to S1. At that point, there could
 20 be 1,500 units being built.
 21 In short, under current plans, updated

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1 review of Lakewood's impact on big ticket items
 2 like schools won't occur for about 12 to 15
 3 years. That is longer than the length of the
 4 decade-long county Comprehensive Plan itself.
 5 The county Planning Commission and their
 6 Public Works Advisory Board want review earlier
 7 than that on Lakewood's impact. How do we
 8 know? Because they recommended adoption of
 9 amendment number one to Resolution 338
 10 unanimously.
 11 That amendment provides that once Lakewood
 12 comes back for that expansion of wastewater
 13 capacity, there must be an amendment to the
 14 wastewater treatment plant. But also, there
 15 must be certification by the Talbot County
 16 Planning Commission that the expansion is
 17 consistent with the Talbot County Comprehensive
 18 Plan. And that would cover the impact of big
 19 ticket items like schools, county roads, and so
 20 on.
 21 This same amendment is contained in more

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1 than one proposal before you.
 2 So again, I submit that citizens expect
 3 reasonable periodic review of the Lakeside
 4 project. It must include updated review of
 5 impact on schools, State roads, traffic as a
 6 part of determining consistency with the
 7 overall comprehensive county plan.
 8 TPA supports Resolution 338 with amendment
 9 number one, and we support Resolution 347 with
 10 amendment number two. Either one provides the
 11 kind of a real review that is needed. And so
 12 we support those two provisions.
 13 I will only come before you now, and I
 14 hope you would consider my comments for the
 15 other one. Thank you very much.
 16 MR. CALLAHAN: Okay. Thank you.
 17 Appreciate it. Okay.
 18 Anybody over here to my left would like to
 19 come on up? Okay.
 20 Jess, do we have a sign-up sheet?
 21 MS. MORRIS: Not for this.

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1 MS. LANDOLFI: Hi. My name is Carly
 2 Landolfi. I'm the assistant town attorney for
 3 Trappe.
 4 MR. CALLAHAN: Okay.
 5 MS. LANDOLFI: You should have received
 6 today a letter from Lyndsey Ryan, the town
 7 attorney, reiterating the town's position on
 8 Resolution 338.
 9 So I just want to say again that the town
 10 opposes this resolution and amendment one. The
 11 resolution impedes the town's authority to
 12 control growth within its incorporated
 13 boundaries. And ultimately, it treats the Town
 14 of Trappe differently than other
 15 municipalities, who would manage their own
 16 growth and planning.
 17 So the town opposes this resolution.
 18 MR. CALLAHAN: Okay. Thank you.
 19 Appreciate it.
 20 MS. LANDOLFI: Thank you.
 21 MR. CALLAHAN: Okay. Anybody else on my

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1 left here? Okay.
 2 On my right?
 3 MS. GHEZZI: Thank you for allowing me to
 4 comment, President Callahan, Vice President
 5 Leshner, Councilman Stepp, Councilwoman Mielke,
 6 and Councilwoman Haythe.
 7 MR. CALLAHAN: Could you introduce
 8 yourself, please?
 9 MS. GHEZZI: Thank you. I almost forgot
 10 that.
 11 My name is Lisa Ghezzi, and I'm a resident
 12 of Talbot County. I live at 7218 Travelers
 13 Rest Road. I'm sorry. I live off of Travelers
 14 Rest Road at 7218 Maxmore Creek Drive.
 15 Please support Resolution 338 amendment
 16 one. This still allows for economic
 17 development and for Lakeside development, but
 18 with the important guidance in place to ensure
 19 that Talbot County provides appropriate
 20 infrastructure in synch with development.
 21 It's not prudent to approve of homes being

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1 built well in advance of their actual building.
 2 In fact, decades in advance of the immediate
 3 priority status allowed by the S1
 4 determination. Why would we write a blank
 5 check?
 6 Talbot County needs to keep its eye on the
 7 best interests of all county residents, not
 8 just a few, by considering thoughtful policies,
 9 timing, development patterns, and land uses
 10 impacted by this development.
 11 Would we give approval for 100, 200, 500,
 12 a thousand homes 20 to 30 years in advance to
 13 every developer? No.
 14 Talbot County needs to be thorough in its
 15 planning process and work with the developers,
 16 the county planning staff, and county residents
 17 to create the best environment for all of its
 18 inhabitants.
 19 Based on my analysis and service on the
 20 Planning Commission, Trappe's legal counsel's
 21 argument is an overused tactic and simply

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1 wrong. This attorney is articulate but is also
 2 applying the don't mess with Trappe card.
 3 Talbot County is not interfering in
 4 Trappe's affairs. Thankfully, Talbot County's
 5 representatives are doing their job and playing
 6 it straight.
 7 The Council's Public Works Advisory Board
 8 and Talbot County Planning Commission advisers,
 9 advisers to you, all ten of them voted
 10 unanimously in favor of this resolution and
 11 amendment.
 12 I ask Talbot County Council, each of you,
 13 to be mindful once again of creating the best
 14 environment for all of its citizens. Thank
 15 you.
 16 MR. CALLAHAN: Thank you.
 17 MS. MIELKE: Thank you.
 18 MS. GHEZZI: May I approach and share
 19 my --
 20 MR. CALLAHAN: Sure.
 21 MS. GHEZZI: -- email? I've been having

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1 email trouble. So it hasn't gone out to
 2 everybody I think.
 3 MR. CALLAHAN: Okay. Anybody else on
 4 the -- yup.
 5 MR. GIRARD: Mr. President, Mr. Vice
 6 President, Members of Council, my name is Alan
 7 Girard. I'm the eastern shore director of the
 8 Chesapeake Bay Foundation, 114 South Washington
 9 Street in Easton.
 10 We are here in support of Resolution 338
 11 amended. This resolution requires periodic
 12 checks.
 13 And just looking at the issues today
 14 facing Lakeside, facing this Council, I'm
 15 asking myself even now, would periodic checks
 16 make sense, let alone in the future.
 17 So just a list of some of the issues
 18 happening right now with this project.
 19 Number one, you have the existing
 20 wastewater plant in noncompliance with its
 21 permit in five of the last 13 quarters.

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1 Number two, you have the comprehensive
 2 water and sewer plan authorizing service to
 3 approximately 84 homes, but 306 homes have been
 4 reported, 114 have been issued building
 5 permits, and 106 are authorized to be occupied.
 6 Number three, you have MDE asking for
 7 information about the timing of development.
 8 And the Planning Commission is required to use
 9 a timing of development standard in its review,
 10 yet the developer insists its EDU phasing does
 11 not represent the timing of development.
 12 Number four, you have the Town of Trappe
 13 requesting for the whole project immediate
 14 priority service or service in three to five
 15 years. Yet the town's attorney says it will be
 16 at least 20 years before the whole project will
 17 be built out.
 18 Number five, you have the county engineer,
 19 who just last week said that we made the
 20 mistake of calling the lower half of Lakeside
 21 S2 W2.

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1 Number six, you have the Maryland Supreme
 2 Court who says a planning commission has the
 3 right to correct errors in its decisions caused
 4 by a mistake.
 5 Number seven, you have members of the
 6 Planning Commission and Public Works Advisory
 7 Board finding the unambiguous purpose and
 8 intent recitation in one resolution not
 9 unambiguous at all.
 10 Number eight, you have county fiscal
 11 impacts of the project largely unaddressed.
 12 Number nine, and you've got the MDE in
 13 court because it claims without evidence that
 14 Lakeside's wastewater system will cause zero
 15 discharge of nutrients to ground water.
 16 So that's a top nine here. Just to make
 17 it ten, you know about four years ago, Maryland
 18 Department of Environment was asked to
 19 authorize 540,000 gallons per day discharge in
 20 its permit for Lakeside. It decided to issue a
 21 permit only for the first 100,000 gallons so

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1 that it could have periodic checks on this
 2 system.
 3 Given all the issues, all the complexity,
 4 all the community concern, Talbot County should
 5 require periodic checks, too.
 6 We urge you to adopt Resolution 338 as
 7 amended and give the county the tools it needs
 8 to ensure that its citizens and the environment
 9 are protected. Thank you.
 10 MR. CALLAHAN: Thank you, Mr. Girard.
 11 Appreciate it.
 12 MR. COUNCELL: Good evening.
 13 MR. CALLAHAN: Good evening.
 14 MR. COUNCELL: I'm Chip Councill here this
 15 evening representing the Talbot County Planning
 16 Commission. And I have with me Jim Corson, a
 17 member of the Planning Commission. So we'll be
 18 pretty brief here.
 19 But I think it's important to note that
 20 the Planning Commission has spent more time on
 21 the issues surrounding Lakeside than we did on

