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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

July 26, 2022; 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Frank Divilio

Corey W. Pack

Laura E. Price

Reported by

Diane Houlihan

Page 2	Page 4
<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Okay. I want to welcome</p> <p>4 everybody tonight. So can everybody hear me</p> <p>5 okay? Good, good. All right.</p> <p>6 Let's go ahead and if you would join us in</p> <p>7 the opening prayer, Mr. Leshner, and then Pledge</p> <p>8 of Allegiance to the Flag. Please stand.</p> <p>9 (Prayer and Pledge of Allegiance.)</p> <p>10 MR. CALLAHAN: Okay. Let's get started</p> <p>11 tonight on the agenda. So Council has the</p> <p>12 agenda of July 26th before them. Are there any</p> <p>13 additions, deletions, or corrections to the</p> <p>14 agenda? Okay. Hearing none, the chair moves</p> <p>15 that the agenda be accepted as unanimous</p> <p>16 consent. All right.</p> <p>17 Next is disbursements of July 19th and the</p> <p>18 26th. Council had a chance to review them. Is</p> <p>19 there any additions, deletions, or corrections?</p> <p>20 Okay. Hearing none, the chair moves that the</p> <p>21 disbursements be accepted as unanimous consent.</p>	<p>1 MR. FORD: Well, thank you all for</p> <p>2 allowing us to update you on the Mid-Shore</p> <p>3 partnership.</p> <p>4 MR. CALLAHAN: Sure.</p> <p>5 MR. FORD: We'll fly through the first</p> <p>6 couple of slides because you've all heard them</p> <p>7 1,000 times. But for those that haven't, we'll</p> <p>8 give you an update on who we are and what the</p> <p>9 Mid-Shore partnership is all about.</p> <p>10 MR. CALLAHAN: Sure.</p> <p>11 MR. FORD: So go ahead, Gary, and hit the</p> <p>12 first one there.</p> <p>13 So the Maryland Environmental Service is</p> <p>14 an independent State agency that was reaffirmed</p> <p>15 last year by the General Assembly. We are an</p> <p>16 independent State agency. We provide water and</p> <p>17 wastewater and solid waste management options</p> <p>18 for the State of Maryland.</p> <p>19 Our customers tend to be primarily State</p> <p>20 and county government. We do have a few</p> <p>21 commercial or non-government entities that we</p>
Page 3	Page 5
<p>1 Okay.</p> <p>2 First up tonight is the update from the</p> <p>3 Maryland Environmental Service. Come on up,</p> <p>4 Mr. Tim Ford.</p> <p>5 MR. FORD: Hello.</p> <p>6 MR. CALLAHAN: Yeah.</p> <p>7 MR. FORD: I'm going to bring Gary up with</p> <p>8 me in case it gets hot.</p> <p>9 MR. CALLAHAN: Hi, Gary. Nice to see you</p> <p>10 guys again.</p> <p>11 MR. FORD: Nice to see you as well.</p> <p>12 MR. CALLAHAN: You must be doing good</p> <p>13 because you've only been here what now, eight,</p> <p>14 nine months now?</p> <p>15 MR. FORD: Yeah. I made it.</p> <p>16 MR. CALLAHAN: You made it. You're in.</p> <p>17 MR. FORD: I told you about a year ago</p> <p>18 when I was here, I was like hey.</p> <p>19 MR. CALLAHAN: Good job, good job.</p> <p>20 SECRETARY: In the lower left-hand corner.</p> <p>21 Right there.</p>	<p>1 work with. But by and large, it's government</p> <p>2 agencies that we work for.</p> <p>3 If you wanted an example, probably the</p> <p>4 best way to sum us up is we're more of a</p> <p>5 utility. Where most State agencies are</p> <p>6 regulatory or policy based, we're more like a</p> <p>7 utility. So we provide environmental services</p> <p>8 for our customers.</p> <p>9 We operate on a fee for service. So all</p> <p>10 our clients are under contract. We like to say</p> <p>11 that we're not nonprofit but we're also not for</p> <p>12 loss. So we do have to bill for our services,</p> <p>13 and we bill at a rate that is, that recovers</p> <p>14 overhead on our labor sales and then everything</p> <p>15 else is pass-through. So it's a not-for-profit</p> <p>16 organization.</p> <p>17 So that brings us to the -- well, let's</p> <p>18 start with the Mid-Shore partnership first. So</p> <p>19 the Mid-Shore partnership is an 80-year, it was</p> <p>20 an 80-year agreement when it was first entered</p> <p>21 into thirty years ago. And it was a coalition</p>

Page 6

1 of the four upper counties. It started with
 2 three, but it ended up with four upper counties
 3 where each county -- can you hear me? I'm
 4 sorry. Am I mumbling? Just tell me to be
 5 clear, I'll clarify. I talk too quickly, too.
 6 MR. CALLAHAN: It's actually with the
 7 people at home listening to us, you got to
 8 really get right up to it.
 9 MR. FORD: Okay.
 10 MR. CALLAHAN: There you go. Yup.
 11 MR. FORD: So 30 years ago, the four
 12 counties had the foresight to combine the solid
 13 waste management of the four counties under a
 14 single agreement. There was a change in
 15 regulation where the existing landfills that
 16 were in the counties at the time were regulated
 17 out of business. Subtitle and landfill
 18 regulations went into effect in '92. And so
 19 every county was faced with the option of
 20 having to build their own landfill.
 21 When you look at the economies of scale,

Page 7

1 if you're limiting your volume to just your
 2 county-generated solid waste, the cost would
 3 have been incredibly high. So the four
 4 counties and the folks that were in the local
 5 realm at that time were encouraged to look
 6 forward beyond a couple of years of returns and
 7 say look, this makes the most sense for us,
 8 we'll get together, we'll each host a landfill
 9 that will combine all the volume for the four
 10 counties and gain the economies of scale.
 11 They reached out to MES to help manage
 12 that. Here we are 30 years later. So we're 30
 13 years into an 80-year agreement.
 14 Mid-Shore One landfill was the first.
 15 That was Talbot County. They were the first in
 16 the gate. We closed that landfill ten years
 17 ago. We now operate the homeowner drop-off at
 18 the old landfill site as well as a transfer
 19 station that transfers waste generated in
 20 Talbot County over to Mid-Shore Two. The
 21 project is funded by Talbot County and has a

Page 8

1 transfer fee on waste transferred to Mid-Shore
 2 Two. This coming fiscal year it will be \$10.
 3 MES and Talbot County executed an
 4 amendment and contract 110812 on 2020 that
 5 extended the term of the agreement through
 6 December 31, 2030. So that's where we are with
 7 this.
 8 So the numbers. So over the last six
 9 months, we received 19,263 tons. Tons of yard
 10 waste, about 2,132 tons. And the HODO saw
 11 12,167 customers.
 12 The county sells punch cards to county
 13 residents to use at that facility. We sold 21
 14 \$5 cards, 708 \$10 cards, and 1,024 \$20 cards,
 15 which you can see is the most popular option.
 16 MS. PRICE: Can I ask you a quick question
 17 on that?
 18 MR. FORD: Sure.
 19 MS. PRICE: So of the 12,000 customers,
 20 how many are like unique? How many county
 21 residents do you think actually rely on the

Page 9

1 homeowner drop-off since all the people in the
 2 municipalities have trash pickup?
 3 MR. FORD: Can you guess on that, Gary?
 4 MR. LASAKO: It would be a complete guess.
 5 A lot of the customers are repeat customers
 6 that visit on a weekly basis. That's certainly
 7 something that we can try to get you a better
 8 estimate on. I'd be --
 9 MR. FORD: Folks in the incorporated areas
 10 have solid waste services through their towns.
 11 MR. CALLAHAN: Right.
 12 MR. FORD: So these are the unincorporated
 13 areas. Those are the folks that generally use
 14 the homeowner drop-off.
 15 MR. DIVILIO: I know my neighbors don't
 16 have any trash pickup.
 17 MR. FORD: We have some folks on the
 18 borders that go to Holly Road, which is free.
 19 That's one of the benefits of hosting a
 20 landfill is that the four counties are able to
 21 use that homeowner drop-off for free. It's open

Page 10

1 to all four counties, but it's a distance. So
 2 a lot of people don't want to drive all the way
 3 over to Ridgely to handle their waste.
 4 MR. DIVILIO: You said that's only the
 5 incorporated towns that have.
 6 What has trash pickup in Talbot County,
 7 just the town of Easton, Oxford, and
 8 St. Michael's?
 9 MR. FORD: As far as I know, yes.
 10 MS. PRICE: Unless you hire a private
 11 hauler.
 12 MR. FORD: Unless you hire a private
 13 hauler, which you can do in the counties as
 14 well. You're not prohibited from entering
 15 those subscription services with one of the
 16 major haulers. Those folks do use Mid-Shore
 17 Two as their landfill and we do transfer
 18 commercial waste through the county transfer
 19 station as well.
 20 Does that answer your question?
 21 MS. PRICE: Yes, thank you.

Page 11

1 MR. FORD: Good. All right. So what does
 2 that mean year over year? It was about an
 3 eight percent downtick year over year in
 4 volume. But it was about the same as it was
 5 two years ago. So we had a bit of a surge last
 6 year. A lot of that was COVID related. We had
 7 a lot of folks, nothing else to do, they were
 8 cleaning out their garages and their attics.
 9 And we saw an uptick. We saw it across the
 10 board everywhere, not just here in Talbot
 11 County.
 12 One of the initiatives that we undertook
 13 was we picked up an excavator loading scale.
 14 The idea was to try to improve transfer
 15 efficiencies. You want to haul legal weights
 16 out as much as you can.
 17 Prior to that, you had to cross a scale
 18 and come back through. Then you had to offload
 19 or unload.
 20 This will make it a lot easier to get an
 21 accurate weight one time out. And it increased

Page 12

1 our efficiency from 18 to 19 tons per load.
 2 Doesn't sound like much, does it, a ton per
 3 load? But when you look at the total number of
 4 loads for that six-month period, that equates
 5 to about \$17,000 in savings. It's about
 6 \$32,000 on the year. Since we charge on a cost
 7 basis, that's all returned back to the county.
 8 So that was Gary's idea; wasn't it?
 9 MR. LASAKO: (Inaudible.)
 10 MR. FORD: So Mid-Shore One, post closure.
 11 What do we mean by post closure? Well, under
 12 the federal and State regulations for
 13 landfills, when you close a landfill, you enter
 14 into what is known as a post-closure period.
 15 For estimating purposes, that's 30 years. So
 16 during the life of the landfill, you accrue for
 17 those costs. And then when you enter into the
 18 post-closure period, you use those monies for
 19 post-closure care.
 20 In reality, it's probably into perpetuity.
 21 I haven't seen a landfill yet, although the

Page 13

1 regs were only introduced in '92. So those
 2 landfills are now just, the ones that were
 3 started then, are just now starting to reach
 4 capacity. So another 30 years we'll know
 5 whether that's actually able to close or not.
 6 The estimates are no. But in any event, that's
 7 what the post-closure care period is.
 8 So we sell the voluntary carbon
 9 collection. And there we flare the material,
 10 the carbon off, the methane off in the
 11 landfill. So because we flare it, because it's
 12 voluntary, we're able to claim landfill credits
 13 or carbon credits. And we generated 17,902
 14 carbon off-site credits that resulted in
 15 \$47,000 in revenue, which we plow back into the
 16 closure funds.
 17 There's still 4,345 credits remain to be
 18 sold. And that continues on. That will
 19 continue on as we move forward.
 20 Another initiative that we looked at is
 21 there's an engine that we can use, a small

Page 14

1 scale, to generate electricity for the site.
 2 It's used right now in the fracking industry
 3 predominantly. And the manufacturer thought it
 4 would be adaptable to landfills. So we're
 5 trialing that out. And if it's successful,
 6 we'll be able to generate enough energy or
 7 enough electricity to power the site and that
 8 will result in additional savings.
 9 We were able to get a grant from the
 10 Maryland Energy Administration to cover
 11 65 percent of the project costs if it does work
 12 out. So it's free money. And again, it will
 13 add to the savings overall for the site.
 14 And then we're looking at an RFP. We've
 15 had a lot of interest from folks that want to
 16 put solar on the old Easton Landfill. So we're
 17 going to explore that in a bid. That will be a
 18 request for proposal this year to see how that
 19 pans out. And if we're able to generate
 20 electricity, that too will generate some
 21 revenue we'll be able to plow into the closure

Page 15

1 funds.
 2 That brings me to Mid-Shore Two. Go
 3 ahead. So Mid-Shore Two in Ridgely. That's
 4 the current active landfill. We had 62,344
 5 tons of billable trash. Billable trash is what
 6 we can charge for the Holly Road HODO trash.
 7 It doesn't generate any revenue. It's free.
 8 That comes into the landfill, just a small
 9 amount. But it doesn't count towards the total
 10 billable trash. There were 62,000 tons.
 11 3,500 tons of brush. Sixteen tons of
 12 scrap tires. Mattress, we recycled 23 tons of
 13 mattresses. That's primarily, we have a
 14 trailer spot there and those are mostly
 15 commercial folks that bring, that sell
 16 mattresses. They bring those in by trailer
 17 load.
 18 And then the --
 19 MS. PRICE: How do you recycle a mattress?
 20 What happens to it?
 21 MR. FORD: They take them apart,

Page 16

1 physically take them apart. Take the wood out,
 2 the springs. The springs are metal. That's
 3 really valuable. There's just a lot of labor
 4 involved in it. So not high margin work. But
 5 they are able to recover the wood and the steel
 6 from those mattresses.
 7 Holly Road HODO, we generated 1,034 tons.
 8 So we're working in cell three right now
 9 that opened up in 2020. We have, as the
 10 agreement stands now, the landfill will close
 11 in eight years. So we're evaluating the
 12 remaining space, and we're yet to make a
 13 decision on whether we need to construct
 14 another cell. We're hoping we don't have to.
 15 But in the event that we do, that's part of the
 16 evaluation now.
 17 MS. PRICE: So it was supposed to go each
 18 one for 20 years.
 19 But they have -- they're at what
 20 percentage capacity? They've got a long way to
 21 go in Caroline County, right?