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<p>1 the total entire update of the 2016 Talbot 2 County Comprehensive Plan and the following 3 updates to Chapter 190 of our zoning ordinance. 4 The support of Resolution 338 as amended 5 is the only issue surrounding Lakeside that the 6 Planning Commission has been unanimous and 7 unwavering on. So I would ask that you please 8 take that into consideration as you do your 9 deliberations. Thank you. 10 MR. CORSON: Thank you. 11 MR. CALLAHAN: Thank you. Appreciate it. 12 Thank you. 13 Okay. Anybody else like to come up and 14 speak? Okay. 15 At this time, Council. 16 MS. MIELKE: Yes. The Talbot County 17 Comprehensive Plan vision statement states that 18 the primary goal of Talbot County's 19 Comprehensive Plan is to promote a high quality 20 of life, to preserve the rural character of our 21 county, and to protect the health, safety, and</p>	<p>1 chairs on the Titanic to a certain extent, and 2 I think that the county has to step forward. 3 There are also allegations made well, you 4 know, the county doesn't do this with the Town 5 of Easton. Well, it does. And there were 6 several amendments to the Comprehensive Plan 7 when Easton wanted to expand its development 8 and a review of its plant. 9 And it's a plant that is older than the 10 one that is proposed for Trappe. We don't know 11 how that's going to turn out. We have to 12 monitor that. 13 Also, the plant that's in Easton is run by 14 Easton Utilities, which has been in existence 15 for over 100 years and it has a track record of 16 maintaining infrastructure for development. 17 I understand that the smart growth policy 18 permits municipalities to step forward and have 19 plans like this. Smart growth wants to 20 preserve agricultural properties and focus 21 growth where there's infrastructure.</p>
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<p>1 wellbeing of its citizens in a resilient 2 community. 3 What 338 is designed to do is to make sure 4 that all the citizens of Talbot County are 5 protected. This is not just about what Trappe 6 wants or what Trappe needs. It's about this 7 whole county, and we represent the citizens of 8 this county and have to do what's right. 9 There have been many letters submitted 10 that have misstatements of fact. And of 11 course, that goes back to the Council hearing 12 where 281 was passed where representations were 13 made that this, that the Lakeside was 14 programmed when it wasn't. And a decision was 15 made on that basis. 16 There are also representations made that 17 we're only going to build so many houses but 18 we're going to recount the EDUs as the plan 19 goes along and maybe have additional 20 development. 21 So we're dealing with moving the deck</p>	<p>1 The problem with Trappe is is the 2 infrastructure isn't like the other 3 municipalities we have here. It's developing 4 as this development is going on. And that's a 5 concern. And that's why we need to have a 6 review at every stage. 7 For instance, the Police Accountability 8 Board in its annual report said the Town of 9 Trappe currently has no police force and is 10 patrolled by the Sheriff's Office. With the 11 Lakeside development under construction, there 12 will be a corresponding increase in its 13 residents. The PAB recommends that the Council 14 consider different pathways to ensure adequate 15 law enforcement coverage for this area, 16 including potential additional funding to the 17 Sheriff's Office if it is to continue to 18 provide protective services to the Town to 19 Trappe. 20 So the county is already going to be 21 called in to subsidizing this development</p>

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1 because the infrastructure for a police
 2 department is not there.
 3 And we've been going to fire company
 4 banquets. And in talking with fire companies,
 5 I think that the local fire companies did a
 6 walk-through of the development in 2021. And
 7 there are some very serious concerns about
 8 providing fire service and also emergency
 9 services. And they cite such things as the
 10 widths of the roads, the close proximity of the
 11 buildings or each of the residences and some
 12 difficulties with building issues and how that
 13 could give way to a situation we recently had
 14 in Easton on Locust Street where the fire went
 15 from one to another because it was so close
 16 together.
 17 So there's a lot going on here. And it's
 18 a long-term project, and it needs to be
 19 reviewed by the Planning Commission at each
 20 step. MDE started this by saying we need to
 21 look at this at every 100,000 gallons. And we

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1 do, too, and particularly if the developer is
 2 considering maybe expanding the number of homes
 3 because they may find out that you can have
 4 fewer EDUs with the system.
 5 So for that reason, I think it's extremely
 6 important to the citizens of Talbot County, not
 7 just the citizens of Trappe alone, that this be
 8 monitored and reviewed.
 9 If everything goes according to the way
 10 Trappe wants it to and hopes that it goes,
 11 great. Then you get through the review.
 12 But we need to have that, and I think the
 13 citizens of Talbot County deserve that. And
 14 that's why I'm sponsoring 338 and the
 15 amendment. Thank you.
 16 MR. CALLAHAN: Okay. Thank you,
 17 Ms. Mielke.
 18 Any other discussion?
 19 Do we go ahead and -- this is eligible for
 20 vote.
 21 MS. MIELKE: No.

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1 MR. CALLAHAN: Okay. Go ahead.
 2 MR. LESHER: Just to expand on one, on
 3 Ms. Mielke's points. She laid them out.
 4 Really we're not looking to create an
 5 undue burden on the Town of Trappe here. We're
 6 simply looking to echo the requirements that
 7 are already in the Maryland Department of the
 8 Environment's discharge permit and simply add
 9 those to the county water and sewer approval.
 10 It's simply borrowing that same language,
 11 that same approach that the State has already
 12 applied in this case, and it really should not
 13 be onerous on the Town of Trappe.
 14 MS. HAYTHE: (Inaudible.)
 15 MS. MIELKE: (Inaudible.)
 16 MS. HAYTHE: I just have a question for
 17 Ryan since he's in the back of the room from
 18 the Town of Trappe.
 19 Oh, yeah, Ryan, yeah. You both can come
 20 up if you want to. Just have a question.
 21 MR. SCHMIDT: Yes, Ma'am.

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1 MS. HAYTHE: So in your DRRA, it speaks to
 2 the police chief. Can you talk a little bit
 3 about that, as Ms. Mielke stated, in regards to
 4 the sheriff and protection and additional
 5 funding possibly for the county, from the
 6 county?
 7 MR. SCHMIDT: Correct. So when the
 8 project first started, and Ryan may be able to
 9 correct me on a couple of points here, but when
 10 the project first started and the original DRRA
 11 was established, it was established that
 12 Lakeside would support, by supporting, pay for
 13 a police chief for I want to say it was four or
 14 five years. I can't remember the exact year.
 15 That's when we hired George Ball. He was
 16 our police chief for more years than what the
 17 DRRA required.
 18 George Ball has since moved on. We still
 19 have our -- and I'm not familiar with all of
 20 the goings on with how to keep a police
 21 department specifically. But my understanding