Page 17

1 MR. FORD: They've got another 15 to 20
 2 years remaining once we close. Fifteen years I
 3 think was the last.
 4 MR. LASAKO: They're approximately
 5 one-third filled right now.
 6 MS. PRICE: Right. But technically, since
 7 they've been operating it since 2010, 2030
 8 would be their 20-year agreement.
 9 MR. FORD: Correct. That will be the end
 10 of the agreement. And we'll leave what's
 11 remaining space.
 12 MS. PRICE: And you will move to the next
 13 county regardless?
 14 MR. FORD: We will move to the next county
 15 if that's what the four counties decide, right.
 16 There's still discussion about the
 17 possibility of remaining, although that's
 18 hypothetical right now. And there is just an
 19 election in Caroline County. So we don't know
 20 how that will all pan out.
 21 Our plan, which we'll show here shortly,

Page 18

1 is that we're moving forward with Mid-Shore
 2 Three in Queen Anne's County.
 3 MS. PRICE: But there's limitations on
 4 opening new landfills. The State's not real
 5 thrilled with opening new landfills, especially
 6 if there's remaining capacity at the one that's
 7 existing.
 8 MR. FORD: They weren't real thrilled
 9 eight years ago, but that narrative changed
 10 with Governor Hogan. And who knows what will
 11 happen --
 12 MS. PRICE: You have another election,
 13 yeah.
 14 MR. FORD: -- going forward.
 15 But as it stands now, they're perfectly
 16 fine and have accepted our application and
 17 we're proceeding forward with it. And that's
 18 the Mid-Shore Three.
 19 So we have submitted the -- there's a
 20 multi-part permit application. So phase one is
 21 just basic information. Where is the site, do

Page 19

1 you have zoning, do you have it in your solid
 2 waste plan, the county's solid waste plan?
 3 Hypothetically, which is the layout of the
 4 landfill, we've done that engineering work
 5 already. And we've submitted that phase one
 6 permit application to MDE.
 7 What will happen next is a public
 8 informational meeting will be held on that
 9 phase one application. Then we will begin
 10 preparation for the science part of it, which
 11 is phase two. So you look at the geology of
 12 the site, your operating plan. You develop
 13 your design for the actual landfill itself, the
 14 infrastructure that goes along with the
 15 landfill. That will all be designed through
 16 that phase two and phase three applications.
 17 And then part of the phase three, you'll
 18 develop your construction documents to
 19 construct the landfill.
 20 That time frame is in the next phase, the
 21 next slide. So basically we're still

Page 20

1 projecting that we'll be on time for the
 2 closure of Mid-Shore Two.
 3 So we'll have the new landfill built,
 4 first cell ready to receive trash. Soft trash
 5 received. So soft trash is that first layer
 6 that you put in, just residential trash on the
 7 first layer. So you don't bring anything that
 8 could puncture or threaten the integrity of the
 9 liner itself. And then you build off of that.
 10 So we are projecting at this point still
 11 within the schedule to complete the design, the
 12 construction, and the permitting of the
 13 landfill by the close of Mid-Shore Two
 14 landfill.
 15 So that leads us to the recycling program.
 16 There was an inter-government agreement between
 17 Talbot County and MES for recycling management
 18 services that expired on June 30th. We're in
 19 the process of renewing that for one additional
 20 year. We do that on a year-over-year basis.
 21 And just there's a lag. But we're continuing

Page 21

1 services, and we fully expect the agreement
 2 will be signed.
 3 I look over to Clay. We're working on
 4 that agreement, but it's just the recycling
 5 agreement.
 6 The drop-off areas you see throughout the
 7 county are all throughout all the four
 8 counties, and we'll talk about the statistics
 9 on that.
 10 The statistics on that is that we
 11 collected 265 tons of mixed metal and plastic.
 12 358 tons of mixed paper, which goes up to Kent
 13 County and CreaFill. So it's supporting a
 14 local business. In Kent County in this case,
 15 but it still supports a local shore business.
 16 Cardboard was 518 tons.
 17 400 tons of glass, which this is a source
 18 separated material. So the glass is very clean
 19 and we can generate a market for that and
 20 actually sell it. Glass is very difficult in
 21 more modern recycling facilities that handle

Page 22

1 single stream because it gets broken up and
 2 mixed. And you can't mix the colors up and
 3 actually effectively recycle it. So it becomes
 4 a material like gravel or land they use for
 5 landfill cover as well.
 6 Those systems in our case, we're able to
 7 send this back to a glass recycler who has it
 8 separated by color and he recycles it back into
 9 that color glass. So there's a total of
 10 1,541 tons collected. That's a small
 11 percentage of your overall tonnage that's
 12 landfill, but that's just the unincorporated
 13 areas. We still have a lot of commercial
 14 recycling going on in the four counties. And
 15 residential folks still get recycling services
 16 within those incorporated areas. There's still
 17 some subscription services. So all told, I
 18 think the counties, four counties, they
 19 collectively, combine their numbers, are at
 20 50 percent.
 21 MR. LASAKO: Fifty percent for 2020.

Page 23

1 2021, we're waiting on some data from the
 2 State, but we expect it to be about the same.
 3 MR. FORD: It's a very good number State
 4 wide.
 5 And we're getting a high price. Because
 6 of the material, the way it's collected, it's
 7 clean. And we get a high price for the
 8 material that we are able to generate. And
 9 that goes back in to help subsidize the cost of
 10 the recycling program.
 11 So the way that works is we have basically
 12 a surcharge on the tipping fee into the
 13 landfill that accounts for the cost to operate
 14 the Mid-Shore recycling partnership. And that
 15 is currently \$5 a ton. And that's what we use
 16 to subsidize. And then whatever commodity
 17 revenue we can generate, that goes into that as
 18 well. And we account for that yearly.
 19 Any of the revenue that is in excess of
 20 operating costs are reserved and used for the
 21 recycling program.

Page 24

1 And we also try to get out in the
 2 community. We were at the strawberry festival,
 3 too. You didn't include that one. But as far
 4 as Talbot County is concerned, there's only one
 5 festival. And that's the Waterfowl Festival.
 6 And we support that with recycling. We
 7 collected 300 pounds. That's a lot of beer
 8 cans.
 9 I think that's it.
 10 MR. LASAKO: That's it.
 11 MR. CALLAHAN: Okay.
 12 MR. FORD: Any questions?
 13 MR. CALLAHAN: That's great. Council?
 14 MR. PACK: Great job. Good seeing you
 15 back again.
 16 MR. FORD: Thank you.
 17 MR. CALLAHAN: Ms. Price.
 18 MS. PRICE: Got my questions answered.
 19 Thank you.
 20 MR. CALLAHAN: Mr. Divilio.
 21 MR. DIVILIO: What are the drop-off hours

Page 25

1 on the weekends?
 2 MR. LASAKO: The drop-off hours on the
 3 weekends for Mid-Shore One is eight to 12.
 4 MR. DIVILIO: On Saturday?
 5 MR. LASAKO: On Saturday. Just Saturday,
 6 correct.
 7 MR. DIVILIO: And it seems like, you know,
 8 so that the average person working during the
 9 week, you know, the weekend is when they're
 10 trying to get anything done. Clean the things
 11 out. It's kind of hard to get up there.
 12 And we addressed that only the
 13 municipalities have trash pickup.
 14 So just bear with me here. I'm getting to
 15 a point much later tonight.
 16 So you do a lot of work to take care of
 17 the trash, to save the environment, versus the
 18 individuals who, like me, live out in the
 19 county, have the burn barrel and burn your
 20 trash and bury it down a little bit deeper.
 21 MR. FORD: Hypothetically, of course.

Page 26

1 MR. DIVILIO: You're much better for the
 2 environment. So it just seems to me that we
 3 should be focused on the growth within the
 4 municipalities with the trash pickup. It's
 5 much more environmentally cautious, or
 6 conscious, for everyone.

7 MR. FORD: Well, and a good measure of how
 8 well your homeowner drop-offs are working is how
 9 much trash you see on the side of the road, who
 10 is dumping the trash on the side of the road.
 11 Or where we see it mostly is folks are
 12 frustrated that the place is closed. We see it
 13 outside the gate.

14 I'm happy to say that in some different
 15 areas in the State, that's really prevalent. I
 16 don't think it's too prevalent here.

17 How often do we see that outside the gate?

18 MR. LASAKO: Especially at Mid-Shore One,
 19 not very often. More so at Mid-Shore Two. And
 20 occasionally a hauler will not have their load
 21 covered correctly, and it will, you know,

Page 27

1 distribute some trash along the road there.
 2 But we work in conjunction with Warren to get
 3 that cleaned up in a timely manner.

4 MR. DIVILIO: Got you. Another reason to
 5 build within the municipalities.

6 MR. LASAKO: Segue.

7 MR. LESHER: I'm interested to hear about
 8 your generator at Mid-Shore One.

9 I seem to recall that Easton Utilities
 10 created a generator there for a while.

11 MR. FORD: Yes.

12 MR. LESHER: But discontinued it because,
 13 of course, over time gas yield methane or
 14 tapers off.

15 But you're still finding enough gas there
 16 to collect to run that generator and to make
 17 profitable use of this? Is it simply smaller?
 18 than what had been there before?

19 MR. FORD: Correct. Very small.

20 The quality of the gas certainly over time
 21 will slightly tail off.

Page 28

1 The issue with that generator, and it's an
 2 economic decision and we don't begrudge them
 3 one bit, they're also not in the business of
 4 losing money on any one venture, so it becomes
 5 not so much that you can't burn the gas in the
 6 size of the generator. It just becomes a
 7 hands-on issue to have much more maintenance as
 8 the quality of the methane starts to diminish.
 9 So we find that the juice wasn't worth the
 10 squeeze for them at some point.

11 We're still able to flare the material.
 12 And that means we're still capturing credits.
 13 We were getting recs, which is a different type
 14 of energy credit for generating electricity. I
 15 would imagine we have to go through the folks
 16 that certify that, but we would qualify for
 17 recs for this smaller generator as well, in
 18 addition to the carbon credits we get for
 19 flaring.

20 So all in all, I think we'll be okay,
 21 whether or not they were able to maintain that

Page 29

1 generator, the large generator profitably.

2 MR. LASAKO: If I can add just one thing,
 3 too. This technology is just slightly
 4 different than the generator that Easton
 5 Utilities used. It's an old technology. But
 6 they kind of innovated on it, especially in the
 7 oil and gas industry, as Tim mentioned, and it
 8 is not directly combusted in a cylinder. It's
 9 used to kind of heat the gas inside the
 10 cylinder.

11 So they believe that even at lower methane
 12 concentrations, this engine will work. And as
 13 Tim pointed out, we kind of engaged them and
 14 are going to pilot test this engine at the
 15 landfill first before we buy it. And if we
 16 choose to buy it, we'll have that grant funding
 17 to cover most of it.

18 MR. FORD: When you start getting to this
 19 quality of gas, you have to really have a
 20 mechanic there adjusting that generator
 21 (inaudible) non-stop, all the time, full-time

Page 30

1 staffing. That was cost prohibitive. We don't
 2 begrudge Easton Utilities one bit.
 3 MR. LESHER: Thank you.
 4 MR. CALLAHAN: Thank you. Thank you,
 5 guys.
 6 MR. PACK: I just want...
 7 MR. CALLAHAN: Go ahead.
 8 MR. PACK: I just want to say your remarks
 9 about the tonnage at the Waterfowl Festival.
 10 There's probably more red wine bottles than tin
 11 cans.
 12 MR. FORD: That's true, which is good.
 13 MR. PACK: Either way.
 14 MR. FORD: Beer and wine merchants in the
 15 county.
 16 MR. CALLAHAN: All right, guys. Thank
 17 you.
 18 MR. FORD: Thank you.
 19 MR. LASAKO: Thank you.
 20 MR. CALLAHAN: Appreciate the good update.
 21 Okay.

Page 31

1 Next on the agenda is Council
 2 consideration of a Traffic Advisory Committee
 3 recommendation of the requirements to temporary
 4 close Three Bridge Branch Road for the
 5 Chesapeake Bay Balloon Festival. So the
 6 festival is going to be starting August 5th.
 7 So we want everybody to enjoy that.
 8 So Mike, you want to go ahead and get us
 9 started?
 10 MR. MERTAUGH: Certainly. Good evening.
 11 So I'm here representing the Traffic Advisory
 12 Committee, which consists of the Sheriff
 13 Gamble; Warren Edwards, roads superintendent;
 14 Brian LeCates from Emergency Services; and
 15 myself from Public Works.
 16 So as has become a perennial event, the
 17 Chesapeake Bay Balloon and Wine Festival is on
 18 the 4th, 5th, and -- 5th, 6th, and 7th of
 19 August, which is next weekend.
 20 And the event, most of the parking is on
 21 one side of Three Bridge Branch Road and most

Page 32

1 of the event activities are on the other side.
 2 So we're seeking the opportunity to close
 3 the road as necessary to help direct traffic
 4 and pedestrians back and forth across the road.
 5 So the recommendation would be to close
 6 the road to traffic from four p.m. to 11 p.m.
 7 Friday, Saturday, and Sunday next weekend.
 8 MR. CALLAHAN: Okay.
 9 MR. MERTAUGH: And that will be at the
 10 discretion of the Sheriff's Office.
 11 MR. CALLAHAN: All right then. Council,
 12 any questions or Mr. Pack?
 13 MR. PACK: I don't think I have any
 14 questions.
 15 This is becoming pretty standard as far as
 16 this request.
 17 Unless there was any objection from the
 18 Traffic Advisory Board as to why we would not
 19 close the road during those times, it seems to
 20 be something that's been manageable as far as
 21 getting people safely around that part of the

Page 33

1 county without any issues. So again, unless
 2 there was an extreme reason why we would not do
 3 this, I would support the times that you've
 4 indicated.
 5 And as you said, giving the Sheriff's
 6 Department its discretion as they see fit to
 7 adjust those hours, to do so.
 8 MR. CALLAHAN: Ms. Price.
 9 MS. PRICE: No. Looks like everything is
 10 up to date on payments and things from previous
 11 years and that will be fine.
 12 MR. CALLAHAN: Okay. Mr. Divilio, good?
 13 MR. DIVILIO: Seems to me a few years ago
 14 a couple of members of this Council put
 15 together economic development and tourism into
 16 one department. And I'm glad that they did
 17 that.
 18 When you look around different parts of
 19 the community, Parks and Rec is part of
 20 Economic Development in some of our competing
 21 counties. And that's why you see these big

Page 34

1 ball fields, actor turf fields, sports
 2 complexes that bring people in. Whereas, we
 3 have tourism and economic development together.
 4 So I love these types of events. I say it
 5 every year. Waterfowl Festival is a fantastic
 6 event. It's been a great example, and I'm glad
 7 the Spies family, a wonderful family, a farming
 8 family that's coming up on a century farm here
 9 in Talbot County, have stepped up and added
 10 another opportunity for Talbot County to be on
 11 the front of many magazines across the country.
 12 It's a beautiful event. It's family
 13 friendly. I don't know what more we could ask
 14 for than to advertise it a little bit more and
 15 watch the tourists come over here, empty their
 16 pockets, not use our resources, and go home.
 17 Thank you. Don't bother our way of living,
 18 just leave us your money, we appreciate it.
 19 So I would, as one Council member, be more
 20 than happy to offer my support in any possible
 21 way to continue to make this event successful

Page 35

1 and as easy on the Spies family as well because
 2 they are just a family who are doing this.
 3 They're not -- none of them have
 4 backgrounds is event planning certainly to this
 5 scale. Nobody would have ever thought of
 6 something getting to this. But this is just a
 7 prime example of, again, when you keep your
 8 municipalities together, leaving farmland big,
 9 wide open spaces, the wonderful events that you
 10 can have.
 11 So I appreciate you guys working with
 12 them. I know there's certainly been
 13 challenges. Anytime there's something new,
 14 there always will be. And traffic is always a
 15 challenge because you're dealing with users and
 16 they're not always ones that just follow along.
 17 MR. MERTAUGH: Right.
 18 MR. DIVILIO: So I appreciate a challenge
 19 that you're up against and thank you for all
 20 the hard work that it's been.
 21 MR. MERTAUGH: Thank you.

Page 36

1 MR. CALLAHAN: Thank you. Okay. All
 2 right.
 3 At this time, is there a motion?
 4 MR. DIVILIO: I will make a motion to
 5 accept the temporary road closure as presented.
 6 MR. CALLAHAN: Okay. Is there a second?
 7 MR. PACK: I'll second it.
 8 MR. CALLAHAN: We got a motion and second.
 9 Madam Secretary, could you call the vote,
 10 please.
 11 SECRETARY: Mr. Callahan.
 12 MR. CALLAHAN: Aye.
 13 SECRETARY: Mr. Divilio.
 14 MR. DIVILIO: Aye.
 15 SECRETARY: Mr. Leshner.
 16 MR. LESHNER: Aye.
 17 SECRETARY: Ms. Price.
 18 MS. PRICE: Aye.
 19 SECRETARY: Mr. Pack.
 20 MR. PACK: Aye.
 21 MR. CALLAHAN: Okay. Sounds great.

Page 37

1 MR. MERTAUGH: Very good. Thank you very
 2 much.
 3 MR. CALLAHAN: Good job. Thank you.
 4 Okay.
 5 Next, the public hearing. Madam
 6 Secretary, could you go ahead and read Bill
 7 1522, please, in the record. That would be
 8 great.
 9 SECRETARY: Bill Number 1522, a bill to
 10 authorize Talbot County, Maryland, the county,
 11 to borrow not more than \$24,900,000 in order to
 12 finance and refinance, A, the acquisition,
 13 renovation, and/or construction of a Talbot
 14 County Public Safety Building, and, B, the
 15 acquisition, renovation, and/or construction of
 16 a Talbot County Health Department facility.
 17 And to effect such borrowing by the issuance
 18 and sale of one or more series of its general
 19 obligation bonds payable from ad valorem taxes
 20 to be levied by the county, exempting the bonds
 21 from the provisions of sections 19-205 and

Page 38	Page 40
<p>1 19-206 of the Local Government Article of the</p> <p>2 Annotated Code of Maryland, authorizing the</p> <p>3 consolidation of separate series of bonds into</p> <p>4 one or more bonds, authorizing the refunding of</p> <p>5 such bonds and relating generally to the</p> <p>6 issuance and sale of such bonds for such</p> <p>7 purposes.</p> <p>8 MR. CALLAHAN: Thank you, Madam Secretary.</p> <p>9 Ms. Lane, you want to go ahead and explain</p> <p>10 the bill a little bit. And then I'll open it</p> <p>11 up to the hearing, public hearing.</p> <p>12 MS. LANE: Good evening, Council. This</p> <p>13 bill is to authorize the county to actually</p> <p>14 borrow funds for the acquisition and renovation</p> <p>15 of a Public Safety Center and a Health</p> <p>16 Department for the county.</p> <p>17 Both of these facilities have their</p> <p>18 separate capital enabling legislation that has</p> <p>19 been approved by the County Council. And this</p> <p>20 is the bill that will allow us to actually</p> <p>21 borrow the funds to complete the projects.</p>	<p>1 go ahead and open the public hearing. And</p> <p>2 anybody wishes to speak, I'll allow you to come</p> <p>3 up and speak for three minutes. If you're</p> <p>4 representing an organization, I'll give you</p> <p>5 five minutes.</p> <p>6 So I'll start right over here to my left.</p> <p>7 Would anybody like to come on up and speak</p> <p>8 about 1522? 1522? Okay. All right.</p> <p>9 Anybody on my right want to speak about</p> <p>10 1522? Okay. All right.</p> <p>11 At this time, nobody wants to come up.</p> <p>12 That's fine.</p> <p>13 Madam Secretary, we'll go ahead and close</p> <p>14 the public hearing.</p> <p>15 SECRETARY: Okay.</p> <p>16 MR. CALLAHAN: Okay.</p> <p>17 MS. PRICE: Do you need a motion to move</p> <p>18 it to third reader?</p> <p>19 MR. PACK: I was about to ask.</p> <p>20 MR. CALLAHAN: It's ready to be voted on.</p> <p>21 MS. PRICE: Okay.</p>
Page 39	Page 41
<p>1 MR. CALLAHAN: Okay. Sounds great. All</p> <p>2 right.</p> <p>3 MS. PRICE: Before she runs away, since we</p> <p>4 have separate capital enabling bills for that,</p> <p>5 why is it just one bill for the two?</p> <p>6 MS. LANE: Well, we're going to do one</p> <p>7 bond issue. Both projects will be part of the</p> <p>8 one bond issue. So we only need one bill to</p> <p>9 authorize the borrowing of the bonds.</p> <p>10 And section 612D in the Charter requires</p> <p>11 the Council to have separate legislation to</p> <p>12 authorize the borrowing separate from the</p> <p>13 capital project.</p> <p>14 MS. PRICE: Just want the public to</p> <p>15 understand why there's one public hearing on</p> <p>16 one bill but two separate capital enabling</p> <p>17 legislation.</p> <p>18 MS. LANE: Right. But there will only be</p> <p>19 one bond issue.</p> <p>20 MS. PRICE: Thank you.</p> <p>21 MR. CALLAHAN: Okay. At this time, we'll</p>	<p>1 MR. THOMAS: This is the second.</p> <p>2 MR. PACK: The second reader.</p> <p>3 MR. THOMAS: So we need the motion to move</p> <p>4 it to third reader.</p> <p>5 MS. PRICE: Okay.</p> <p>6 MR. PACK: Let me ask a question. And I</p> <p>7 will go with your motion.</p> <p>8 Is this time sensitive, Ms. Lane? Do we</p> <p>9 need to move on this? Okay.</p> <p>10 MR. CALLAHAN: Okay.</p> <p>11 MS. PRICE: With that --</p> <p>12 MR. CALLAHAN: Do I have --</p> <p>13 MS. PRICE: Motion to move it to third</p> <p>14 reader.</p> <p>15 MR. CALLAHAN: Do I have a second?</p> <p>16 MR. LESHNER: Second.</p> <p>17 MR. CALLAHAN: Okay. Madam Secretary, we</p> <p>18 got a motion and second to move it to third</p> <p>19 reader.</p> <p>20 SECRETARY: Mr. Callahan.</p> <p>21 MR. CALLAHAN: Aye.</p>

Page 42

1 SECRETARY: Mr. Divilio.
 2 MR. DIVILIO: Aye.
 3 SECRETARY: Mr. Leshner.
 4 MR. LESHER: Aye.
 5 SECRETARY: Ms. Price.
 6 MS. PRICE: Aye.
 7 SECRETARY: Mr. Pack.
 8 MR. PACK: Aye.
 9 MR. CALLAHAN: Okay. Madam Secretary,
 10 could you go ahead and read the bill, 1522,
 11 please.
 12 SECRETARY: Bill Number 15 --
 13 MS. PRICE: I ask that so much be
 14 considered a reading.
 15 MR. CALLAHAN: Okay. Council, anybody
 16 have any questions?
 17 MR. PACK: I mean I don't have any
 18 questions. I think that Ms. Lane explained.
 19 These two building projects, this Council
 20 has been ringing the bell about the capital
 21 projects that are going to have to be

Page 43

1 undertaken.
 2 This is going to be pushed into the next
 3 Council to, and possibly the Council --
 4 hopefully the next Council, to have to build
 5 the Public Safety Building. It's going to have
 6 to be built because we do know that the
 7 Business Center is coming down.
 8 And we do know the Health Department has
 9 been in an aged building for some time. And
 10 our Buildings Department has done its very best
 11 to keep them in that building for as long as
 12 they possibly can. They've done work around
 13 the inside and outside of that building over on
 14 Hanson Street. But it's a severely aged
 15 building. So it is appropriate that Council
 16 makes a way for them to move into new operating
 17 quarters.
 18 So the next Council is going to have to
 19 undertake this to build these buildings out.
 20 Our Sheriff's Department needs to get out
 21 of the Business Center. That's going to come

Page 44

1 down soon. We're going to need more public
 2 safety space for other training activities and
 3 things of that nature.
 4 So we have a location in mind I think that
 5 to move the Sheriff's Department into and allow
 6 some moderate growth as well without
 7 constructing from the ground up.
 8 The Health Department, I think we still
 9 have some work to do as far as where to
 10 relocate them to. We have some time yet to do
 11 that, but hopefully reach a decision where to
 12 move them to shortly.
 13 But I certainly support us taking action
 14 on this this evening.
 15 MR. CALLAHAN: Okay. Thank you, Mr. Pack.
 16 Ms. Price.
 17 MS. PRICE: I'm good. Thank you.
 18 MR. CALLAHAN: You're good.
 19 Mr. Divilio.
 20 MR. DIVILIO: I'm prepared.
 21 MR. CALLAHAN: Okay. Mr. Leshner? Good?

Page 45

1 Okay.
 2 Madam Secretary, can you -- do we have a
 3 motion?
 4 MR. DIVILIO: I'll make a motion.
 5 MR. PACK: She's already done that.
 6 MR. CALLAHAN: Sorry about that.
 7 Madam Secretary, could you call the vote,
 8 please.
 9 SECRETARY: Mr. Callahan.
 10 MR. CALLAHAN: Aye.
 11 SECRETARY: Mr. Divilio.
 12 MR. DIVILIO: Aye.
 13 SECRETARY: Mr. Leshner.
 14 MR. LESHER: Aye.
 15 SECRETARY: Ms. Price.
 16 MS. PRICE: Aye.
 17 SECRETARY: Mr. Pack.
 18 MR. PACK: Aye.
 19 MR. CALLAHAN: Okay. It passes. Okay.
 20 Moving on to eligible to vote. So
 21 Resolution 331, Madam Secretary, could you read

Page 46

1 that into the record, please.

2 SECRETARY: Resolution Number 331, a

3 resolution to amend the Talbot County

4 comprehensive water and sewer plan for the

5 purpose of reclassifying and remapping two

6 parcels of real property located at 29659

7 Matthewstown Road, Maryland Route 328, Easton,

8 Maryland. Shown on tax map 26 as parcel 45 and

9 located on Camac Street, Easton, Maryland.

10 Shown on tax map 26 as parcel 186 from W-2 and

11 S-2, planned water and service in three to five

12 years, to W-1 and S-1, immediate priority

13 status.

14 MR. CALLAHAN: Okay. Thank you, Madam

15 Secretary.

16 Mr. Clarke, you want to come on up?

17 MR. DIVILIO: Council President?

18 MR. CALLAHAN: Yes.

19 MR. DIVILIO: I do have an amendment that

20 I would like to offer to this just for

21 clarification, a typo that we found in it.

Page 47

1 MR. CALLAHAN: Okay.

2 MR. DIVILIO: Would that be appropriate to

3 do that at this time?

4 MR. CALLAHAN: Sure.

5 MR. DIVILIO: Okay. So I would like

6 introduce an amendment to Resolution 331 to

7 change parcel 186 to parcel 186 parcel C and

8 change the acreage, therefore, from 2.16 acres

9 to 1.7 acres throughout the resolution.

10 MR. CALLAHAN: Okay.

11 MR. DIVILIO: For a show of hands for the

12 introduction of the...

13 MR. CALLAHAN: Sure.

14 MS. PRICE: For introduction of the

15 amendment?

16 MR. PACK: Yes. It needs to be changed.

17 I think that's what Mr. Clarke was about to do.

18 MR. CALLAHAN: Okay. Ready?

19 MR. CLARKE: Yes, sir.

20 MR. CALLAHAN: Go ahead.

21 MR. CLARKE: As it relates to that

Page 48

1 amendment, we did find through SDAT we had

2 identified the parcel as tax map 26. I'm

3 sorry, yeah, tax map 26 parcel 186.

4 Unfortunately, there are three parcels

5 that are actually referred to as tax map 26

6 parcel --

7 MR. PACK: Mr. Clarke, can you bring that

8 up so Council can know what you're referring to

9 specifically and the public as well?

10 SECRETARY: No. Now. Right there.

11 MR. STAMP: Right there.

12 MR. CLARKE: Okay.

13 MR. PACK: Because this was actually

14 brought to my attention while I was away that

15 there was a discrepancy in how this particular

16 parcel was titled. So let's be clear on

17 exactly what we're talking about.

18 MR. CLARKE: Sure thing. I can go right

19 through real quick for everybody here, for

20 everybody here.

21 Ultimately, the proposed comp water and

Page 49

1 sewer plan would amend tax map 26 parcel 45,

2 which is the lands -- I'm sorry. The Estate at

3 the Gannon Farm.

4 And then you can't see it here because of

5 the darkness, but the parcel that is actually

6 listed as tax map 26 parcel 186 is actually a

7 parcel that's owned by the town.

8 Unfortunately, when we looked at I guess

9 SDAT, this parcel is also identified as tax map

10 26 parcel 186, as well as this little parcel

11 next to the town parcel.

12 My understanding, after talking with

13 Maryland Department of Assessment and

14 Taxations, they've e-mailed us, ultimately when

15 the plats came in, they designated the town

16 parcel as tax map 26 parcel 186 parcel C.

17 The other parcel, which this is the parcel

18 right here. Sorry. Go back. This parcel

19 right here, which is just kind of let's say

20 west of the town parcel, that is actually

21 parcel A.

Page 50

1 And then ultimately, the small parcel
 2 that's right there next to the town parcel,
 3 that's parcel H.
 4 So by the amendment, that would change or
 5 correct the resolution by calling it out as the
 6 tax map. I'm sorry. Tax map 26 parcel 186,
 7 parcel C. So that will be the town property.
 8 MR. CALLAHAN: I got you. Okay.
 9 MR. CLARKE: I think, just again, the
 10 Council had asked for some information on this
 11 resolution. I provided that to you.
 12 Ultimately, just for clarification I
 13 guess, back I guess in 2007, the county I guess
 14 had introduced Resolution 146, which was
 15 Hunters Mill at the time. At that point, they
 16 were looking at about 310 houses or residential
 17 properties.
 18 With that, basically I think associated
 19 with this blue parcel, most of Hunters Mill or
 20 part of Hunters Mill was actually on a section
 21 of the property that was designated as S-1, W-1

Page 51

1 for immediate priority status. The parcel I
 2 guess that they were looking at was tax map 26
 3 parcel 45. And so they ultimately were looking
 4 at having that reclassified for S-1, W-1 sewer
 5 service.
 6 I believe going through the findings of
 7 fact, during that time the Public Works
 8 Advisory Board as well as the Planning
 9 Commission unanimously voted on motions
 10 recommending the County Council not adopt
 11 Resolution 146. And I think that was
 12 associated with the fact that the Easton
 13 wastewater treatment plant had not been
 14 finalized at that point in time. So I think
 15 that was part of the decision-making process at
 16 that point.
 17 But ultimately, the Council did vote on
 18 that. And I guess that was done back in I
 19 think it was sometime in October, but it may
 20 have been right after the October 23rd public
 21 hearing. I don't have a date on when it was

Page 52

1 voted on.
 2 The next item I guess I have here is kind
 3 of showing what's in our comp water and sewer
 4 plan today, which ultimately reflects what was
 5 shown in 2007. This is the parcel that I guess
 6 one of the things I guess was a feasibility
 7 study was done. This is the parcel I think --
 8 well, this is the parcels for the Estate at the
 9 Gannon Farm. And again, this is the town
 10 parcel that partly is in S-1 and S-2.
 11 That being said, I guess kind of walking
 12 through this, there is this parcel here, which
 13 is also, again, tax map 26 parcel 186. I
 14 believe it's also parcel A. Ultimately, there
 15 was a feasibility study, and it's owned by
 16 Aspire Outdoors, LLC. And they had part of
 17 their feasibility study, they were looking at
 18 seven apartment dwellings, units that were off
 19 of Camac Street. So that was at this point in
 20 time, we've not -- it's in the sewer service
 21 area. So we've not seen anything associated

Page 53

1 with that.
 2 This was just a sketch rendering that was
 3 provided in the feasibility study. And then
 4 with that, this is I guess the plat that came
 5 out with the Hunters Mill. That included the
 6 50 houses in Hunters Mill. Again, this was
 7 already classified as S-1. So this was done
 8 back in 2007 or eight-ish.
 9 With that, we have, again, this is kind of
 10 showing, this is the Hunters Mill here in this
 11 area here. It has been built out. It is shown
 12 I guess both in two maps showing where the
 13 Estate of the Gannon Farm is trying to be
 14 reclassified from S-2, W-2 to S1, W-1.
 15 Again, for those that don't know, S-2, W-2
 16 is basically a future planned area for water
 17 and sewer service, as defined by our comp water
 18 and sewer plan. That is sewer and water
 19 probably within three to five years. So this
 20 was, again, going back to 2007. So we're
 21 looking at about 15 years.

Page 54

1 That being said, we showed that.
 2 This is actually the Estate at Gannon
 3 Farms. They're currently at 200 houses. They
 4 do have a commercial lot, which is up here in
 5 the corner. At this point in time, they're,
 6 again, looking at 200 houses with one
 7 commercial unit. And then if you added the
 8 Hunters Mill, you would have 250 houses versus
 9 I guess what was proposed with the let's say
 10 Resolution 146, which was 310 houses.
 11 However, I will say that we don't have
 12 anything as far as Hunters Mill back in
 13 Resolution 146 that identified anything
 14 associated with apartments or commercial
 15 properties.
 16 So those are kind of the difference
 17 between the two projects. And I think there
 18 are representatives from the town here as well
 19 as the developer that can explain if there's
 20 any questions.
 21 MS. PRICE: Just a quick question.