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<p>1 is we have all that paperwork still together so</p> <p>2 that when we are ready, when we have enough</p> <p>3 constituents within the town borders, we can</p> <p>4 simply go through and hire a new police chief</p> <p>5 and start our police force up again.</p> <p>6 MS. HAYTHE: So you have funding to hire a</p> <p>7 new police chief when the time comes?</p> <p>8 MR. SCHMIDT: When the time comes, yes.</p> <p>9 We should, yes.</p> <p>10 I mean presently as we aren't much, the</p> <p>11 number of people living within the Town of</p> <p>12 Trappe isn't much higher than what it was a few</p> <p>13 years ago, certainly the funding isn't there</p> <p>14 presently.</p> <p>15 But again, as the residents of Lakeside</p> <p>16 start to get built out and people start to move</p> <p>17 in, there will be a tax base there to help</p> <p>18 cover that.</p> <p>19 MS. HAYTHE: Thank you. That was the only</p> <p>20 question I had.</p> <p>21 MR. CALLAHAN: Thank you, Brian.</p>	<p>1 to make is that the DRRRA, no longer is the</p> <p>2 developer providing for funding for the police.</p> <p>3 MR. SCHMIDT: Correct. But as I</p> <p>4 mentioned, we still --</p> <p>5 MS. MIELKE: That's just what I wanted to</p> <p>6 clear for the record.</p> <p>7 MR. SCHMIDT: We still have our paperwork</p> <p>8 in place to start it up at any given time.</p> <p>9 MR. CALLAHAN: Okay. Any other questions</p> <p>10 from Council?</p> <p>11 MS. HAYTHE: No. That was the only one I</p> <p>12 had.</p> <p>13 SECRETARY: Did you want to vote on it?</p> <p>14 MS. HAYTHE: Unless Ryan wants to say</p> <p>15 anything.</p> <p>16 MR. CALLAHAN: It's eligible, but you</p> <p>17 wanted to push it.</p> <p>18 SECRETARY: You can vote.</p> <p>19 MS. MIELKE: Yeah. I just wanted to --</p> <p>20 MR. CALLAHAN: It's eligible for vote.</p> <p>21 MS. MIELKE: Right. And I wanted to move</p>
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<p>1 MS. MIELKE: I just have a comment.</p> <p>2 MR. CALLAHAN: Yeah. Sure.</p> <p>3 MS. MIELKE: That it's my understanding</p> <p>4 that the first amendment to the DRRRA provided</p> <p>5 that there's no longer going to be a</p> <p>6 contribution from the developer for the police</p> <p>7 force, that they spent close to a million</p> <p>8 dollars over the years for George Ball. But</p> <p>9 that's over and it's not their responsibility.</p> <p>10 So I just wanted to clear that for the</p> <p>11 record.</p> <p>12 MR. SCHMIDT: Correct. Yeah. As I</p> <p>13 mentioned before, a minute ago, that, yes, he</p> <p>14 paid for the police chief, for a police force,</p> <p>15 if you will, for many years past when he was</p> <p>16 supposed to.</p> <p>17 So I think he wanted to clarify that he's</p> <p>18 done his due diligence as far as that goes,</p> <p>19 even though Lakeside hadn't started, but that</p> <p>20 he wasn't --</p> <p>21 MS. MIELKE: No. The point I just wanted</p>	<p>1 the vote to the next meeting when we consider</p> <p>2 all three resolutions for a vote in March.</p> <p>3 MR. CALLAHAN: Okay.</p> <p>4 SECRETARY: Okay.</p> <p>5 MR. CALLAHAN: All right. And you want to</p> <p>6 go ahead and hold the public hearing open?</p> <p>7 MS. MIELKE: Hold it open, yes.</p> <p>8 MR. CALLAHAN: Okay. That's what we'll</p> <p>9 do, then.</p> <p>10 We'll go ahead, and Council, we'll go</p> <p>11 ahead and vote on this in March when the</p> <p>12 Planning Commission gives their recommendations</p> <p>13 on all three.</p> <p>14 MS. MIELKE: Yeah.</p> <p>15 MR. CALLAHAN: And we'll hold the public</p> <p>16 hearing open.</p> <p>17 Madam Secretary, next resolution is 347.</p> <p>18 SECRETARY: Resolution Number 347, a</p> <p>19 resolution to amend the Talbot County</p> <p>20 comprehensive water and sewer plan to provide</p> <p>21 the equivalent dwelling units for all phases of</p>

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1 the Lakeside development.
 2 And we have two amendments to this.
 3 MR. CALLAHAN: Okay. Mr. Thomas, you want
 4 to go ahead and kind of brief us up on that
 5 one.
 6 MR. THOMAS: Yes. In April of 2023, MDE
 7 sent a letter to the county requesting that the
 8 county amend the comprehensive water and sewer
 9 plan to provide the EDUs for all phases of the
 10 Lakeside development and to address the water
 11 and sewer classifications of certain parcels
 12 whose classifications were incorrectly shown in
 13 the Exhibits A and B to Resolution 281, even
 14 though those parcels were not part of the
 15 resolution.
 16 Resolution 347 provides all phases for the
 17 Lakeside development, along with the EDUs for
 18 each phase. The EDUs for phases two through
 19 six are all estimated and the information was
 20 provided by the town and developer.
 21 Amendment number one to Resolution 347

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1 deletes the language the phases represent
 2 defined land uses only and do not represent the
 3 timing or sequence of development, provided,
 4 however, in both with respect to the water and
 5 sewer future planning.
 6 Amendment number two to Resolution 347
 7 incorporates the substantive provisions in
 8 Resolution Number 338 and amendment number one
 9 thereto in 347.
 10 MR. CALLAHAN: Okay. Sounds good. Okay.
 11 At this time, I'll go ahead and open it up
 12 to the public. I'll give you three minutes for
 13 individual and five minutes for if you're
 14 representing an organization.
 15 So here on my left, anybody want to come
 16 up on 347? Okay. Yeah.
 17 MS. LANDOLFI: Hello, again. As stated in
 18 the Lindsey Ryan's letter, the town is
 19 supportive of 347 in its original form but
 20 opposes amendment number two for the same
 21 reasons that the town opposes Resolution 338.

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1 MR. CALLAHAN: Okay. Thank you.
 2 MS. LANDOLFI: Thank you.
 3 MR. CALLAHAN: Okay. Anybody else on the
 4 left here?
 5 Anybody here on the right want to come up,
 6 347? Yup.
 7 MR. SHOWALTER: Members of Council, thank
 8 you. I'm Ryan Showalter on behalf of Trappe
 9 East Holdings Business Trust.
 10 I previously submitted comments to you on
 11 all three resolutions.
 12 And I would make the same comment that you
 13 just heard. I would support Resolution 347 in
 14 the form with the comments that I provided
 15 previously but object to amendment number two
 16 for the same reasons that I commented on
 17 Resolution 338 in my letter.
 18 Thank you.
 19 MR. CALLAHAN: All right. Thank you.
 20 Anybody else want to come up? Yup. Come
 21 on up.

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1 MR. SCHMIDT: Hello. Brian Schmidt,
 2 Trappe Town Council.
 3 My understanding of Resolution 347 was
 4 that MDE sent a letter last year asking the
 5 county to clarify the EDUs for Lakeside.
 6 347 in its original draft answers that
 7 question.
 8 Subsequent amendments have only gone to
 9 politicize the original resolution.
 10 Housing EDUs of Lakeside have always been
 11 based on the county's TR zoning density.
 12 Hence, when the number of EDUs were calculated
 13 in 2003 for the 857-acre property, 2,501 was
 14 the number.
 15 And when the PUD plan was approved by the
 16 Town of Trappe in 2021, there was still only
 17 2,501 housing units.
 18 But what was confirmed in 2021 with the
 19 PUD was how exactly those EDUs were going to be
 20 divided on the property. That's never wavered.
 21 The commercial EDUs, which were a part of

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1 the first PUD plan, were also estimated at that
 2 time.
 3 All of this new construction will be
 4 supported by a brand new 540,000-gallon per day
 5 ENR wastewater treatment plant.
 6 I simply ask that you take the politics
 7 out of 347 and approve its original draft.
 8 Thanks.
 9 MR. CALLAHAN: Thank you. All right.
 10 Anybody else want to come up? Yes, sir.
 11 Come on up.
 12 MR. WATSON: Good evening. My name is Dan
 13 Watson. I'm the acting chair of the Talbot
 14 Integrity Project. Thank you for having this
 15 hearing.
 16 I just would like to make a comment with
 17 respect to Resolution 347, which is in response
 18 to MDE's request for information about the
 19 phasing of the development of Trappe.
 20 And we've all heard a number of
 21 recitations in other meetings in which the town

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1 and the developer have both clarified, after
 2 answering the question about the phasing, that
 3 they clarified that the phasing does not really
 4 have anything to do with the sequence or the
 5 timing of development but it has to do with the
 6 neighborhoods.
 7 I just want to clarify the question from
 8 MDE had to do with phasing. And in English,
 9 the word phase has to do with sequence and the
 10 ordinal sequence of things.
 11 It doesn't necessarily have to do with
 12 timing because phase two can be two days after
 13 or two decades after phase one. But it has to
 14 do with sequence.
 15 The responses that are in 347, I just want
 16 to remind everybody, are responses that are, as
 17 Brian just said, have to do with where the EDUs
 18 are located. And indeed, the total number
 19 hasn't changed. That's not the issue or the
 20 quarrel.
 21 The point is that the way the developer

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1 and the town wish to respond to the question
 2 about phasing is to answer the question and
 3 then say but the word phase doesn't mean phase.
 4 And that is just one illustration of the
 5 conceptual and linguistic problems embedded
 6 in this and some other legislation.
 7 Thank you.
 8 MR. CALLAHAN: Okay. Thank you. Okay.
 9 Anybody else like to come up with 347?
 10 Okay. All right.
 11 At this time, I'll go ahead and keep the
 12 public hearing open. And we'll go ahead and
 13 let the Planning Commission decide on how they
 14 want to approach that in March.
 15 So moving on to the next resolution would
 16 be 348. Madam Secretary, could you go ahead
 17 and read 348 into the record, please.
 18 SECRETARY: Resolution Number 348, a
 19 resolution regarding the Talbot County
 20 comprehensive water and sewer plan to clarify
 21 and confirm the water and sewer classifications

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1 of certain parcels incorrectly shown in
 2 Exhibits A and B to Resolution Number 281 as
 3 amended.
 4 And that also has an amendment.
 5 MR. CALLAHAN: Okay. Mr. Thomas, you want
 6 to go ahead and tell us what's going on with
 7 348.
 8 MR. THOMAS: Yes. This is the second of
 9 the two resolutions requested by MDE last
 10 April.
 11 Resolution 348 clarifies and confirms the
 12 existing water and sewer classifications of
 13 those parcels. Those classifications were
 14 incorrectly shown in Exhibits A and B to
 15 Resolution 281.
 16 It includes a map as an exhibit that shows
 17 the current water and sewer classifications of
 18 all parcels in the town for clarity, and the
 19 map also identifies the resolutions that
 20 established all the classifications.
 21 Amendment number one to Resolution 348

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1 clarifies and confirms the exists W2 S2 status
 2 of certain parcels in the Lakeside development
 3 that were established pursuant to Resolution
 4 281.
 5 MR. CALLAHAN: Okay. Good. All right.
 6 So we'll go ahead and open the floor on
 7 348. And you can come up. Three minutes for
 8 individuals, five minutes for an organization.
 9 So on this side over here to my left here,
 10 anybody wants to come up and talk about 348,
 11 please come on up. Okay.
 12 Over here to my right.
 13 MR. SHOWALTER: Again, Ryan Showalter on
 14 behalf of Trappe East Holdings Business Trust.
 15 I previously commented that we do not
 16 object to Resolution 348, just want to state on
 17 the record. Also do not object to amendment
 18 one to 348.
 19 MR. CALLAHAN: That's great. Thank you.
 20 Anybody else? Anybody else want to talk
 21 about 348? Okay.

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1 So I'll leave the public hearing open on
 2 348, too. And we'll go ahead and send that to
 3 the Planning Commission. And hopefully the
 4 Planning Commission can come back with a
 5 recommendation with those two. And that will
 6 be in March. Okay.
 7 So Council good? Okay.
 8 Next resolution is 352. Madam Secretary,
 9 could you read that into the record, please.
 10 SECRETARY: Resolution Number 352, a
 11 resolution concerning the proposed annexation
 12 by the Town of Trappe, Maryland, the town, of
 13 certain real property located on the north side
 14 of town, east of Maryland highway number 565,
 15 and south of Backtown Road, in the third
 16 election district of Talbot County, Maryland.
 17 Consisting of 5.125 acres of land, more or
 18 less. And being a portion of the parcel 302,
 19 shown on tax map 54, the property. Finding
 20 that the property's proposed rezoning from
 21 Talbot County's town residential, TR, zoning to

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1 the town's industrial, M, zoning, upon its
 2 annexation will result in substantially
 3 different uses or substantially higher density,
 4 exceeding 50 percent, than could be granted for
 5 proposed development under the county's TR
 6 zoning, and waiving the five-year hold in
 7 accordance with section 4-416 of the Local
 8 Government Article of the Annotated Code of
 9 Maryland.
 10 MR. CALLAHAN: Okay. Thank you, Madam
 11 Secretary.
 12 So I'll go ahead and open the public
 13 hearing on this. Three minutes for
 14 individuals, five minutes for an organization.
 15 Over here to my left. Yup, come on up.
 16 Welcome, Mr. Smith.
 17 MR. SMITH: Good evening, Council. Thank
 18 you. Zach Smith on behalf of Brian Haus, who
 19 is the property owner of the subject land.
 20 As I discussed before when I was before
 21 you I think back in December, Brian owns a

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1 38-acre parcel at the north end of Trappe.
 2 It's south of Backtown Road, east of 565.
 3 And until recently, it was a bit of an
 4 unusual circumstance where the town boundary
 5 actually divided the property where it's a
 6 single parcel but approximately a 33-acre
 7 portion of the land was within the town zoned
 8 industrial and the other five acres was outside
 9 the town and zoned by the county as TR.
 10 And so Brian, we went to the town,
 11 petitioned for annexation of the five acres and
 12 asked the town to zone that property M
 13 industrial, consistent with the portion of the
 14 property that's already in town. And the town
 15 did unanimously support that and found it was
 16 consistent with their Comprehensive Plan and
 17 they did vote to annex and apply the industrial
 18 zoning, subject to us seeking this waiver.
 19 And as I also explained when I was before
 20 you, that Brian's plan there is to create a
 21 small industrial park on this property. Not

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1 heavy industry. Trappe's code doesn't allow
 2 that. But land uses consistent with what you
 3 might see Brooks Drive in Easton or Talbot
 4 Commerce Park in Easton.
 5 And so he would like to build a building
 6 and have a yard for his construction business,
 7 and then to make other spaces available for
 8 other similar uses.
 9 And I think the town found that that was
 10 good for the town. It creates economic
 11 investment. It will provide desirable services
 12 for the community and hopefully create some
 13 jobs, all which we think is good for the town
 14 and good for the county.
 15 So the town is taking those actions. But,
 16 again, because of the change in zoning and the
 17 substantial change I guess in zoning between
 18 the county TR and the town industrial zoning,
 19 in order for the town to immediately apply
 20 industrial zoning to that portion that was
 21 recently annexed, it requires a waiver from the

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1 County Council. And that's what we're seeking
 2 today.
 3 And also, just to comment, I made this
 4 point at the earlier meeting. The county's
 5 Comprehensive Plan already shows the entirety
 6 of the property as being within the town. It
 7 doesn't show that division of the lot. So it
 8 shows the entire property being in the town
 9 already.
 10 And importantly, the county's
 11 Comprehensive Plan suggests that industrial
 12 development and most commercial development
 13 should occur in the towns, not outside the
 14 towns. So we think this is very consistent
 15 with that.
 16 And for those reasons, would ask the
 17 Council to grant the waiver. Thank you.
 18 MR. CALLAHAN: Thank you. Okay.
 19 Anybody else like to come up and talk
 20 about 352?
 21 MR. SCHMIDT: Hi. Brian Schmidt, Town of

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1 Trappe.
 2 MR. CALLAHAN: We know who you are.
 3 MR. SCHMIDT: Yeah. Thanks.
 4 So just to kind of reiterate, yes. It's
 5 kind of basically cleaning up a few lines.
 6 It's asking to just kind of take the property
 7 that's adjacent to it, not really adjacent, a
 8 part of his property and just putting it in
 9 industrial. So we just ask that you guys
 10 support Resolution 352.
 11 MR. CALLAHAN: Sounds great. Appreciate
 12 it. Okay.
 13 Anybody else like to come up, 352? Okay.
 14 At this point, Madam Secretary, we're
 15 eligible for vote. Okay. So we can go ahead.
 16 And is there any discussion?
 17 MR. LESHER: It is the county's
 18 prerogative certainly to review these. This
 19 brings the county to the table in negotiations
 20 over newly annexed. This is traditional check
 21 on the growth process in the State of Maryland.

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1 That said, I think that there's no reason
 2 not to grant this waiver and allow this to
 3 proceed. This is a business-friendly proposal.
 4 And I'm certainly prepared to support it for
 5 the benefit of the business, for the benefit of
 6 the tax base, for the benefit of the Town of
 7 Trappe.
 8 MR. CALLAHAN: Okay. Anybody else?
 9 MS. MIELKE: I just want to say that I
 10 understand from that standpoint what Mr. Leshner
 11 has said.
 12 However, looking at what's going on with
 13 Lakeside, I'm not sure that at this point in
 14 time, the Town of Trappe has the infrastructure
 15 that would support this type of development and
 16 annexation and maybe it should be tabled for a
 17 little while. But I would be opposed to it
 18 because I think there's not sufficient
 19 infrastructure to support it.
 20 MR. CALLAHAN: Any other questions?
 21 MS. HAYTHE: I just need a clearer map.