Page 55

1 MR. CALLAHAN: Yes, Ms. Price.
 2 MS. PRICE: The commercial parcel, what --
 3 is there an intent on what might go there?
 4 MR. CLARKE: I do not know at this point
 5 in time. I think they're still going to have
 6 to look at that and work through the Planning
 7 Office within the town as to what would go on
 8 that parcel. I don't think --
 9 MS. PRICE: What purpose?
 10 I mean there's so many commercial areas
 11 throughout.
 12 MR. CLARKE: Again, I would have to let
 13 the town or the developer talk more about that.
 14 I would be speculating.
 15 MS. PRICE: Thank you.
 16 MR. CLARKE: And just so the Council is
 17 aware, too, again, kind of the process. This
 18 would be amending the comp water and sewer plan
 19 to reclassify tax map 26 parcel 45, 186 parcel
 20 C to become immediate priority status.
 21 Once, if that's voted upon by the Council

Page 56

1 in the majority, then it would then be sent up
 2 to MDE basically as a pending resolution
 3 waiting their approval.
 4 I think one of the things I would point
 5 out, this is in the town, the incorporated
 6 limits of the town. And ultimately, there is
 7 capacity at the wastewater treatment plant as
 8 well as in the water service to serve the
 9 parcel.
 10 So from that standpoint, it is, again,
 11 within the town.
 12 MR. DIVILIO: Mr. Clarke, how long has
 13 this been within the town limits?
 14 MR. CLARKE: I'm going to say 15-plus
 15 years because I don't know the actual number.
 16 I know that Resolution 146, that was
 17 probably done in about --
 18 MR. PACK: 2007.
 19 MR. CLARKE: -- 2007. So it's over 15
 20 years.
 21 MR. PACK: The entire parcel was annexed

Page 57

1 in 2001.
 2 MR. CLARKE: 2001.
 3 MR. DIVILIO: So 2001. And you said this
 4 was unanimous with the Planning Commission and
 5 Public Works Advisory Board?
 6 MR. CLARKE: With our Planning Commission,
 7 in the last Planning Commission, I believe the
 8 Planning Commission did vote five to zero,
 9 finding that this was consistent with the Comp
 10 Plan.
 11 And I believe the Public Works Advisory
 12 Board basically voted for resolution or voted
 13 on a motion recommending the County Council
 14 adopt Resolution 331 via a three to zero vote.
 15 MR. DIVILIO: Thank you.
 16 MR. CLARKE: Anything else?
 17 MR. PACK: Well.
 18 MR. CALLAHAN: Go ahead, Mr. Pack.
 19 MR. PACK: Yeah. A few things.
 20 I'm glad that we have clarity on parcel
 21 186. We do have two I believe letters in the

Page 58

1 file that that parcel, that piece, will remain
 2 basically open space somewhat as a buffer
 3 between the existing development at Hunters
 4 Mill and the Gannon Farm as a possible passive
 5 park with maybe some bathrooms and water
 6 fountain or such.
 7 So it is my understanding that that
 8 rectangular parcel that we now recognize as
 9 186C will not be developed but will remain open
 10 space. And we have that, I believe Mr. -- I
 11 think, Zach, we have a letter from you to that
 12 effect and I think we have a letter from Mayor
 13 Willey to that effect. So that is part of the
 14 file, that 186C will remain open space.
 15 So whatever action we take this evening or
 16 beyond, should be with the understanding that
 17 now that we have clarity on 186C, that that is
 18 to remain open space and undevelopable under
 19 this agreement of 331.
 20 And I have some concerns about the
 21 development.

Page 59

1 Mr. Clarke, you did -- thank you for
 2 coming up and sharing. The one section that's
 3 owned by Aspire, LLC, Outdoors, I believe they
 4 already have a PUD. And that's already S-1,
 5 W-1. So they don't need to come to the Council
 6 for any changes to the comprehensive water and
 7 sewer plan.
 8 But to my understanding, that development
 9 is slated for 120 apartments, correct?
 10 MR. CLARKE: I did not -- I was not able
 11 to find that --
 12 (Cross talk.)
 13 MR. PACK: -- what I know about that.
 14 That that parcel is slated for 120
 15 apartment units. And I do not believe, and if
 16 I'm wrong, then someone just correct me, I do
 17 not believe that they were counted into any
 18 traffic study that was done on the impact to
 19 Matthewstown Road.
 20 As a matter of fact, you alluded to the
 21 previous Council's decision on Resolution 146.

Page 60

1 And I was a part of that Council back then.
 2 And one of the things that Town Council,
 3 particular Mayor Willey, when speaking about
 4 the impact on Matthewstown Road dealing with
 5 146, was this. And I'm reading right from page
 6 82 from the transcript dealing with 146.
 7 And he says, this is from Mayor Willey.
 8 He said we have the same issues today we had
 9 five years ago with Matthewstown Road, or State
 10 328 I guess it is, he says. There are a couple
 11 alternative plans that have been indicated, and
 12 those alternative plans was the east west
 13 connector, which the price tag back then was
 14 around \$15 million.
 15 And he continues on. Such as a road that
 16 may be using Black Dog Alley.
 17 Well, Black Dog Alley is a county road.
 18 We just resurfaced that road. I know Warren
 19 isn't here to talk about the amount of traffic
 20 we're seeing on Black Dog Alley. We tried to
 21 limit the size of the trucks traveling on Black

Page 61

1 Dog Alley because it's used as a cut-through,
 2 as you know, from 50 down to Dover Road. And
 3 it has been an issue keeping a lot of those
 4 heavier vehicles off of Black Dog Alley as it
 5 is right now.
 6 So he goes on and he said you talked
 7 earlier in the season about using an overpass
 8 at 322 and 50.
 9 Well, we talked about overpasses for the
 10 last 20 years. And I don't think the State is
 11 ever going to build an overpass here, ever.
 12 And he alludes to that as well.
 13 He goes on and says I think those things
 14 have got to go into place before we can take
 15 increased development in that area.
 16 I'll say it again. I think those things
 17 have got to go in place before we can think --
 18 until we can take increased development in
 19 those areas.
 20 And of course, we all know that the east
 21 west connector has not been done. We all know

Page 62

1 that there has not been an overpass created to
 2 mitigate traffic.
 3 And when you look at the original proposal
 4 for that area, I think it was a little bit more
 5 than 300 homes. I think around 500 homes. But
 6 if you look at this proposal here for 200
 7 homes, Hunters Run is already at 50 homes, the
 8 apartment complex on Elliott is another 120
 9 units, you know, you're halfway there now as
 10 far as the impact on Matthewstown Road.
 11 So I just think that that issue, not
 12 unless there's someone here from the town can
 13 tell me differently, have those issues been
 14 addressed regarding Matthewstown Road and
 15 traffic.
 16 I mean it was said that we have to either
 17 build an east west connector or an overpass to
 18 mitigate the traffic on Matthewstown Town. And
 19 I don't know whether those things have been
 20 done. If they have been and I just missed
 21 them, let me know.

Page 63

1 And the last thing I want to say regarding
 2 this -- and these are my concerns. These may
 3 not be the Council's concerns. These are my
 4 concerns. This County Council pays 50 percent
 5 of our budget to our public schools, 50 percent
 6 of our budget to our public schools.
 7 So I asked the schools to give me their
 8 opinion on development along Matthewstown Road.
 9 And development in the town is going to impact
 10 our school system.
 11 And I have back here, all Council has the
 12 same letter, from Mr. Shafer. And he says, he
 13 talks about --
 14 MR. DIVILIO: Excuse me. What three
 15 developments does that letter reference?
 16 MR. PACK: If you look on the front --
 17 MR. DIVILIO: I don't have the letter with
 18 me. I was just given it earlier. I'm sorry.
 19 But at the top of that letter, it says
 20 that there are three --
 21 MR. PACK: Look at --

Page 64

1 MR. DIVILIO: There are three
 2 developments --
 3 MR. PACK: He's passing it down to you.
 4 Look at it. He's passing it down. You can
 5 answer your own question.
 6 MS. PRICE: But it's not Lakeside on
 7 there.
 8 MR. PACK: No.
 9 MS. PRICE: Poplar Farm --
 10 MR. DIVILIO: (Inaudible) field study for
 11 Gannon Farm development, Elliott Road
 12 apartments.
 13 MR. PACK: Right.
 14 MR. DIVILIO: And Poplar Hill development.
 15 MR. PACK: Right.
 16 MS. PRICE: So two out of the three are on
 17 here.
 18 MR. DIVILIO: So you've got...
 19 MR. PACK: Yes.
 20 MR. DIVILIO: Three. Do we know -- okay.
 21 So you're incorporating Poplar Hill development

Page 65

1 into this letter --
 2 MR. PACK: This letter, this letter is
 3 talking about all developments that's going to
 4 impact the school system, which this Council
 5 pays 50 percent of the budget. We pay 50
 6 percent --
 7 MR. DIVILIO: -- also talks about
 8 Lakeside.
 9 MS. PRICE: It does not.
 10 MR. PACK: It does not, it does not.
 11 MS. PRICE: Makes it worse.
 12 MR. PACK: It does not.
 13 MR. DIVILIO: So this is -- okay.
 14 MR. PACK: It does not. You're absolutely
 15 right. So add to it.
 16 So based on the three that this report
 17 does talk about in the incorporated Town of
 18 Easton, which it was asked. I didn't ask for a
 19 countywide of all. I asked for the
 20 incorporated Town of Easton.
 21 It says that the Talbot County Public

Page 66

1 School leadership team has significant concerns
 2 surrounding the approval and impact of the
 3 referred developments that may have our school
 4 infrastructure. The study references a very
 5 aggressive build-out of all three projects that
 6 you alluded to to be completed by 2027, which
 7 contributes to the aggravated impact of the
 8 project.

9 So it goes on to talk about maybe some
 10 measured approach to mitigate some of the
 11 impact onto our school system, whether some of
 12 these projects can be delayed or some of these
 13 projects can be -- I guess delayed would be the
 14 only word I would use.

15 But I raise these concerns because they're
 16 concerns that I have. And they're genuine
 17 concerns.

18 I mean the same concerns that we read from
 19 2007 from Mayor Willey are still present today,
 20 are still there. But yet then this Council or
 21 the Town Council has chosen to ignore those

Page 67

1 because that corridor is steadily being built
 2 upon.

3 I haven't seen any improvements on
 4 Matthewstown Road as far as widening it. There
 5 is no east west connector. There are no
 6 overpasses that have been built.

7 So these are concerns. Doesn't mean
 8 that -- look, we went into negotiation with the
 9 Town of Trappe dealing with Lakeside. And one
 10 of the outcomes of the negotiation was split
 11 zoning that parcel. Half went into S-1, W-1,
 12 half stayed in S-2, W-2 to allow the county
 13 some time to mitigate, to get things in place.

14 And that's all we're asking our
 15 municipalities to do, is to work with us so
 16 that we can make the adjustments that we need
 17 to make to our schools, to our surrounding
 18 roads.

19 And Black Dog Alley is a county road. We
 20 have to pay for that.

21 And so it's just of concern that these

Page 68

1 developments, whether they're done in town or
 2 not, Mr. Divilio, doesn't matter. They still
 3 impact the overall operation of Talbot County
 4 government. It can be done in Cordova or done
 5 in Wye Mills or done in Easton or done in
 6 Trappe, they still impact the entire operation
 7 of Talbot County government.

8 So these are the concerns that I have
 9 around this. I went back and looked at the
 10 transcript from '07 because it's the same --
 11 when I look at this, it's deja vu. I'm back
 12 here again 15 years later talking about the
 13 same parcel and the same issues. And that is
 14 impacts on Matthewstown Road of development.

15 I'm concerned about it, and I just want to
 16 make my concerns known that as it's stated here
 17 in this transcript, we have the same issues
 18 today that we had five years ago on
 19 Matthewstown Road.

20 MR. DIVILIO: Where is the letter from
 21 Mayor Willey? Because I'm looking at this --

Page 69

1 MR. PACK: I'm looking at the transcript.
 2 Go to page 82 of the transcript.

3 MR. DIVILIO: I'm looking at a letter from
 4 May 9th where he's in favor.

5 What was the letter dated that you --

6 MR. PACK: This wasn't a letter. It's the
 7 transcript. If you go look at the e-mail, go
 8 back and look at the transcript, page 82.

9 MR. DIVILIO: Transcript from what
 10 meeting?

11 MR. PACK: This was 2007.

12 MR. DIVILIO: 2007.

13 MR. PACK: 2007 (Inaudible).

14 MR. DIVILIO: So since 2007, I'm
 15 referencing a letter now from May 9th where
 16 this letter is being provided to confirm the
 17 town's support for the requested amendment.

18 MR. PACK: Yeah. The town did. The mayor
 19 vetoed it. Yeah, the mayor vetoed it. Yeah,
 20 the Council did support it. The mayor vetoed
 21 it.

Page 70

1 MR. DIVILIO: So yeah. I'll be happy to
 2 address those concerns for you.
 3 MR. PACK: I don't think you can. I mean
 4 these are my concerns. I'm not asking for them
 5 to be addressed. These are my concerns. They
 6 may not be yours.
 7 I mean when it comes to Matthewstown Road,
 8 this is the same problem that existed in 2007.
 9 It still exists today. This is the same --
 10 MR. DIVILIO: Well, since 2007,
 11 Matthewstown Road has changed. It has --
 12 MR. PACK: It has not been widened.
 13 MR. DIVILIO: It has been widened.
 14 MR. PACK: There has been a turn lane
 15 added, turn lane, but it hasn't been widened.
 16 MR. DIVILIO: Okay. So as far as the
 17 schools go, all right.
 18 MR. PACK: Mr. Divilio, look, I'm not --
 19 (Cross talk.)
 20 MR. DIVILIO: No, no, no.
 21 MR. PACK: I'm not here to be combative.

Page 71

1 (Cross talk.)
 2 MR. PACK: With all due respect, these are
 3 my concerns --
 4 MR. DIVILIO: Exactly.
 5 MR. PACK: I'm not asking for anyone to
 6 address them here tonight, other than the town.
 7 I'm not here to argue about them.
 8 These are just my concerns --
 9 MR. DIVILIO: I'm not arguing with you.
 10 I'm letting you know when I hear your
 11 concerns, I have some of the similar concerns
 12 that you do as well.
 13 MR. PACK: Okay.
 14 MR. DIVILIO: We don't have enough
 15 classrooms in this community right now for the
 16 student base that we have.
 17 In 2007, since that time, we're very
 18 fortunate Saints Peter and Paul has built out a
 19 beautiful school. We're also very fortunate
 20 that The Country School has done a wonderful
 21 expansion.

Page 72

1 But when I'm thinking about the growth in
 2 my community, my children are still in these
 3 schools and are going to be staying in public
 4 schools, unless they do something real stupid
 5 school wise.
 6 Now, this is where the -- I see the growth
 7 happening on Matthewstown Road. I don't like
 8 growth particularly. You know, if we can lock
 9 it down, that would be fantastic. My property
 10 values would go through the roof. If we didn't
 11 build another house, all of us in here would be
 12 millionaires. All of our homes would be going
 13 way up. Affordable housing would be done. It
 14 would be great for us, horrible for my
 15 children.
 16 And so when I think about where my kids go
 17 to school, I live up past Hog Neck Golf Course,
 18 they go to Chapel District Elementary School
 19 and Easton Middle School. Easton Middle School
 20 is packed. Easton High School is packed.
 21 Chapel District is the next school to be

Page 73

1 renovated.
 2 So I'm feeling a little bit of a pressure
 3 to get lots recorded, especially on that side
 4 of town where the kids would be likely to go to
 5 that school so that that way we're able to
 6 finish this study that we're doing on impact
 7 fees, because impact fees are going to go up.
 8 There is absolutely no doubt about that. With
 9 the growth that's coming, we have to make
 10 additions to the community.
 11 We're thankful that we're building around
 12 a fire department, which I think is great, as
 13 opposed to having to move fire departments.
 14 And we're also adding an ambulance bay up to
 15 that north side of the community, which, again,
 16 is more safety.
 17 I grew up on Black Dog Alley picking up
 18 trash in the ditch and watching cars run in
 19 that ditch over and over again. Made the grass
 20 easier for me to cut when the cars were sitting
 21 there and I appreciate it, but it wasn't safe.

Page 74

1 We've made great improvements to that
 2 road. When Warren was sitting in here and he
 3 said that's a main highway where trucks are
 4 going carrying cars to Preston Ford, which are
 5 heavy, I said fix the road, Warren. You can't
 6 change -- you can't change Waze, you can't
 7 change Google Maps. We're stuck with it.
 8 We have infrastructure to provide. We've
 9 done it. We've made some great improvements up
 10 there.
 11 My poor mom lives up on Willow Road just
 12 past Black Dog Alley. I travel over it all the
 13 time. I'm extremely familiar with the traffic
 14 on that road. I expect the speed limit is
 15 going to have to slow down, and that's the way
 16 the town is growing. And I'm happy for that
 17 because that's not where the Bay is, it's not
 18 where the Tuckahoe is. It's farmland right in
 19 the center of town.
 20 Like I said earlier, where people aren't
 21 building trash like Guinea Ridge. How many

Page 75

1 more Guinea Ridges do we need to see keep
 2 popping up? Those lots are for sale. Those
 3 houses are going up. It's on Matthewstown Road
 4 if you're not familiar with it. It's just
 5 farther out of town.
 6 I don't like seeing a whole bunch of
 7 Guinea Ridges. I'm happy that farmers -- or I
 8 understand that farmers have to sell a little
 9 bit of land every now and then to some family,
 10 deed it off, things like that. But I don't
 11 like seeing that over and over again. That's
 12 the flight pattern for birds. Makes hunting
 13 more difficult. I appreciate building within
 14 the towns.
 15 Twenty-one years ago, this was set up and
 16 planned for this to go. Since that time, like
 17 I said, we've developed, we've expanded our big
 18 private school. We have not done the public
 19 school.
 20 And I firmly believe that we're going to
 21 end up with another school being built in this

Page 76

1 community within the next ten to 20 years. I'd
 2 love to see it up there. I think it would be a
 3 fantastic fit.
 4 I grew up in South Beachwood also, which
 5 we had a church and a baseball field right
 6 there. It was fantastic. We all loved playing
 7 between Beachwood, South Beachwood, and Hank
 8 Corbin's neighborhood. We could always get a
 9 team together.
 10 If you could picture a middle school right
 11 there in that community with all of those
 12 peers, limiting traffic that the buses have to
 13 travel, better fields, it's a wonderful spot
 14 for that.
 15 Easton Utilities is all set up or the
 16 wastewater treatment plant facility is more
 17 than prepared to handle this style growth.
 18 And I'd like for at some point the town to
 19 come up here and correct me, too, with this.
 20 But it was initially planned for some 300 and
 21 some homes. And you've made a lot of

Page 77

1 accommodations to reduce that over the years to
 2 make this fit in. And I appreciate that.
 3 Everybody forgets about that. It's the
 4 last vote that counts, right. That's all
 5 anybody thinks about. Nobody pays attention to
 6 all the work that has been done over the time,
 7 even with small little amendments that we have
 8 to fix.
 9 So I would never let something hang up
 10 with me when I'm looking at future planning and
 11 saying we don't have the money for future
 12 growth. Well, should we tell the builder okay,
 13 you want to come to us, go ahead and build us a
 14 school. We don't know how many kids. I guess
 15 20 kids per classroom. See how many kids you
 16 can fit in there and just give some money for a
 17 school. That's not how it works.
 18 We're doing an impact study. We need the
 19 lots recorded so we can do a proper impact
 20 study and then know what to increase those fees
 21 to be.

Page 78

1 I have no faith in State Highway
 2 Administration jumping up and saying hey, we
 3 want to help with this project with congestion
 4 and the roads. That's never going to happen.
 5 But what you will see is most likely
 6 speeds reduced and proper growth away from the
 7 waters, still in the town centers, and
 8 surrounded by similar construction.
 9 The argument that I also hear is this
 10 isn't affordable. It's not cheap housing.
 11 Well, you know, unfortunately, I am the
 12 chair of the board of the Neighborhood Service
 13 Center. And we work very hard to get people
 14 out of poverty by helping them step up. And
 15 that's what Matthewstown Road is when you look
 16 at it. We have plenty of growth from
 17 businesses all around that area, all around
 18 Walmart, the industrial park on the other side
 19 of Dover Road. Everybody is hiring, everyone
 20 is looking for employees.
 21 This is a perfect opportunity to start

Page 79

1 right by Choptank where you can rent an
 2 apartment, walk to Walmart, walk to Giant, get
 3 your groceries, save up, get a deposit, buy a
 4 house in Golton, a split foyer home, a starter
 5 home, let it appreciate. You know, maybe the
 6 next Council will come in and shut down growth.
 7 And you, again, will be one of the richest
 8 homeowners in Talbot County. Or let the home
 9 appreciate, sell it, move over across the road
 10 to Matthewstown Run, and then move up to this.
 11 And then move all the way up to High Banks and
 12 have your house out on the water, which I'm not
 13 that big of a fan of High Banks out there.
 14 We have seen consistently or we just
 15 recently had to increase the fees for sewer
 16 down in Tilghman.
 17 We know that it's very expensive to build
 18 these neighborhoods outside of the
 19 municipalities. We know that we don't want to
 20 see big booming neighborhoods coming in.
 21 So here is what we have. We have a

Page 80

1 neighborhood that was projected that was
 2 reduced and in size to fit. There were
 3 hearings upon hearings upon hearings after this
 4 was set to be built back in 2000 or this was
 5 annexed back in 2001, 21 years ago.
 6 I don't see what's wrong with this. It
 7 seems like smart, planned growth. And I
 8 appreciate the parks that are in there. Chapel
 9 East, where I just was recently living. We had
 10 a wonderful park in the middle of the
 11 neighborhood and it was great for the kids to
 12 congregate together.
 13 What this park will be doing is pulling
 14 kids from multiple neighborhoods, introducing
 15 more kids, socializing the kids that are going
 16 to be attending the schools together.
 17 I don't see a negative environmental
 18 impact.
 19 I do see an impact to cars, but -- and
 20 transportation. I know the town has worked
 21 very hard to add sidewalks and walking paths to

Page 81

1 somewhat reduce that as much as they can. But
 2 at the end of the day, congestion comes where
 3 people live. And people live in town centers
 4 here thankfully because we're not
 5 overdeveloping and adding like the Ryan Home
 6 neighborhood out by Pickering Creek, these
 7 mansions that popped up out there.
 8 I don't like those neighborhoods popping
 9 up all over the place. I like our growth in
 10 our town centers, as well as I like supporting
 11 our town.
 12 So I appreciate every one of your
 13 concerns, Mr. Pack. It's the exact same things
 14 I think about. Traffic safety is first thing I
 15 think about and all I deal with all day long
 16 before I come here. And when I'm sitting up
 17 here, something that I demand out of the
 18 Traffic Safety Committees every time that we
 19 meet with those individuals. I totally get it.
 20 It's never going to be perfect, but it's a
 21 lot better than, again, building a bunch of

Page 82

1 neighborhoods in different areas, which you
 2 have to have because our tax base is based off
 3 of growth.
 4 I prefer to see it, I prefer to see it
 5 here on Matthewstown Road together close like
 6 this. Again, not a whole bunch of little
 7 Guinea Ridges popping up.
 8 MR. CALLAHAN: Ms. Price.
 9 MS. PRICE: I think as far as location
 10 goes, I don't disagree with that, that it needs
 11 to be there.
 12 But when you said like maybe the developer
 13 should build a school, maybe they should, you
 14 know.
 15 And you mentioned that we're going to be,
 16 you know, putting in that Public Safety Center
 17 out there. We are. It costs money.
 18 And I don't think whatever happens to
 19 impact fees is going to begin to cover the
 20 ongoing costs.
 21 I mean because, like you said, the schools

Page 83

1 are full.
 2 Doesn't matter really what Country School
 3 did or what Saints Peter and Paul did because
 4 you've got to have the money to go to a private
 5 school. You don't have, you know, the
 6 construction costs on public schools, but it's
 7 ongoing pupils as well as at what we're paying,
 8 12 to 14,000 per kid from the county. The
 9 county funds 77 percent of the school's budget
 10 versus the State. And it's over half our
 11 budget.
 12 So you've got the school construction
 13 costs. You've got the ongoing per pupil cost
 14 on top of the schools. We can't do anything
 15 about Kirwan, but that cost per pupil is going
 16 to double over the next ten to 15 years.
 17 An impact study needs to be done. Impact
 18 fees need to go up. But it does not anywhere
 19 near cover all of these projects and the
 20 increase in population.
 21 We're talking about, if we put them all

Page 84

1 together, (inaudible), this one and Trappe,
 2 you're talking about adding 3,500 homes. Just
 3 say two per. That's 7,000 people to add to our
 4 population of 37,000. Adding 30 percent. That
 5 starts to be like then we're not Talbot County
 6 anymore. And the cost.
 7 And I think at the last meeting, we've
 8 obviously talked about it a lot with Lakeside,
 9 at the last meeting or when we introduced this
 10 or when we had that public hearing on this one,
 11 and we were talking about the property tax, the
 12 revenue cap. Okay. We have an extra penny
 13 now, which, you know, gives us over 700 or
 14 \$800,000.
 15 But we don't get the increase. Town does.
 16 Town gets all the increase in the property tax
 17 that these homes brings. Helps their budget.
 18 They don't have to pay for the schools. I mean
 19 yes, they have to pay for some of the public
 20 safety and all as far as the Town of Easton.
 21 But they don't have the school costs.

Page 85

1 And we don't get that increased property
 2 tax because of the revenue cap.
 3 Maybe the public will start to understand
 4 that look, I'm a conservative. I don't want
 5 increased taxes, either. But if this is going
 6 to happen, then they're going to have to go up.
 7 And that's what people need to think about.
 8 And so when a municipality just decides
 9 that they're going to annex something that's
 10 ten times bigger than their own town like in
 11 Trappe or that they're going to do this,
 12 doesn't mean that the growth isn't in the right
 13 place. It's like who is going to pay for it.
 14 And that's the problem.
 15 And if you think of a project just in a
 16 vacuum, you know, I had a conversation today.
 17 You know, this one by itself, still, like
 18 Mr. Pack pointed out, and 250 plus the
 19 apartment buildings and however that is, 120 or
 20 so, you're still about 325, 350 new properties
 21 on a road, as he quoted, and I appreciate the

Page 86

1 fact that you brought that out, what Mayor
 2 Willey's quote was 15 years ago. Nothing has
 3 happened. Traffic has only gotten worse, both
 4 east, west, north --
 5 MR. DIVILIO: Can I ask for a point of
 6 clarification? Where are the apartments?
 7 MS. PRICE: That was in one of those
 8 slides.
 9 MR. DIVILIO: Are we voting to -- are
 10 there apartments in this project?
 11 MS. PRICE: No. But I'm just saying you
 12 can't look at one project in a vacuum. You
 13 have to think more globally about how all of it
 14 impacts. Because if the municipalities, you
 15 know, continue to grow, I'm not saying it's not
 16 the right place. Yeah. If there's going to be
 17 growth, that's where I want it, too. But
 18 they're not thinking about the county impact,
 19 and it's frustrating.
 20 Hundreds and hundreds and hundreds of new
 21 homes and the infrastructure cost to the

Page 87

1 county, I don't care what you raise impact fees
 2 to. If you raise them to the point that it's
 3 going to cover the ongoing costs, then it's
 4 going to be a \$700,000 house. You're going to
 5 double the price of the house. And I don't
 6 know how to address that.
 7 The next Council is going to have to get
 8 serious about doing that. I don't know if it's
 9 some State legislation fixing that annexation
 10 law. It was never intended I don't think to
 11 grow a municipality by ten times.
 12 So our job up here is to think about the
 13 entire impact, the entire county. You know,
 14 when people talked about Trappe, you had people
 15 from other parts of the county. It wasn't just
 16 the environmental concern there. It's about
 17 the total impact on the county. At least
 18 that's the way I looked at it.
 19 And we have got to figure out a way that
 20 the developers -- look, I was a former business
 21 owner for 20 years, right. And yes, I'm a

Page 88

1 capitalist. But the developers have to think
 2 about that. Maybe they should be putting
 3 several million dollars towards a new wing on a
 4 school. Or I guess when Trappe came into
 5 existence, they promised to fund the police
 6 department and they got the votes because they
 7 promised to fund the police department.
 8 Maybe those types of things need to happen
 9 as goodwill gestures so that yes, we want them
 10 to make a profit, but we don't want them to do
 11 it on the back of 38,000 taxpayers in Talbot
 12 County. And it's just not fair.
 13 MR. DIVILIO: So I'm not the numbers
 14 person that you are.
 15 Fill me in on how an individual, a person
 16 that wants to build 200 single-family homes in
 17 one neighborhood should build a new school for
 18 the community.
 19 MS. PRICE: They all need to chip in. I
 20 mean we talk about --
 21 MR. DIVILIO: How much -- how would you

Page 89

1 calculate that formula? What would you --
 2 MS. PRICE: I don't know. If we take all
 3 of the developments that are being proposed at
 4 this time, you figure out what that cost is
 5 going to be. Like we just said, Easton schools
 6 are full.
 7 MR. DIVILIO: That's the impact fee study
 8 that we're doing.
 9 MS. PRICE: It's not going to be enough.
 10 Right now \$15,000 per house. And when we
 11 did the math, because we split it somewhere
 12 around 50/50 or 60/40 or whatever with the town
 13 on the impact fee, and we did the math last
 14 time it was like, you know, a million bucks.
 15 A million bucks isn't going to go far
 16 towards a school.
 17 I'm just saying there needs to be
 18 awareness and people need to be cognizant
 19 and --
 20 MR. DIVILIO: So how would you -- I don't
 21 understand your argument.

Page 90

1 And maybe it's the mathematics that I'm
 2 not quite getting.
 3 MS. PRICE: All of these --
 4 MR. DIVILIO: Talbot County will always --
 5 MS. PRICE: -- on the citizen's back.
 6 MR. DIVILIO: We're not -- I don't think
 7 any of us want to put a moratorium on building
 8 houses.
 9 MS. PRICE: No.
 10 MR. DIVILIO: In Talbot County.
 11 MS. PRICE: No. So the people who are
 12 building them or the people who are living in
 13 them --
 14 MR. DIVILIO: -- school --
 15 MS. PRICE: A portion.
 16 MR. DIVILIO: -- fire truck, and an
 17 ambulance.
 18 MS. PRICE: Why not? You're adding all
 19 these hundreds of homes and you figure out what
 20 that cost is.
 21 I'm not saying 100 percent of it. But

Page 91

1 there needs to be a better proportion that I
 2 don't think you can ever resolve with impact
 3 fees because, for example, the schools and the
 4 public safety are ongoing operating expenses
 5 every year. You have the initial construction
 6 of the school, right.
 7 You said you just wanted to get a whole
 8 new school. Who is going to pay for that --
 9 MR. DIVILIO: I didn't say I want to. I
 10 said I fully expect that we will.
 11 MS. PRICE: Right. And the last school we
 12 build was \$50 million.
 13 And how much that adds to the debt service
 14 and what we have to do to property taxes to pay
 15 for it?
 16 MR. DIVILIO: And that's why we borrow the
 17 money over time to do it, as well as get money
 18 from the State --
 19 MS. PRICE: But if we borrow money over
 20 time, do you know how much the interest is
 21 compared to what, you know, Angela --

Page 92

1 MR. DIVILIO: I just don't understand your
 2 mentality saying no to this project because
 3 they won't build you a new school.
 4 MS. PRICE: It's not about this --
 5 MR. DIVILIO: It is this project.
 6 This is the Town of Easton has come to us
 7 and said 21 years ago, we brought this into the
 8 town limits, we've been having hearings for
 9 over a year, right, on this. You've made
 10 accommodations. You've reduced the size after
 11 having hearings. And then we're going to say
 12 okay, we'll go forward with this if you build
 13 us a school. We --
 14 MS. PRICE: I'm not asking them to build
 15 an entire school.
 16 I'm trying to bring awareness. I've
 17 got --
 18 MR. DIVILIO: -- all aware of the
 19 situation.
 20 MS. PRICE: I don't think --
 21 MR. DIVILIO: You can't say no to 200

Page 93

1 homes --
 2 MS. PRICE: Okay. Again, when you approve
 3 things in a vacuum, 200 homes here and 400
 4 homes here and 2,000 homes someplace else, it
 5 all adds up. And I think people are just
 6 looking for bite sized pieces, not one thing.
 7 Okay. That one thing fits, but when you put
 8 all those puzzle pieces together, we've got a
 9 problem here. And people need to start
 10 thinking about that.
 11 MR. DIVILIO: Mr. Smith, would you mind
 12 coming up, please?
 13 I have gone through and said quite a bit,
 14 and I'm not sure if it's all clear, as I've
 15 said.
 16 But I'd like to hear from you, and I'd
 17 also like to hear from a couple of members of
 18 the town because, again, you guys have been
 19 listening to the public talk for how long have
 20 you been hearing the public talk on this?
 21 MS. PRICE: Let me just ask one more

Page 94

1 thing.