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<p>1 (Inaudible.)</p> <p>2 MR. LESHER: Do you want to ask that</p> <p>3 question on the record?</p> <p>4 MR. CALLAHAN: Okay. You need a clearer</p> <p>5 map?</p> <p>6 MS. HAYTHE: Yes, I need a clearer map.</p> <p>7 MR. CALLAHAN: Do we have a map?</p> <p>8 MS. HAYTHE: I think I know where it is,</p> <p>9 but it's not loaded in Granicus in landscape.</p> <p>10 It's portrait. And I can't tell where the</p> <p>11 property is.</p> <p>12 MR. CALLAHAN: Hey, Brian, could you help</p> <p>13 us with the location or a map at this time or</p> <p>14 Zach?</p> <p>15 MS. HAYTHE: Is it on the same side as</p> <p>16 Thomas' Junkyard or is it the opposite side of</p> <p>17 Backtown?</p> <p>18 MR. SCHMIDT: So the property in question</p> <p>19 is actually on Old Trappe Road.</p> <p>20 MS. HAYTHE: Say again. I'm sorry.</p> <p>21 MR. SCHMIDT: The property in question is</p>	<p>1 spot for the museum as a separate parcel, and</p> <p>2 the rest of it became what Brian Haus owns at</p> <p>3 this time.</p> <p>4 MS. HAYTHE: Okay. So it's the corner</p> <p>5 of -- okay. Corner of Backtown leading down</p> <p>6 Old Trappe Road then, right?</p> <p>7 MR. SCHMIDT: So if you know where the</p> <p>8 Moores have their --</p> <p>9 MS. HAYTHE: Yeah.</p> <p>10 MR. SCHMIDT: So basically from the Moores</p> <p>11 all the way up to Old Trappe Road, from the</p> <p>12 corner of Backtown, down towards the woods.</p> <p>13 MS. HAYTHE: Okay.</p> <p>14 MR. SCHMIDT: Is the property.</p> <p>15 MS. HAYTHE: Okay.</p> <p>16 MR. SCHMIDT: But the property that is in</p> <p>17 question is basically a skinny piece of five</p> <p>18 acres that runs along the road.</p> <p>19 MS. HAYTHE: Okay. Got it. All right.</p> <p>20 I'm clear.</p> <p>21 MR. STEPP: Brian, one more time. Could</p>
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<p>1 actually on Old Trappe Road.</p> <p>2 MS. HAYTHE: Oh, it's on Old Trappe Road?</p> <p>3 MR. SCHMIDT: If I had an actual Goggle</p> <p>4 Maps or whatever, I could show you exactly</p> <p>5 where it is.</p> <p>6 MS. HAYTHE: Oh, I thought it was on</p> <p>7 Backtown.</p> <p>8 MS. MIELKE: I did, too.</p> <p>9 MR. SCHMIDT: So the property is actually</p> <p>10 on the corner, is the corner of Backtown and</p> <p>11 Old Trappe Road.</p> <p>12 MS. HAYTHE: Okay. So near the museum?</p> <p>13 MR. SCHMIDT: You know where the Rural</p> <p>14 Life Museum is?</p> <p>15 MS. HAYTHE: Yes. That's where -- yeah.</p> <p>16 MR. SCHMIDT: Yeah. So short history.</p> <p>17 Ms. Hilda Drain Gross, who was Defender</p> <p>18 Packing, was the owner of that property years</p> <p>19 ago. Her brother, Charles Adams, at one point,</p> <p>20 to establish the museum, basically took that</p> <p>21 property in its entirety, carved out a little</p>	<p>1 you just outline what the business is going to</p> <p>2 look like?</p> <p>3 I mean I understand it's a contractor</p> <p>4 yard. Am I understanding it correctly?</p> <p>5 MR. SCHMIDT: So what was presented to us</p> <p>6 was something like the Town of Easton has here</p> <p>7 on Commerce Drive or on Brooks Drive. So</p> <p>8 contractors or landscapers or something to that</p> <p>9 effect.</p> <p>10 MR. STEPP: Aggregate storage, equipment</p> <p>11 storage --</p> <p>12 MR. SCHMIDT: Correct. Yeah.</p> <p>13 MR. STEPP: -- things like that for</p> <p>14 someone who possibly owns like a home-based</p> <p>15 business that just needs --</p> <p>16 MR. SCHMIDT: Correct.</p> <p>17 MR. STEPP: -- physical space.</p> <p>18 MR. SCHMIDT: Our zoning actually allows</p> <p>19 for the person who owns, once this is</p> <p>20 subdivided off into lots, whoever owns that</p> <p>21 particular lot can live on site, but that's the</p>

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1 only housing. But yeah.
 2 MR. STEPP: Got you. Thank you.
 3 MR. CALLAHAN: Okay.
 4 MS. HAYTHE: I'm okay.
 5 MR. CALLAHAN: You are comfortable with
 6 that?
 7 MS. HAYTHE: Yeah. I know where it is.
 8 MR. CALLAHAN: Good. All right. Okay.
 9 So it's eligible for vote. So we can go
 10 ahead and...
 11 SECRETARY: You can just vote because it's
 12 been read twice.
 13 MR. CALLAHAN: Yup. Madam Secretary,
 14 could you call the vote.
 15 SECRETARY: Mr. Callahan.
 16 MR. CALLAHAN: Aye.
 17 SECRETARY: Mr. Stepp.
 18 MR. STEPP: Aye.
 19 SECRETARY: Mr. Leshner.
 20 MR. LESHER: Aye.
 21 SECRETARY: Ms. Mielke.

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1 MS. MIELKE: Nay.
 2 SECRETARY: Ms. Haythe.
 3 MS. HAYTHE: Aye.
 4 MR. CALLAHAN: Okay. All right.
 5 Next up, we've got Clay's stuff.
 6 MR. STAMP: County manager report.
 7 MR. CALLAHAN: That's exactly right.
 8 MR. STAMP: There you go. Thank you,
 9 Mr. Callahan, Members of Council.
 10 Under county manager report this evening,
 11 I have a number of items.
 12 First are board and committee
 13 appointments.
 14 And the first one involves the
 15 Agricultural Resolution Board. I'm going to
 16 speak slower tonight. Requesting the
 17 appointment of Brett Gannon to serve on the
 18 Agricultural Resolution Board.
 19 MR. CALLAHAN: Do I..
 20 MS. HAYTHE: Motion to approve Brett
 21 serving on the Agricultural Board.

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1 MR. CALLAHAN: Okay. Do I have a second?
 2 MR. STEPP: Second.
 3 MR. CALLAHAN: Okay. Madam Secretary,
 4 could you call the vote.
 5 SECRETARY: Mr. Callahan.
 6 MR. CALLAHAN: Aye.
 7 SECRETARY: Mr. Stepp.
 8 MR. STEPP: Aye.
 9 SECRETARY: Mr. Leshner.
 10 MR. LESHER: Aye.
 11 SECRETARY: Ms. Mielke.
 12 MS. MIELKE: Aye.
 13 SECRETARY: Ms. Haythe.
 14 MS. HAYTHE: Aye.
 15 MR. STAMP: Next I'm asking Council or
 16 requesting Council for the appointment of
 17 Mr. Patrick Forest as a full board member of
 18 the Board of Appeals. He served well as an
 19 alternate for some time. I know Council has
 20 interviewed him, and we're requesting your
 21 consideration for appointment.

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1 MS. HAYTHE: Motion to approve his
 2 appointment.
 3 MR. LESHER: Second.
 4 MR. CALLAHAN: Okay. We got a motion and
 5 second to appoint Patrick Forest to the Appeals
 6 Board. Madam Secretary, could you call the
 7 vote, please.
 8 SECRETARY: Mr. Callahan.
 9 MR. CALLAHAN: Aye.
 10 SECRETARY: Mr. Stepp.
 11 MR. STEPP: Aye.
 12 SECRETARY: Mr. Leshner.
 13 MR. LESHER: Aye.
 14 SECRETARY: Ms. Mielke.
 15 MS. MIELKE: Aye.
 16 SECRETARY: Ms. Haythe.
 17 MS. HAYTHE: Aye.
 18 MR. STAMP: And just a final note on that.
 19 There will be an opening for an alternate to
 20 the Board of Appeals. And we will be
 21 advertising that.