2 MR. CALLAHAN: Hold on, hold on. Wait.

3 Hold on, Ms. Price. Hold on.

4 MS. PRICE: One question for them to

5 answer.

6 MR. CALLAHAN: Well, I'm not going to do

7 that yet. Hold on. Okay.

8 Mr. Leshner, you haven't talked. And I

9 want to give you an opportunity to talk or

10 would you rather them speak a little bit and

11 then you talk?

12 MR. LESHER: Let's hear from the developer

13 and the town.

14 MR. CALLAHAN: Okay. Go ahead. Yup.

15 MS. PRICE: So I was just going to say

16 since the cost of the schools is 100 percent on

17 the county, and the towns are going to get that

18 increased revenue on property taxes, maybe

19 there could be a conversation about maybe the

20 town itself helping pay for the schools or

21 school construction.

Page 95

1 It doesn't ever happen. So they get the

2 increased revenues and we really don't.

3 MR. DIVILIO: I thought I paid a tax bill

4 when I lived in the town and the county.

5 MS. PRICE: Doesn't go toward schools.

6 The --

7 MR. DIVILIO: The county tax?

8 MS. PRICE: Yes. We can't increase those

9 because of the revenue cap. It's very minute,

10 what goes up with the property tax. Yet the

11 towns capture that increased property tax.

12 Maybe some of that should start being

13 earmarked to help pay for the schools.

14 MR. CALLAHAN: Let's give Mr. Smith an

15 opportunity to...

16 MR. SMITH: Sure.

17 MR. CALLAHAN: Talk. And get us steered

18 in the right direction. How about that.

19 MR. SMITH: Thank you, Council. For the

20 record, Zach Smith on behalf of DR Horton, the

21 applicant for the comprehensive water and sewer

Page 96

1 plan amendment that's before you today.

2 First of all, I'd just like to say, I'm

3 sure Ms. Price knows this, all town residents

4 are county taxpayers and they pay county taxes.

5 And I think what you're just talking about

6 tonight is precisely the reason why the county

7 long ago adopted development impact fees. And

8 they determined a cost of impacts for new

9 development through the preparation of

10 scientific study done by a professional that

11 determined the proportionality that you're

12 talking about, the impact that new development,

13 a new single-family home, will have on the

14 county in terms of many aspects,

15 transportation, schools, among those, and that

16 that is the appropriate fee based on a

17 scientific study for new development to pay.

18 Now, I hear you. Maybe that needs to be

19 reevaluated and looked at.

20 But I would submit to you that that

21 shouldn't be an ad hoc decision by the County

Page 97

1 Council as to what is the right number. It

2 should be based on a scientific study.

3 You know, that precedent is set by the

4 Supreme Court that says its actions through

5 zoning processes like these must be roughly

6 proportional to the impact that (inaudible).

7 And that is why jurisdictions like the county

8 require a scientific study to base the

9 development impact fees.

10 So I don't think it's inappropriate for

11 the county to reevaluate it. Engage your

12 consultant, have them look at it, determine

13 what impact new development will have. And

14 that's an appropriate evidence-based defensible

15 fee for the county to assert. And maybe it

16 will go down, maybe it will go up. I suspect

17 it will go up.

18 But only I think after that study has been

19 done and you have that evidence-based

20 determination would it be appropriate to charge

21 a fee.

Page 98

1 And I would say that even though this
 2 project hopefully will move forward and can
 3 start development, development impact fees to
 4 the county are paid at building permit
 5 issuance. And they will pay whatever fee is in
 6 place at that time.

7 So if between now and the end of the year
 8 or whenever, the county reevaluates its impact
 9 fees and through that scientific study
 10 determines that a higher fee is appropriate,
 11 then this developer and other developers of the
 12 communities you're talking about will be
 13 subject to that higher fee and will pay that
 14 higher fee to make that contribution.

15 And then moving forward, once those homes
 16 are built, those residents will be county
 17 taxpayers and will help fund the services that
 18 we all share in.

19 And if those fees are inadequate, that's
 20 clearly a policy discussion by the Council at
 21 that time and the citizenry of this county as

Page 99

1 to what we have to do to maintain and operate
 2 our schools with these new residents in place.

3 And I would also say, I mean it's nothing
 4 to say that these are all going to be new
 5 people moving into our county. I think, you
 6 know, I have children that I hope one day will
 7 live in this county. And I know the Council
 8 does, too.

9 And so these are opportunities for folks
 10 in our community to move up, to have another
 11 house, to sell a home and continue to live here
 12 or for the generation.

13 So I wouldn't get lost in that this is
 14 just going to be all new people flocking to our
 15 community because I don't think that's the
 16 case.

17 I also wanted to touch on traffic, to
 18 Mr. Pack's point, who I have tremendous respect
 19 for. Respectfully, I would say that a lot has
 20 changed since 2007.

21 One point of clarification. That project

Page 100

1 on Aspire Outdoors, nothing has ever been
 2 approved there. I just confirmed with
 3 Mr. Thomas. Nothing has ever been submitted
 4 there. There may be a plan at some point in
 5 the future that will emerge or some sort of
 6 development, but that was not factored into the
 7 traffic impact study because nothing has ever
 8 been presented, nothing has ever been approved
 9 by the town.

10 So those units aren't factored into our
 11 study.

12 MR. PACK: True. Thank you for your
 13 clarification on that.

14 But since that's already S-1, W-1, there's
 15 no need for the town to come to the County
 16 Council for any changes in the comprehensive
 17 water and sewer plan. They can just go ahead
 18 and do that.

19 And the reason why I wanted to be
 20 transparent and above board with that is
 21 because that's another 120 units that are going

Page 101

1 to be impacting Matthewstown Road.

2 You're absolutely right. It has nothing
 3 to do with this project, but it does have to do
 4 with the overall impact to county services.

5 MR. SMITH: Correct. But it is the case
 6 that the town, through its own policies, will
 7 require a traffic impact study when that
 8 project comes, if that project comes in, which
 9 will have to factor in, among other things,
 10 this development.

11 And you know, whatever the findings are of
 12 that study, that is what the town will require
 13 the developer to implement and pay for. And
 14 who knows what those traffic requirements may
 15 be, but that's yet to be determined through a
 16 study.

17 But I would say there have been
 18 significant improvements in my mind to the 328
 19 corridor since that 2007 veto. You have a new
 20 traffic light at Black Dog Alley and 328. We
 21 have a new traffic light at Fisher Range Road

Page 102

1 and 328. There have been significant widening
 2 and enhancements at Route 50 and 328, both
 3 sides. Black Dog Alley has been widened.
 4 There have been a number of improvements.
 5 The town is marching along towards that
 6 east west connector road, east side connector.
 7 Those are all built incrementally as projects
 8 come in, all in accordance with the town's
 9 Comprehensive Plan, which is obviously key.
 10 And I know this Council adheres and thinks
 11 highly of your Comprehensive Plan, as does the
 12 town.
 13 This project is, I'll submit to you,
 14 orderly planned growth in compliance with the
 15 town's Comprehensive Plan. That's not just my
 16 opinion. The town Planning Commission and the
 17 Town Council through very public processes have
 18 made that determination. And that is why
 19 they've approved this project.
 20 Furthermore, your Planning Commission, the
 21 Talbot County Planning Commission, has

Page 103

1 determined that this amendment that we're
 2 requesting is consistent with the Talbot County
 3 Comprehensive Plan.
 4 MR. PACK: Sure.
 5 MR. SMITH: This developer has come into
 6 this community, has looked at the town's plan,
 7 county's plan, and is trying to follow exactly
 8 what those plans prescribe, right.
 9 The town has not approved a major
 10 subdivision I don't think in more than a
 11 decade. There has not been a tremendous amount
 12 of growth.
 13 The town has fully been building out an
 14 inventory of available lots. Those lots are
 15 nearing exhaustion. And so it's logical for
 16 the town to look to the next piece of property
 17 in the Town of Easton, right, infill. Rather
 18 than growing out, let's make sure the town is
 19 built out. And that's precisely what this
 20 project does.
 21 It builds out a parcel that has been in

Page 104

1 the town for two decades and that is shown in
 2 its plan as the next logical place for
 3 residential development.
 4 And of course, when you get residential
 5 development, there is going to be some level of
 6 impact on roads, there is going to be some
 7 level of impact on schools. The only
 8 alternative is to say nothing else happens,
 9 nothing. That is not reasonable.
 10 Obviously we all want orderly, managed
 11 growth at an appropriate rate. And I would
 12 submit to you that's what this is. It follows
 13 the town's Comprehensive Plan.
 14 And the way to address those impacts,
 15 those reasonable and acceptable impacts, for
 16 traffic, for schools, and other things, is
 17 through development impact fees, which both the
 18 town and the county have adopted. And again,
 19 if you need to adjust those, there's a process
 20 for that and certainly something the Council
 21 should evaluate.

Page 105

1 MR. PACK: Well, let me -- thanks a lot,
 2 Zach.
 3 I would certainly agree with you that if
 4 not this Council, the next needs to as a first
 5 order of business, needs to look at impact
 6 fees.
 7 And again, I'm reading over the
 8 transcript. And I almost got a sense of deja
 9 vu because impact fees is what they were
 10 talking about back to 2007.
 11 And if I may read, I'm reading from
 12 Resolution 146 transcript on page 81 and line
 13 13. The original project Hunters Mill, I
 14 vetoed, this is Mayor Willey, because 500-plus
 15 homes, then you are looking at maybe two and a
 16 half cars per house. That is putting a burden
 17 on a road that is already heavily traveled and
 18 has gotten worse, Matthewstown Road, gotten
 19 worse.
 20 This is 2007, mind you.
 21 So a couple of lights and a couple of

Page 106

1 shoulders turned into turn lanes has not
 2 physically widened Matthewstown Road. If you
 3 go back and measure it, it is the same width in
 4 2007 that it is today, the same width. But
 5 there's been more cars added to it since 2007.
 6 What he says here is that that's putting a
 7 burden on a road that is already heavily
 8 traveled and that's only gotten worse. Since
 9 then, impact fees have. And it breaks off
 10 there. We started collected them, but there's
 11 nowhere near the amount needed to put this road
 12 in place. Talking about the east west
 13 connector.
 14 So all I'm saying to the town is that
 15 look, the Council heard these same arguments in
 16 2007. And I think the County Council then was
 17 ready to approve 146, if not been for the
 18 objection of the mayor. But these same issues
 19 are still here today that were there then. And
 20 all I'm asking is what's changed.
 21 I mean it goes back to his earlier

Page 107

1 comment. What's changed? You're still adding
 2 more growth to that same general area. This is
 3 the same exact parcels. Go back and look.
 4 It's the same exact acreage. Matthewstown Road
 5 is the same exact road, other than some lights.
 6 I'll give you that. There has been some
 7 traffic lights, there has been some right-turn
 8 lanes added from the shoulder. I'll give you
 9 that, I'll give you that.
 10 Not the same exact. I'll walk that back.
 11 I'll give you that. There have been some
 12 traffic modifications made to the roadway.
 13 You're right.
 14 MS. PRICE: But it's not like it's a dual
 15 lane road or anything.
 16 MR. PACK: Thank you.
 17 MR. DIVILIO: Dual line highway.
 18 MS. PRICE: The only thing I would say
 19 about impact fees. Those are one-time money
 20 that might help with some infrastructure to the
 21 road, it may help with the school construction.

Page 108

1 But it doesn't pay for the paramedics and
 2 EMTs and extra ambulance that we need to pay
 3 for every year. It doesn't pay for the
 4 additional pupils every year. There's no
 5 impact fee that's going to cover that. And I'm
 6 not sure what the solution is.
 7 But, you know, the impact fees is more for
 8 a one-time infrastructure thing and not for all
 9 the other additional expenses that we have to
 10 pay for year after year after year.
 11 And what you need to remember again, I'll
 12 say it one more time on property taxes, yeah,
 13 maybe you have more taxpayers paying. The rate
 14 goes down, right. We're collecting \$1,000 or
 15 whatever, 100 people paying ten bucks, right.
 16 And you have more people.
 17 Now you've got 120 people paying eight
 18 bucks because the rate goes down because of our
 19 revenue cap problem. So people end up actually
 20 their tax bill actually can go down when you
 21 add more people into the system. That's a

Page 109

1 broken system that needs to be fixed.
 2 We don't get those additional revenues.
 3 The town does.
 4 MR. DIVILIO: So I'm still confused. So
 5 on one hand, I hear Matthewstown Road needs
 6 improvements and nothing's been done. And on
 7 the other hand, I hear we've added traffic
 8 lights on Matthewstown Road to improve the
 9 traffic flow.
 10 And on one hand, I hear we need to
 11 increase impact fees. And on the other hand, I
 12 hear we're doing a study to increase impact
 13 fees.
 14 I don't understand how that relates to
 15 these 200 homes.
 16 MS. PRICE: You have to think bigger
 17 picture, Frank. It's not just one thing at a
 18 time. If you do it piecemeal, all of a sudden,
 19 you look at the whole picture, and we've
 20 created a mess.
 21 MR. DIVILIO: So you're for a moratorium

Page 110

1 until the study is done on --

2 MS. PRICE: No. I'm asking for some

3 monetary help from the town and the developer.

4 And not just the --

5 MR. DIVILIO: How much do you want?

6 MS. PRICE: I don't know. We need to sit

7 down and --

8 MR. DIVILIO: So how do you calculate

9 that?

10 MS. PRICE: I think there would be smart

11 people, finance directors, people who could --

12 MR. DIVILIO: You're the numbers person,

13 Laura. You've been up here for a long time.

14 You guys could have increased impact fees

15 how many times over how many years? Has

16 anything been -- have you increased --

17 MS. PRICE: We haven't had a major

18 proposed development like this in a very long

19 time.

20 MR. DIVILIO: Mayor Willey was asking for

21 those.

Page 111

1 And I can't even get him to respond to me.

2 The man has never responded to a single e-mail

3 in four years. I don't even know if he knows

4 who I am.

5 MS. PRICE: I'm just trying to send a

6 message out here while I'm still here for the

7 next four or five months this is a big deal --

8 MR. DIVILIO: We have a developer asking

9 to build 200 lots within the town as the town

10 has designed and has reduced from the original

11 request.

12 I don't understand your stance. You're

13 not going to let them go forward until you know

14 how much it's going to cost the county in

15 future years, but we wouldn't even be able to

16 calculate that until we know how many lots

17 there are.

18 MS. PRICE: We know how many lots there

19 are.

20 MR. DIVILIO: No, we don't. Because right

21 now, these 200 lots are not lots, right. They

Page 112

1 wouldn't be counted.

2 MS. PRICE: But we know how many they're

3 asking for.

4 And I'll also say that the Town of Easton

5 asks for an additional tax differential every

6 year, which is absurd to me --

7 MR. DIVILIO: I get it. I get it. Mayor

8 Willey, like I said --

9 MS. PRICE: They need to give a bigger

10 piece of the pie. And that's what I'm trying

11 to project out here --

12 MR. DIVILIO: I think we all share your

13 concerns, but we're not going to solve any of

14 those here tonight --

15 MS. PRICE: But this is my opportunity --

16 MR. DIVILIO: No. That's public comment,

17 Laura. Stay to the subject here.

18 We are here to address --

19 MS. PRICE: I can talk about this now.

20 Public comment at the end, Council comment

21 is for something we didn't cover.

Page 113

1 We are in the middle of this conversation,

2 and I'm just trying to project that message out

3 there that the municipalities and developers

4 need to do better by the county.

5 MR. CALLAHAN: Okay. Let's -- go ahead.

6 MR. SMITH: Thank you.

7 MR. CALLAHAN: Yup.

8 MR. SMITH: Just want to address

9 Mr. Pack's comments.

10 I just wanted to say I respect you

11 tremendously. I understand your points.

12 I think a lot has changed.

13 One, this is significantly few homes than

14 that project back in 2007.

15 There has been a traffic study, the scope

16 and the sources and method of which were

17 determined by the town engineers and the

18 Maryland State Highway Administration. I

19 understand the county engineer did not

20 participate in that, but that's not typical in

21 these circumstances.

Page 114

1 Those agencies, the State and the town,
 2 directed the developer's traffic engineer on
 3 how to do this study. They did that study.
 4 That study determined the only improvements
 5 that are necessary to maintain level of service
 6 A at all the studied intersections are frontage
 7 improvements along the property frontage, which
 8 will be implemented. That's being done.
 9 Also, I would say the town has collected
 10 significant amount of impact fees since 2007.
 11 It has its own projects, its own study, its own
 12 plan, and its own program to implement traffic
 13 improvements as well.
 14 And so I would just hope, and lastly I
 15 will say most importantly, Mayer Willey is
 16 still the mayor. This is a PUD project that
 17 went through the process I think is telling
 18 that he didn't veto this project, that he
 19 didn't make those comments that you're alluding
 20 in this context.
 21 What he did is he submitted a letter to

Page 115

1 the Council saying the Town of Easton has
 2 reviewed and approved this project and fully
 3 supports the amendment that's being requested
 4 to change the water and sewer plan.
 5 And at the end of the day, that's all that
 6 the county is being asked to do.
 7 MR. PACK: True.
 8 MR. SMITH: Because if you don't change
 9 your plan, the town can't provide public water
 10 and wastewater services.
 11 They have more than adequate capacity to
 12 serve this property. I think we would all
 13 agree fundamentally these properties should be
 14 served by public water and sewer, not
 15 residential development on septic systems out
 16 in the hinterlands of the county.
 17 And that's all the town is trying to do,
 18 facilitate its plan, orderly growth, and
 19 manageable growth at an acceptable rate. And
 20 in order to do that, in order to serve these
 21 properties, it needs the county to amend its

Page 116

1 map. And that's all we're all requesting.
 2 MR. PACK: I certainly understand that,
 3 Zach. Fully well understand that.
 4 And look, if we don't agree to make the
 5 change to the comprehensive water and sewer
 6 plan, of course, the town can always appeal to
 7 MDE, as Trappe did ten-plus years ago, and get
 8 MDE to make the change at that level. I mean
 9 that's certainly within your right to do that,
 10 is to have them go ahead and make it S-1, W-1
 11 based on length of time.
 12 All I'm saying here today is that there
 13 are I think still legitimate concerns, there
 14 are safety concerns. And to your point, there
 15 have been some traffic calming additions on the
 16 Matthewstown Road.
 17 But when I look at the report from my
 18 School Board and it's telling me, you know,
 19 that they have serious concerns, not just of
 20 this development, but of all the developments
 21 that are projected to take place within the

Page 117

1 Town of Easton, as an elected official, that
 2 gives me pause. And I think I have to listen
 3 to my School Board when it says you need to
 4 look at this and you need to consider a way to,
 5 as I said, measure, to have a more measured
 6 build-out of development, a more measured
 7 built-out.
 8 Now, if this stays as S-2, W-2, it just
 9 means that it's within that three to five
 10 range. It doesn't mean that it will never
 11 happen. It just won't happen within an
 12 immediate time frame. It doesn't mean that it
 13 will never happen.
 14 Again, the concession that we made with
 15 the Town of Trappe dealing with the Lakeside
 16 project was split zoning so that we have some
 17 measured development within that town limit so
 18 that the county could moderate its reaction to
 19 that growth. That's all.
 20 It's not saying that no, we don't want any
 21 development, we don't want any growth, it's not

Page 118

1 consistent with our comp water and sewer plan.
 2 No one is saying that. They're saying that we
 3 have to sometimes work as partners to say okay,
 4 I see what you want, meet me halfway somewhere.
 5 Trappe did that and split zoning. They met the
 6 county halfway in doing that project.
 7 So we're not saying, at least I'm not
 8 saying -- I'm not going to say we. I'm not
 9 speaking for other members. I'm saying I'm not
 10 saying that -- I've never been antigrowth. You
 11 know my record the last 15 years. I've never
 12 been antigrowth.
 13 So what I'm saying is that the resources
 14 are limited. We have a \$112 million budget.
 15 When I started with this Council 15 years ago,
 16 you know what it was? Sixty-eight.
 17 MR. DIVILIO: Mr. Leshner, as our
 18 representative on the School Board, can you
 19 tell me about the growth of the student base
 20 over the last five years? Has it boomed, the
 21 student population in our public schools, or

Page 119

1 has it been rather --
 2 MS. PRICE: Well, wait a minute. We
 3 haven't had any development. So there hasn't
 4 really been any.
 5 MR. DIVILIO: We've expanded the Saints
 6 Peter and Paul school and The Country School.
 7 Homeschooling is becoming much more popular.
 8 I would like to know what is going on with
 9 our current -- if Lynn Thomas can go out of her
 10 way to write a letter back in December saying
 11 that she thinks that we should make sure that
 12 we're doing proper due diligence, which is all
 13 this is --
 14 MS. PRICE: -- for now. But I was the
 15 School Board rep, too. And I don't think --
 16 and I think Suzy is out here, too. I don't
 17 think that it's changed by more than 100 kids.
 18 It just goes up and down that same 100 kids.
 19 We haven't had anything significant.
 20 But with these developments, I think we
 21 will.

Page 120

1 MR. DIVILIO: You think?
 2 MS. PRICE: Well, if you add 3,500 homes
 3 in Talbot County, I think you're going to
 4 have --
 5 MR. DIVILIO: I don't know. What's our
 6 population age wise?
 7 MR. PACK: If you look at the -- I don't
 8 know whether you guys have the whole report.
 9 But that's --
 10 MR. DIVILIO: No. Nobody gives me
 11 anything until I walked in at four o'clock.
 12 MR. PACK: That's what the School Board is
 13 saying, is that based on their analysis, that
 14 it will have significant impact to the schools.
 15 And they do give you a breakdown of that, of
 16 those relevant changes --
 17 MR. DIVILIO: You gave me one page.
 18 I didn't get a breakdown of the student
 19 population growth.
 20 I would love to see that because Ms. Price
 21 just alluded to the fact that it hasn't

Page 121

1 changed.
 2 MS. PRICE: Because we haven't had any
 3 growth.
 4 MR. DIVILIO: Any growth? So we haven't
 5 added (Inaudible) Hope? We haven't added
 6 Easton Village? We haven't added anything?
 7 I kind of beg to differ here. I think
 8 that you guys seem to paint some picture that
 9 all of a sudden Talbot County is going to kick
 10 out our 65-year-olds and become a baby booming
 11 community.
 12 MS. PRICE: I would also say the other
 13 problem, when you add the senior population, is
 14 they don't -- they use all of our services and
 15 a lot of them don't pay income taxes because
 16 they might not be a full year resident. So if
 17 they --
 18 MR. DIVILIO: But they're not filling our
 19 schools.
 20 MS. PRICE: That's not -- there's still an
 21 impact on everything else in the county.

Page 122

1 MR. DIVILIO: You've only addressed the
 2 schools with your concerns for impact.
 3 MS. PRICE: No, absolutely not. I talked
 4 about public safety and EMTs and a whole nother
 5 station that we have to pay for every year.
 6 And you think with all of these, you don't
 7 think there's going to need to be something
 8 else out for Trappe.
 9 But the senior population does not
 10 contribute very much for the most part on a
 11 consistent basis to the income tax base because
 12 they don't have jobs. They might buy or sell
 13 some investments or they live six months and a
 14 day someplace else. So we don't really gain
 15 the additional with the people.
 16 If they're working class, yeah, we'll get
 17 some additional income tax revenue. And that's
 18 a good thing.
 19 But to your point, if they're not having
 20 kids, school-aged kids, then maybe they are not
 21 contributing to the income tax base.

Page 123

1 So we're just stuck --
 2 MR. DIVILIO: We're not a cheap area to
 3 live. You have to pull an income to live here.
 4 If you're only here six months, the odds
 5 of you breaking your hip every single year and
 6 having to go by an ambulance ride is pretty
 7 low. Thankfully, we're pretty healthy folks
 8 here.
 9 MS. PRICE: If you add --
 10 MR. DIVILIO: -- because they don't use a
 11 lot of the resources that are very expensive.
 12 MS. PRICE: If you add to your population
 13 base, you need them to pay both property and
 14 income taxes.
 15 MR. DIVILIO: Or not use a lot of the
 16 expensive services.
 17 MR. CALLAHAN: Okay. Let's hold up here.
 18 Zack, let's let your client.
 19 MR. SMITH: Thank you.
 20 MR. CALLAHAN: Let's hear him a little
 21 bit. I want to give him an opportunity.

Page 124

1 MR. SMITH: Thank you. This is Jay
 2 Heilman with DR Horton.
 3 I don't know if you have any specific
 4 questions for Jay or --
 5 MR. CALLAHAN: No. But you know, I really
 6 respect what you guys are doing. You're
 7 providing a service for the town and the
 8 county. You know, you're hearing us.
 9 And obviously, you know, you're in the
 10 crosshairs a little bit here.
 11 MR. HEILMAN: Sure.
 12 MR. CALLAHAN: But help us understand what
 13 your mindset is for us.
 14 MS. PRICE: And stay close to the
 15 microphone. Some people from home are saying
 16 that they're not, you guys aren't close enough,
 17 they can't hear you all.
 18 MR. CALLAHAN: Yeah, yeah.
 19 MR. HEILMAN: No problem. So in terms of
 20 what we're looking to do is simply provide
 21 affordable housing in the Town of Easton.

Page 125

1 MR. CALLAHAN: Right.
 2 MR. HEILMAN: We understand that there's a
 3 housing shortage and help fill that.
 4 In addition to that, we offered the town
 5 significant affordable housing fees in lieu to
 6 make sure that we're try to maximum what the
 7 town would like to see to offer that first time
 8 homebuyer the opportunity to live in the Town
 9 of Easton.
 10 I understand, as an entitlements manager
 11 and land development manager for our company, I
 12 understand there's different municipalities
 13 that have different mindsets on growth. And
 14 all we're trying to do is figure out a way to
 15 work together to bring 200 opportunities for
 16 residents to live in the town.
 17 MR. CALLAHAN: That's good, that's good.
 18 MR. LESHER: Mr. Callahan.
 19 MR. CALLAHAN: Yeah. Go ahead.
 20 MR. LESHER: I've got a question. I
 21 haven't heard anything about the price range,

Page 126

1 the projected price range for these houses.
 2 I'm curious of what you're projected price
 3 point is.
 4 MR. HEILMAN: So when we underwrote this
 5 project, we were between 340 be 410. Okay.
 6 Obviously, we've been dealing with this for
 7 over a year now in terms of the entitlements
 8 process.
 9 If you look at what the sales prices would
 10 have been in February 10 out and the increase
 11 in interest rates, that cost has gone up,
 12 average home buyer, about \$600 in the payment.
 13 So our program that we're providing is
 14 offering the ability to drop down the interest
 15 rate when they go through our company, as well
 16 as provide closing cost assistance.
 17 Unfortunately, even in the last six
 18 months, it's very hard to tell what our sales
 19 price is going to be projected a year from now.
 20 We were anticipated or slated to hopefully
 21 start this project in October of this year.

Page 127

1 But due to the length of the entitlements
 2 process, we're most likely not even going to
 3 get to the point of having full engineered
 4 plans until March of next year, which then
 5 pushes out our L&D time frame by another six to
 6 eight months.
 7 So it's very hard to sit here and tell you
 8 this is exactly what the sales price will be.
 9 Obviously, in that time frame, should the
 10 market twist and change and L&D costs come
 11 down, obviously we're America's affordable
 12 builder. So that is what we pride ourselves on
 13 and that's what we shoot for in every
 14 development.
 15 MR. LESHHER: Clearly, this is a dynamic
 16 market.
 17 MR. HEILMAN: Absolutely.
 18 MR. LESHHER: We're all well aware of
 19 what's happening in the housing market now.
 20 Easton, of course, has long had an
 21 affordable workforce housing program. It's

Page 128

1 directed at those who are earning between 80
 2 and 100 percent of Easton's median income,
 3 which is now \$61,639. That 80 to 110 percent
 4 figure puts us for a household income somewhere
 5 just north of 49,000 to just north of 67,000.
 6 With the assistance that you're able to
 7 provide, how many of those homes will be priced
 8 for families that are in the range that Easton
 9 defines as affordable workforce housing?
 10 MR. HEILMAN: So at the minimum, we're
 11 required to, per the County Council and the
 12 commission, we agreed that we'd focus on
 13 ten percent of the homes. But we are offering
 14 our assistance program to anybody that's what
 15 we call Main Street stars. So your teachers,
 16 first responders, police officers, so on and so
 17 forth that would qualify. And you're looking
 18 at probably an income salary between about 50
 19 to \$80,000 that will qualify for that program.
 20 MR. LESHHER: So at least some of the
 21 houses in this development will be affordable

Page 129

1 for those in that range, that 50 to 80,000 --
 2 MR. HEILMAN: The request was a minimum of
 3 ten percent. And we said we would absolutely
 4 do that ten percent, but we'll offer it to
 5 anybody that fits that criteria. So we could
 6 be above ten percent as well.
 7 MR. LESHHER: And that is in addition to
 8 the payment in lieu, the...
 9 MR. HEILMAN: The fee in lieu is for every
 10 single permit that we pull. So it's a total of
 11 600,000 that we'll be paying to the town for
 12 affordable housing to be used elsewhere.
 13 MR. LESHHER: But regardless of that fee in
 14 lieu, at least ten percent of these houses will
 15 be paid made affordable in that slightly
 16 enlarged income range?
 17 MR. HEILMAN: Correct. But we're --
 18 MS. PRICE: -- house, then? If it's 350
 19 to 400, ten percent of the houses will be what
 20 price range, ballpark?
 21 MR. HEILMAN: Well, it's a program that we

Page 130

1 offer. So we would be offering to buy down the
 2 interest rate as well as supply money, down
 3 payment assistance. So meaning closing costs
 4 assistance.

5 MS. PRICE: Even with that help, you think
 6 someone making \$50,000 could afford a \$350,000
 7 home?

8 MR. HEILMAN: When we underwrote this,
 9 yes. And when -- again, it all depends on when
 10 we get to the point we're actually building the
 11 homes.

12 MR. DIVILIO: And these are single-family
 13 homes.

14 MR. HEILMAN: Correct.

15 MR. DIVILIO: So you would assume it would
 16 be two people earning the income to pay for it.
 17 If they have 20 percent down from their Crofton
 18 home or their South Clifton home or wherever in
 19 town home that they sold for a profit, yeah,
 20 sounds like a good deal.

21 MR. HEILMAN: And we also have FHA or

Page 131

1 other opportunities to buy as opposed to
 2 20 percent down.

3 MR. DIVILIO: Have you built a 200-home
 4 neighborhood before?

5 MR. HEILMAN: Yes.

6 MR. DIVILIO: Have you been required to
 7 build a school before you built those homes?

8 MR. HEILMAN: No.

9 MR. DIVILIO: Okay.

10 MR. LESHHER: And that commitment to this
 11 affordability for a minimum of ten percent of
 12 the units in this, this is hardwired into the
 13 developer's rights and responsibilities
 14 agreement with the town?

15 MR. HEILMAN: Correct. And again, we do
 16 this in -- we offer opportunities like this for
 17 anybody that's first responders, teachers,
 18 something that we kind of lean on as America's
 19 affordable builder, to offer that for people to
 20 be able to afford houses.