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1 MR. CALLAHAN: Okay.

2 MR. STAMP: The next is the Talbot County

3 Local Drug and Alcohol Abuse Council, known as

4 LDAAC. Requesting the appointment of Mr. James

5 Reed to that Council.

6 MR. LESHER: I'll move for the

7 appointment.

8 MS. HAYTHE: Second.

9 MR. CALLAHAN: Okay. Madam Secretary,

10 could you call the vote.

11 SECRETARY: Mr. Callahan.

12 MR. CALLAHAN: Aye.

13 SECRETARY: Mr. Stepp.

14 MR. STEPP: Aye.

15 SECRETARY: Mr. Leshner.

16 MR. LESHER: Aye.

17 SECRETARY: Ms. Mielke.

18 MS. MIELKE: Aye.

19 SECRETARY: Ms. Haythe.

20 MS. HAYTHE: Aye.

21 MR. STAMP: That completes your board and

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1 committee appointments for the evening.

2 Moving on to the first item, I'll ask

3 Brennan Tarleton and Lisa Deflaux to come

4 forward, if you'd like.

5 They're coming up to request, to

6 articulate a request from the Eastern Shore

7 Land Conservancy for a letter of support for

8 their FY25 Mid-Shore Rural Legacy application.

9 As you read in your agenda packet, Eastern

10 Shore Land Conservancy is requesting a letter

11 of support for the FY25 Mid-Shore Rural Legacy

12 application for the Eastern Shore Heartland

13 Rural Legacy Area and the Tuckahoe Rural Legacy

14 Area.

15 No county funds are required, and I'll

16 hand it off to them to add any details or

17 answer any questions.

18 MS. DEFLOW: Thank you. Lisa Deflaux,

19 Planning and Zoning.

20 The Rural Legacy Land Preservation Program

21 is administered by Eastern Shore Land

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1 Conservancy. And every year, they ask for us

2 to prioritize two areas in Talbot County. We

3 have the Tuckahoe and the Eastern Shore

4 Heartland in Trappe.

5 Last year, you recommended that the

6 prioritization be for the Eastern Shore

7 Heartland, and we are recommending that again

8 this year.

9 MR. CALLAHAN: Okay.

10 MS. HAYTHE: That's good.

11 MR. LESHER: Well, I just want to -- I see

12 Ms. Bean in the back for Eastern Shore Land

13 Conservancy and want to thank them for the work

14 that they're continuing to do in land

15 preservation in Talbot County. And this will

16 be another important step in that direction.

17 So this is a great funding opportunity for us

18 to be able to further that important goal.

19 And I'll, I'll move for the letter of

20 support.

21 MS. HAYTHE: Second.

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1 MR. LESHER: With an emphasis as

2 recommended by staff.

3 MR. CALLAHAN: Yup.

4 MS. HAYTHE: Second.

5 MR. CALLAHAN: Got a motion and second for

6 a letter of support. Madam Secretary, could

7 you call the vote.

8 SECRETARY: Mr. Callahan.

9 MR. CALLAHAN: Aye.

10 SECRETARY: Mr. Stepp.

11 MR. STEPP: Aye.

12 SECRETARY: Mr. Leshner.

13 MR. LESHER: Aye.

14 SECRETARY: Ms. Mielke.

15 MS. MIELKE: Aye.

16 SECRETARY: Ms. Haythe.

17 MS. HAYTHE: Aye.

18 MR. CALLAHAN: You did a great job,

19 Brennan.

20 MR. STAMP: Thank you.

21 MR. CALLAHAN: Thank you.

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<p>1 MR. TARLETON: Best yet.</p> <p>2 MS. DEFLOW: Thank you.</p> <p>3 MR. STAMP: The next item, Council, we</p> <p>4 have Rich Setter, your golf manager. He'll</p> <p>5 come forward.</p> <p>6 He's going to be presenting you with a</p> <p>7 request for the 2024 golf course fee schedule.</p> <p>8 I'll yield to him to fill you in on the</p> <p>9 details.</p> <p>10 MR. SETTER: Good evening, everyone.</p> <p>11 MR. CALLAHAN: Good evening.</p> <p>12 MR. SETTER: Rich Setter, golf</p> <p>13 professional, Hog Neck Golf Course.</p> <p>14 So just looking to increase our rates just</p> <p>15 a little bit to cover the continuing costs of</p> <p>16 operation the golf course.</p> <p>17 We had a couple of lease agreements and</p> <p>18 some equipment that came due this year, which</p> <p>19 has caused some fees to go up. And obviously,</p> <p>20 the minimum wage increase on January 1st</p> <p>21 affects the majority of the staff that we have</p>	<p>1 MS. MIELKE: Second.</p> <p>2 MR. CALLAHAN: Okay. We got a motion and</p> <p>3 second to move forward with the fees. Madam</p> <p>4 Secretary, could you call the vote.</p> <p>5 SECRETARY: Mr. Callahan.</p> <p>6 MR. CALLAHAN: Aye.</p> <p>7 SECRETARY: Mr. Stepp.</p> <p>8 MR. STEPP: Aye.</p> <p>9 SECRETARY: Mr. Lesher.</p> <p>10 MR. LESHER: Aye.</p> <p>11 SECRETARY: Ms. Mielke.</p> <p>12 MS. MIELKE: Aye.</p> <p>13 SECRETARY: Ms. Haythe.</p> <p>14 MS. HAYTHE: Aye.</p> <p>15 MR. STAMP: And Rich, you'll be publishing</p> <p>16 those rates on your website? People will be</p> <p>17 able to see those?</p> <p>18 MR. SETTER: Tomorrow morning.</p> <p>19 MR. STAMP: Tomorrow morning.</p> <p>20 MR. SETTER: They're all asking for them.</p> <p>21 MR. CALLAHAN: Hey, Rich, while you're</p>
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<p>1 there. So small increases in our rates.</p> <p>2 One thing I try to do is I try to hold the</p> <p>3 rates as tight as we can because obviously golf</p> <p>4 is an ancillary thing and we want citizens of</p> <p>5 Talbot County to be able to afford and play</p> <p>6 golf as much as possible.</p> <p>7 We are still well under our competitors in</p> <p>8 River Marsh Golf Course at the Hyatt and then</p> <p>9 Queenstown Golf Club down in Queenstown.</p> <p>10 So and then one more thing I'm very proud</p> <p>11 of is our Talbot County rate for citizens is</p> <p>12 staying exactly the same as it was last year.</p> <p>13 MR. CALLAHAN: Okay. That sounds great.</p> <p>14 Any questions from Council? Okay.</p> <p>15 MR. LESHER: And you have, as always,</p> <p>16 vetted this with the Golf Board. So this has</p> <p>17 their blessing?</p> <p>18 MR. SETTER: Yes.</p> <p>19 MR. CALLAHAN: Okay.</p> <p>20 MR. LESHER: I'll move to approve the</p> <p>21 request as has been forwarded to Council.</p>	<p>1 here, do you want to give just a one-minute</p> <p>2 update on what you're doing out there?</p> <p>3 MR. SETTER: Sure. So our project with</p> <p>4 the range is moving along slowly. But you're</p> <p>5 going to start to see some things happening.</p> <p>6 On Thursday of this week, we have a small</p> <p>7 tree company coming in to limb up the trees on</p> <p>8 both sides of the range in preparation for the</p> <p>9 safety netting that will be going up down</p> <p>10 there.</p> <p>11 And then in March, we'll have the</p> <p>12 installation of 15 of the Power Tees, which is</p> <p>13 kind of cool. We will be the only golf course,</p> <p>14 only municipal golf course in the United States</p> <p>15 to have that at their driving range, which is</p> <p>16 really exciting for --</p> <p>17 MR. CALLAHAN: Make sure they understand</p> <p>18 what they're getting.</p> <p>19 MR. SETTER: So what a Power Tee is it's a</p> <p>20 brand new hitting mat. And it automatically</p> <p>21 tees up the golf ball for you. There's a</p>

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1 mechanism where you pour the balls into a
 2 hopper. It tees it up.
 3 It's going to be really nice for kids are
 4 going to love it just for the fun and novelty.
 5 But senior citizens are really going to love it
 6 because you don't have to bend over every
 7 single time to tee up a golf ball. So you can
 8 practice longer and get more out of your
 9 practice.
 10 MR. CALLAHAN: That's great. Please keep
 11 us up to date on all that.
 12 MR. SETTER: Absolutely I will.
 13 Thank you for your support. I appreciate
 14 it.
 15 MR. CALLAHAN: Yup. Thank you.
 16 MR. SETTER: I thought everybody was here
 17 tonight about the golf fees. I was kind of
 18 glad they cleared out.
 19 MR. CALLAHAN: Okay.
 20 MR. STAMP: Thank you, Rich.
 21 Next item, Council, we have actually two

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1 items on behalf of Preston Peper, your director
 2 of Parks and Recreation, who can't be with us
 3 this evening.
 4 The first one is a request from the
 5 Department of Parks and Recreation to renew a
 6 contract, Bid Number 2302, grass cutting
 7 services. This is for parks and ball fields
 8 and landings in Talbot County for the 2024
 9 season.
 10 As you read in your agenda packet, they're
 11 requesting Council approve and renew the
 12 contract with Riverside Lawn Service for the
 13 '24 season in the amount of \$44,994. This is
 14 renewing an existing contract. And there are
 15 funds available.
 16 MS. HAYTHE: Motion to approve the
 17 request.
 18 MR. STEPP: Second.
 19 MR. CALLAHAN: Okay. We got a motion and
 20 second to approve the request. Madam
 21 Secretary, could you call the vote, please.

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1 SECRETARY: Mr. Callahan.
 2 MR. CALLAHAN: Aye.
 3 SECRETARY: Mr. Stepp.
 4 MR. STEPP: Aye.
 5 SECRETARY: Mr. Leshner.
 6 MR. LESHNER: Aye.
 7 SECRETARY: Ms. Mielke.
 8 MS. MIELKE: Aye.
 9 SECRETARY: Ms. Haythe.
 10 MS. HAYTHE: Aye.
 11 MR. CALLAHAN: Okay.
 12 MR. STAMP: Thank you, Council.
 13 Next item is also a request from the
 14 Department of Parks and Recreation for approval
 15 to renew the pool management contract with
 16 Coastline Pool Service for the operation and
 17 maintenance of the George Murphy and Bay
 18 Hundred community pools for the 2024 season in
 19 the total sum of \$275,000.
 20 This is an extension of existing contract.
 21 There is an increase of \$5,000 from last

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1 year.
 2 I will convey that Mr. Peper is quite
 3 happy with the services that are provided by
 4 this company in overseeing those pools.
 5 MR. CALLAHAN: Okay.
 6 MS. HAYTHE: Motion to approve the
 7 request.
 8 MS. MIELKE: Second.
 9 MR. CALLAHAN: Okay. We got a motion and
 10 second to approve the pool contract. Madam
 11 Secretary, could you call the vote.
 12 SECRETARY: Mr. Callahan.
 13 MR. CALLAHAN: Aye.
 14 SECRETARY: Mr. Stepp.
 15 MR. STEPP: Aye.
 16 SECRETARY: Mr. Leshner.
 17 MR. LESHNER: Aye.
 18 SECRETARY: Ms. Mielke.
 19 MS. MIELKE: Aye.
 20 SECRETARY: Ms. Haythe.
 21 MS. HAYTHE: Aye.

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<p>1 MR. STAMP: And Council, the next item I</p> <p>2 have is I'm requesting that you approve a</p> <p>3 contract of sale for the acquisition of</p> <p>4 property. I'm requesting Council approval for</p> <p>5 the purchase of 126.296 acres of land known as</p> <p>6 the Poplar Hill Farm located in Easton,</p> <p>7 Maryland, for future county use, which includes</p> <p>8 preserving open space and Critical Area, in the</p> <p>9 amount of \$6 million.</p> <p>10 The property was appraised in January of</p> <p>11 this year, listing with a market value of</p> <p>12 \$6,990,000.</p> <p>13 Funding for this acquisition, if approved</p> <p>14 by Council, would be authorized by capital</p> <p>15 enabling legislation, Bill Number 1534,</p> <p>16 appropriation to purchase improved or</p> <p>17 unimproved real property for future county</p> <p>18 purposes.</p> <p>19 There are sufficient funds available for</p> <p>20 this purchase.</p> <p>21 MR. STEPP: So moved.</p>	<p>1 Madam Secretary, could you call the vote.</p> <p>2 SECRETARY: Mr. Callahan.</p> <p>3 MR. CALLAHAN: Aye.</p> <p>4 SECRETARY: Mr. Stepp.</p> <p>5 MR. STEPP: Aye.</p> <p>6 SECRETARY: Mr. Leshner.</p> <p>7 MR. LESHER: Aye.</p> <p>8 SECRETARY: Ms. Mielke.</p> <p>9 MS. MIELKE: Aye.</p> <p>10 SECRETARY: Ms. Haythe.</p> <p>11 MS. HAYTHE: Aye.</p> <p>12 MR. CALLAHAN: Okay.</p> <p>13 MR. STAMP: Thank you, Council.</p> <p>14 And we're finally requesting a letter of</p> <p>15 support to the legislature seeking complete</p> <p>16 restoration of Cade funding formula for</p> <p>17 community colleges.</p> <p>18 As proposed in the FY25, the Governor's</p> <p>19 Budget and Management Office has issued</p> <p>20 historic funding cuts to community colleges</p> <p>21 with the Cade funding formula impacted for</p>
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<p>1 MS. MIELKE: Second.</p> <p>2 MR. CALLAHAN: Okay. We got a motion and</p> <p>3 second --</p> <p>4 MR. LESHER: Just.</p> <p>5 MR. CALLAHAN: Go ahead.</p> <p>6 MR. LESHER: Just comment on this. This</p> <p>7 is pretty significant that Council's, Talbot</p> <p>8 County's acquisition of Poplar Hill Farm.</p> <p>9 Just for history, we certainly were</p> <p>10 looking at a piece of this just, the previous</p> <p>11 Council was, just a few years back for county</p> <p>12 facilities.</p> <p>13 There is going to be a future need for</p> <p>14 county facilities. There is no closer parcel</p> <p>15 of such acreage to the downtown area.</p> <p>16 And so I think that this is a really</p> <p>17 significant and unique opportunity, and I want</p> <p>18 to express my gratitude to the sellers for</p> <p>19 approaching us with this opportunity. This is,</p> <p>20 this is a really, really significant deal.</p> <p>21 MR. CALLAHAN: Okay. Anybody else?</p>	<p>1 Chesapeake College. This represents a</p> <p>2 ten percent cut from last year's allocation.</p> <p>3 And again, we're requesting your</p> <p>4 consideration to send a letter to restore the</p> <p>5 funding.</p> <p>6 MS. HAYTHE: Motion to send a letter of</p> <p>7 support.</p> <p>8 MR. STEPP: Second.</p> <p>9 MR. CALLAHAN: We got a motion and second</p> <p>10 to try to help Chesapeake College --</p> <p>11 MR. LESHER: Well, and to help every</p> <p>12 community college. This is a statewide</p> <p>13 formula, which has been in place for years.</p> <p>14 And the proposed budget for the State is going</p> <p>15 to violate that traditional agreement for how</p> <p>16 our community colleges are funded.</p> <p>17 That will have damaging effect on every</p> <p>18 community college, including Chesapeake</p> <p>19 College, and, therefore, the access to all of</p> <p>20 the classes and services offered by Chesapeake</p> <p>21 College to Talbot County students and</p>

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<p>1 residents.</p> <p>2 This is an important move, and I'm</p> <p>3 thrilled that we're teeing this up to oppose</p> <p>4 this cut.</p> <p>5 MR. STAMP: Just to piggyback on this for</p> <p>6 a moment. As you know, Council, one of our</p> <p>7 biggest challenges, not unique to Talbot</p> <p>8 County, is the workforce. It's retention of</p> <p>9 key employees. But it's recruitment of new</p> <p>10 employees.</p> <p>11 An example is Chesapeake College has an</p> <p>12 amazing paramedic and EMT program. Well,</p> <p>13 that's an area that we struggle with day in and</p> <p>14 day out to find -- to augment our workforce.</p> <p>15 So these jobs that are provided through</p> <p>16 the education given at our community colleges</p> <p>17 is critical for us to solve our workforce</p> <p>18 issues and provide the key services to the</p> <p>19 citizens of Talbot County.</p> <p>20 MR. CALLAHAN: Okay. All right. I think</p> <p>21 did we have a motion and second?</p>	<p>1 2024, weather permitting. It will last 30</p> <p>2 days.</p> <p>3 The detour route is posted. And</p> <p>4 certainly, could be accessed by our website</p> <p>5 where we'll keep up that information on the</p> <p>6 progress of that job.</p> <p>7 Again, it's expected to last 30 days.</p> <p>8 It's at Goldsborough Neck Road, just off of</p> <p>9 Glebe Road.</p> <p>10 And I'm going to hand it over to Nancy.</p> <p>11 She wants to share an update on the lunch and</p> <p>12 learn opportunity. Nancy.</p> <p>13 MS. ANDREW: Yeah. Thank you. So Nancy</p> <p>14 Andrew, director of Talbot Family Network.</p> <p>15 We're the local management board for Talbot</p> <p>16 County.</p> <p>17 We are partnering with the Talbot County</p> <p>18 Department of Economic Development and Tourism</p> <p>19 to host a presentation by Maryland's new</p> <p>20 Department of Service and Civic Innovation.</p> <p>21 So just wanted a moment to come and extend</p>
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<p>1 MR. STEPP: Motion and second.</p> <p>2 MR. CALLAHAN: Yeah, motion and second.</p> <p>3 SECRETARY: Yeah.</p> <p>4 MR. CALLAHAN: Madam Secretary, could you</p> <p>5 call the vote.</p> <p>6 SECRETARY: Mr. Callahan.</p> <p>7 MR. CALLAHAN: Aye.</p> <p>8 SECRETARY: Mr. Stepp.</p> <p>9 MR. STEPP: Aye.</p> <p>10 SECRETARY: Mr. Leshner.</p> <p>11 MR. LESHNER: Aye.</p> <p>12 SECRETARY: Ms. Mielke.</p> <p>13 MS. MIELKE: Aye.</p> <p>14 SECRETARY: Ms. Haythe.</p> <p>15 MS. HAYTHE: Aye.</p> <p>16 MR. STAMP: And Council, I have just a</p> <p>17 couple of announcements.</p> <p>18 I'll ask Nancy Andrew to come forward.</p> <p>19 And as she comes forward, I just wanted to</p> <p>20 announce that the Goldsborough Neck Road work</p> <p>21 will begin on or about Monday, February 19,</p>	<p>1 an invitation to the Council to join us next</p> <p>2 Wednesday, the 21st, from 12 noon to one p.m.</p> <p>3 at the Talbot County Free Library. Make that</p> <p>4 invitation to everyone who works, lives and</p> <p>5 works in Talbot County.</p> <p>6 This is an opportunity for our community</p> <p>7 members to learn about this new workforce</p> <p>8 development program that's available to</p> <p>9 community members 18 and older, with or without</p> <p>10 a college -- with or without a high school</p> <p>11 diploma. There's Maryland Corps and service</p> <p>12 year.</p> <p>13 We want to make sure -- this program</p> <p>14 launched last year. But we really want to make</p> <p>15 sure that our businesses, our employers, our</p> <p>16 nonprofits, but also our community members are</p> <p>17 aware of this opportunity here on the Eastern</p> <p>18 Shore so that our Talbot County community is</p> <p>19 represented.</p> <p>20 So please come, join us for lunch, and</p> <p>21 extend the invitation to other community</p>

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1 members. Thank you.

2 MR. CALLAHAN: Thank you.

3 MR. STAMP: Thank you, Nancy.

4 Just a shout out to Nancy for her good

5 work with the Talbot Family Network. Thank

6 you.

7 MS. ANDREW: Thank you.

8 MR. CALLAHAN: Thank you, Nancy.

9 MR. STAMP: And then finally, Council,

10 just wanted to make the public aware the county

11 offices will be closed on Monday,

12 February 19th, for Presidents Day.

13 That completes your county manager report

14 for this evening. Thank you.

15 MS. MIELKE: Thank you.

16 MR. CALLAHAN: Thank you. Okay. Did

17 we...

18 MS. MORRIS: Nobody signed up this

19 evening.

20 MR. CALLAHAN: Okay. So public comment.

21 Does anybody want to come up and say anything?

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1 Okay.

2 We'll move on to Council comment.

3 Mr. Stepp.

4 MR. STEPP: I will just, I'd just like to

5 add had a meeting earlier today with Clay and

6 Jessica, as well as Sarah. She's not with us

7 anymore for today. But Sarah from

8 communications and as well as Cassandra

9 Vanhooser.

10 We started the conversation about Talbot

11 Day, which, as many of you know, we initiated a

12 proclamation designating April 25th as Talbot

13 Day basically to celebrate all things Talbot.

14 And our conversations are already underway on

15 how we're going to make that special here in

16 Talbot County.

17 Really looking forward to it. Looking

18 forward to see what comes out of it, see what

19 our community can help contribute to make this

20 what we unanimously as a Council had

21 envisioned.

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1 And it was a really productive meeting.

2 Looking forward to growing it and seeing it

3 come to life. Thank you.

4 MR. CALLAHAN: Mr. Leshner.

5 MR. LESHER: Nothing further from me.

6 MR. CALLAHAN: Okay.

7 MS. MIELKE: Nothing further from me.

8 MR. CALLAHAN: Okay.

9 MS. HAYTHE: Nothing further from me.

10 MR. CALLAHAN: Okay. And I'll go ahead

11 and the only thing I want to say is tonight,

12 like Mr. Leshner said, we had an opportunity to

13 engage in Poplar Hill. And I think that

14 situation there for Talbot County was huge.

15 It's phenomenal. It's something that we're all

16 going to be proud of. And I'm glad this

17 Council chose to do that. That's for sure. So

18 it's something that we're all going to be proud

19 of in years to come. That's for sure.

20 Other than that, Mr. Leshner, you want to

21 take it away.

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1 MR. LESHER: The County Council's next

2 meeting will be held on Tuesday, February 27th,

3 beginning at six o'clock p.m. The Council will

4 be convening in open session at four o'clock

5 p.m. and then adjourning into closed session,

6 as listed on the statement for closing that

7 meeting.

8 Therefore, is there a motion to adjourn

9 this meeting and reconvene as noted?

10 MR. STEPP: So moved.

11 MS. HAYTHE: So moved.

12 MR. CALLAHAN: You got a motion and

13 second. Madam Secretary, could you call the

14 vote.

15 SECRETARY: Mr. Callahan.

16 MR. CALLAHAN: Aye.

17 SECRETARY: Mr. Stepp.


18 MR. STEPP: Aye.

19 SECRETARY: Mr. Leshner.

20 MR. LESHER: Aye.

21 SECRETARY: Ms. Mielke.

1 MS. MIELKE: Aye.
 2 SECRETARY: Ms. Haythe.
 3 MS. HAYTHE: Aye.
 4 MR. CALLAHAN: Okay. Thanks a lot.
 5 (Meeting concluded at: 7:42 p.m.)
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1 STATE OF MARYLAND
 2 I, Diane Houlihan, a Notary Public in and
 for the State of Maryland, County of Baltimore City,
 3 do hereby certify that the within named, Talbot
 County Council Audio, personally appeared before me
 4 at the time and place herein set according to law,
 was interrogated by counsel.
 5
 I further certify that the examination was
 6 recorded stenographically by me and then transcribed
 from my stenographic notes to the within printed
 7 matter by means of computer-assisted transcription
 in a true and accurate manner.
 8
 I further certify that the stipulations
 9 contained herein were entered into by counsel in my
 presence.
 10
 I further certify that I am not of counsel
 11 to any of the parties, not an employee of counsel,
 nor related to any of the parties, nor in any way
 12 interested in the outcome of this action.
 13 AS WITNESS my hand Notorial Seal this 16th
 day of February, 2024 at Easton MD
 14

 15
 16
 Diane Houlihan
 Notary Public
 17
 18
 19 My commission expires September 16, 2025
 20
 21

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