21 So our goal is to find ways to get them

Page 132

1 into their home. Just like Frank said earlier,
 2 it takes that first step to be able to get a
 3 person more wealth. And if we can help that in
 4 our communities, then we want to.

5 MS. PRICE: So wasn't there something like
 6 this in Easton Village? And I think, Pete, you
 7 were probably on the Council at the time.
 8 Where there was supposed to be a certain
 9 percentage in Easton Village and they
 10 couldn't -- that didn't happen. So they ended
 11 up paying more fee in lieu. Didn't really end
 12 up creating an additional market for
 13 (inaudible) houses in that particular
 14 subdivision ten years ago or so?

15 MR. LESHHER: Correct.

16 MS. PRICE: So the developer couldn't --
 17 they had the best of intentions, and I applaud
 18 you for that. But then didn't happen in that
 19 particular instance if my memory serves me.

20 MR. LESHHER: Elm Street's request with
 21 that particular development, went to the town

Page 133

1 because of their proposed or projected HOA
 2 fees. They thought that those might make the
 3 homes unaffordable. And so they proposed this
 4 fee in lieu, which introduced that new model,
 5 if you will, that (inaudible), rather than the
 6 hard and fast requirement of ten percent of the
 7 units.

8 MS. PRICE: Right. So then you don't end
 9 up with the additional homes?

10 MR. LESHHER: Well, what I'm hearing here
 11 is that actually we do have that commitment for
 12 a wider, a higher ceiling with the income
 13 range. Not a wildly higher ceiling, but a
 14 higher ceiling. But it is hardwired for,
 15 required for ten percent of those units within
 16 this.

17 MR. DIVILIO: And this Council also
 18 recognized that this is not a cheap community
 19 to live in, but we want our employees to live
 20 here. So we've actually set money aside for
 21 employees to help with down payments on homes

Page 134

1 because we all recognize that this is just,
 2 unfortunately, not a cheap place to live but a
 3 place where we need them.
 4 MR. CALLAHAN: Right, right. Okay.
 5 MR. DIVILIO: So we appreciate you
 6 stepping up to do that.
 7 MR. CALLAHAN: We appreciate that. And
 8 you know, we all have to understand, too, what
 9 we're up against in the last three to five
 10 years, definitely the last couple of years.
 11 But with the way things, if we were to
 12 backtrack a couple, three years, you wouldn't
 13 be telling us 340 to 400, you'd be telling us
 14 300 to 350. That's what you'd be telling us.
 15 So you know, I sympathize with how you're
 16 structuring it and getting to trying to get
 17 into the price range of the average person,
 18 middle class that's doing 50, 60, \$70,000.
 19 I sort of look at the long-term, too. The
 20 longer we wait, the more it's going to be for
 21 410 to 460 or 460 to 500. So it's time

Page 135

1 sensitive through the next ten years on a lot
 2 of things.
 3 I would agree. I think we've all had
 4 really great points up here. But our community
 5 needs, it needs places for fire department and
 6 nurses. We have a hospital coming. You know,
 7 we need places for these people to live. And
 8 we're trying to provide a service and an
 9 opportunity for them to be here.
 10 So you know, really appreciate you guys
 11 being here. And I would like to give you the
 12 opportunity of a couple more people to come up
 13 here and weigh in on this, if you guys are
 14 done.
 15 MR. SMITH: Yes. Thank you.
 16 MR. CALLAHAN: I really appreciate it.
 17 Thanks a lot.
 18 MR. SMITH: Thank you.
 19 MR. CALLAHAN: Yeah. Al, you want to come
 20 on up.
 21 MR. SILVERSTEIN: Mr. President, Members

Page 136

1 of the Council, I'm Al Silverstein. I
 2 represent ward one and I'm with the Easton Town
 3 Council.
 4 And I want to thank you for all of the
 5 deliberations that you've had tonight. I think
 6 our community has a lot of interesting
 7 challenges ahead of us. I think, like anything
 8 else, it's going to take the county and the
 9 town working closer together on these issues,
 10 trying to find common solutions.
 11 And I'm here tonight with my counterpart.
 12 MR. ENGLE: I'm Ron Engle. I'm the Town
 13 Council member representing ward three.
 14 And I'm glad you guys are giving some
 15 opportunity to talk tonight. If you want to
 16 use yours first.
 17 MR. SILVERSTEIN: I just want to say that,
 18 you know, as we, as well as you, as well as
 19 your Planning Commission, your other groups,
 20 this project went through a lot of scrutiny, a
 21 lot of discussion, a lot of negotiations. And

Page 137

1 as a Council, it was a split vote, but we did
 2 approve it. Mayor Willey did not do what he
 3 did a number of years ago, which was veto it.
 4 We recognize that the challenges of the
 5 housing community and the issues that surround
 6 it. We know that, and I personally know coming
 7 here in 2000, I had a difficult time being able
 8 to find a place to live and had to rent for a
 9 year and then had the opportunity to move into
 10 one of Hank Corbin's super homes and spent two
 11 and a half years there fixing it up.
 12 And as Mr. Divilio talked about, we were
 13 able to sell it and make a profit and move
 14 around the corner into the new Woods of Stoney
 15 Ridge. And we did that two and a half years
 16 later and bought a townhome in town. And it's
 17 an infill project.
 18 We're seeing, watching the real estate
 19 market. And we're seeing those homes that Hank
 20 Corbin built for 50, 75, \$100,000 now sell for
 21 \$325,000. Those people are moving up into the

Page 138

1 next level of housing, the level of housing
 2 that's being proposed.
 3 So we agree with a lot of the things
 4 you're saying. But we also know that we have
 5 to provide people with an opportunity to have a
 6 place to live, and our companies that are here
 7 an opportunity to be able to get employees.
 8 And when they get them, to be able to at least
 9 have them have an opportunity to find a home in
 10 whatever price range is appropriate.
 11 So I would encourage the Council to
 12 approve this project. Thank you very much.
 13 MR. ENGLE: I would like to address some
 14 of the issues that you raised last week. And I
 15 also want to address some of Ms. Price's
 16 things. I'm not going to try to patronize you,
 17 but I want to go over them because I heard you
 18 say them.
 19 Number one, there's no question of the
 20 town's support for this project. You heard
 21 from -- you got stuff from the mayor, the town

Page 139

1 attorney's been here, Mr. Thomas has been here.
 2 You've got three county town councilmen here,
 3 all in support of this project.
 4 We went through everything we had to do.
 5 We went through our ESDR, we went through our
 6 planning and zoning, we met all of the town
 7 comp plan things, we met all of the county comp
 8 plan things. We've done everything you can
 9 possibly do by the law to do this and do it
 10 properly. And that's part of why we're here
 11 tonight.
 12 Now, the other issue, this particular
 13 thing is supposed to be about wastewater. And
 14 I find it kind of difficult for me talking to
 15 you about wastewater. We've got the finest
 16 wastewater system in the Eastern Shore. And
 17 you guys know that.
 18 And we're not even operating at
 19 50 percent. We have half our thing is filled
 20 with grass because we don't have the demand for
 21 it yet. So there's no question that we can do

Page 140

1 this and do it really damn well. Okay.
 2 The big issue here among you guys are
 3 raising is there's a desperate need for
 4 housing. There is no housing available in
 5 Talbot County or in Easton. And you all know
 6 that. And I think Mr. Divilio brought it up
 7 right. People need to be able to move and
 8 move. If we put this group of houses in, that
 9 means people that have houses that aren't as
 10 nice or as expensive as that can move their way
 11 up and move stuff down for the people lower to
 12 get more affordable housing.
 13 And you raise the Easton Village. Easton
 14 Village puts a very large amount of money that
 15 goes into our affordable housing. We decided
 16 not to build with it. What we have done is we
 17 take this money and we help people who might
 18 have been living in a home for 20 or 30 years
 19 to fix them so they can continue to live there.
 20 And I think that's one of the finest programs
 21 in the country, and I don't think you can find

Page 141

1 a better one. And we use that money properly.
 2 So I think that's where we are on that.
 3 Impact fees. We have professionals come
 4 in. We just changed our impact fees again. As
 5 Mr. Smith brought up, we do it by the law. We
 6 bring scientific surveys and our impact will be
 7 changed. We've changed them at least three
 8 times in seven years I've been a council
 9 member.
 10 And I think if you are proposing to hold
 11 this off so you can go and raise the impact
 12 fees, I think that's almost criminal. So I
 13 think that you need to think about that a
 14 little bit.
 15 And also, let's talk about some things
 16 that you were talking about, impact fees.
 17 These two things. Easton Volunteer Fire
 18 Department, 40 percent, 40 percent of the calls
 19 to the Easton Volunteer Fire Department are in
 20 Talbot County. The Community Center, we
 21 provided sewer, water, all this stuff down

Page 142

1 there and we continue to do that. The new
 2 hospital, we're providing the water, sewer for
 3 that. That's not ours.
 4 The emergency communication plan. When
 5 you wanted to do the top notch communication
 6 plan, what did we do? We bought replica
 7 equipment, put it in the police department,
 8 moved the county communications to the police
 9 department for over six months while you were
 10 able to professionally build your thing so you
 11 could do it. That's all called teamwork and
 12 working together. We're talking impact fees
 13 here.
 14 And I said, this has been, up until right
 15 now, been the high point of the cooperation
 16 between the town and the county. We've got to
 17 do work together to do Mistletoe Hall. That's
 18 spectacular. You guys put roadways up there.
 19 We put the infrastructure. As soon as the
 20 infrastructure, we're getting inundated with
 21 things in there.

Page 143

1 Broadband. What about broadband? Easton
 2 Utilities is providing your, what you got, all
 3 of the funds, millions of dollars so you will
 4 get broadband through the entire county.
 5 That's teamwork.
 6 So but I want to go back to again we keep
 7 on talking about where was the School Board
 8 when you were doing your Comp Plan? No one has
 9 mentioned that. And now they come in at the
 10 valedictory moment saying you can't do that
 11 because we don't have students. Come on.
 12 That's not working. They should be part of
 13 your Comp Plan. And if they had issues, they
 14 ought to put it in there.
 15 My understanding is you can't build
 16 schools for any more students than what you
 17 have there. So when you built that secondary
 18 school, the middle school, it was full the day
 19 you opened it. That's not on the town.
 20 You come to us because, and I've heard all
 21 of you speak to this, you depend on the towns

Page 144

1 to do the commerce for Talbot County so the
 2 unincorporated Talbot County doesn't have to
 3 develop. When was the last time you had a
 4 development in the county?
 5 And we'll go back to the issue of why this
 6 is here. When that annexation was done 15
 7 years ago, they should have changed the zoning
 8 for the sewers. They didn't do it. That's a
 9 clerical error. We wouldn't be here tonight if
 10 that had been done properly.
 11 And Ms. Price, we didn't do this in a
 12 vacuum. I don't care what you just said. This
 13 was done properly. I've explained it. We did
 14 it by the law. We did it by our thing. And
 15 you guys, your Planning Department all have
 16 agreed unanimously to do this thing. And so
 17 now all of a sudden, we're having to defend
 18 ourselves. And I don't think that's right.
 19 MS. PRICE: I didn't say you did it in a
 20 vacuum.
 21 We can't vote on things in a -- we should

Page 145

1 not look at this in a vacuum. We should look
 2 at them globally --
 3 MR. ENGLE: We don't do things in a
 4 vacuum. The town --
 5 MS. PRICE: I didn't say you did.
 6 MR. ENGLE: Okay. So just -- but it came
 7 off that way. I'm sorry if I misinterpreted
 8 what you said. But that's where we are.
 9 And finally, Matthewstown Road, yes, there
 10 have been improvements. Are they perfect? No.
 11 We have been meeting with the State Highway
 12 Administration on this thing. We have two
 13 things that I think it's going to be Elliott
 14 Road, there's going to be big changes.
 15 There's going to be a lot of stuff that
 16 the State has agreed to do, except we have to
 17 wait for them to do it. We're also waiting for
 18 a traffic light on Route 50 by the new Royal
 19 Farms. There are things that are going on, and
 20 I think that we're addressing all these things.
 21 So I'm coming to you, like

Page 146

1 Mr. Silverstein, we've done our best. We've
 2 done our due diligence. We brought an
 3 excellent project to you. This is the first
 4 PUD we've had in about 15 years. And we did
 5 what we were supposed to do.
 6 MR. CALLAHAN: Okay.
 7 MR. SILVERSTEIN: Thank you very much.
 8 MR. CALLAHAN: Thank you, Councilmen.
 9 Greg, would you like to come up?
 10 MR. GANNON: To me?
 11 MR. CALLAHAN: Yeah.
 12 MR. GANNON: Yeah. I don't think there's
 13 anything left to cover, Mr. Callahan.
 14 But one thought just occurred to me.
 15 MR. CALLAHAN: Yeah.
 16 MR. GANNON: And since this does
 17 concern --
 18 MR. LESHER: Introduce.
 19 MR. CALLAHAN: Could you introduce
 20 yourself, please?
 21 MR. GANNON: Greg Gannon. Need address

Page 147

1 and everything?
 2 MR. CALLAHAN: No.
 3 MR. GANNON: A small point, but concerning
 4 public debt. If the developer gets going out
 5 there, the EDU fees to Easton Utilities, 7,050.
 6 So a little over 1.4 million of debt is
 7 retired, I confirmed this with Hugh Grunden
 8 yesterday, by this development.
 9 That's not -- the ongoing fees are
 10 different, hookup fees are different. But when
 11 the plant was built, the idea of paying for it
 12 was I guess, amongst other things, especially
 13 the charge for the EDU fees was 7,050. And
 14 that's how much it's going to be offset.
 15 MS. PRICE: That doesn't help with county
 16 expenses, though. That helps the Town Council
 17 and Easton Utilities. Doesn't help the county
 18 with our expenses.
 19 MR. GANNON: I want to say that from the
 20 standpoint of the public debt, maybe the town's
 21 and not the county's. That's why I make the

Page 148

1 point.
 2 MR. CALLAHAN: Okay. Thanks a lot.
 3 MR. GANNON: I could talk on it all night,
 4 but I don't think there's anything that hadn't
 5 been covered.
 6 And as far the attributes of this thing,
 7 they've all been spoken to.
 8 MR. CALLAHAN: Okay.
 9 MR. GANNON: Thank you.
 10 MR. CALLAHAN: Appreciate it.
 11 MR. DIVILIO: Mr. Callahan, I need to make
 12 one clarification.
 13 I referenced this letter from
 14 December 31st. I said it was by Lynn. And I
 15 may not have said the last name because I
 16 thought it was Lynn Duncan. But it was
 17 addressed to Lynn Thomas, the Easton town
 18 planner, by Kevin Shafer, who is the plant, the
 19 facilities maintenance operator for the
 20 schools, not a planner.
 21 But I wanted to make sure that was clear.

Page 149

1 It's not Lynn Duncan or Lynn Thomas that wrote
 2 it. It was Kevin Shafer, who maintains
 3 director of operations of the schools. I'm
 4 sorry.
 5 MR. CALLAHAN: That's okay. That's great.
 6 Okay.
 7 Would anybody else like the opportunity to
 8 speak here?
 9 MS. PRICE: It's not a public hearing.
 10 MR. CALLAHAN: Yeah. They've been getting
 11 up here, though. I want to make sure everybody
 12 is able to get what they want out because it is
 13 an important project for us and the town.
 14 MR. HAYTHE: Chuck, can I say something?
 15 MR. CALLAHAN: Yes, yes. Come up.
 16 MR. HAYTHE: I think I'm the only resident
 17 here because we were not notified of the public
 18 hearing that was last week I believe.
 19 MR. CALLAHAN: Okay.
 20 MR. HAYTHE: And so --
 21 MR. DIVILIO: I believe public hearings

Page 150

1 are not --

2 MR. CALLAHAN: Could you say who you are,

3 please?

4 MR. HAYTHE: Keasha Haythe, 8671 Camac

5 Street, Easton, Maryland.

6 MR. DIVILIO: A point of clarification.

7 Public notifications are not sent out to

8 individuals. They're posted online.

9 MS. PRICE: (Inaudible.)

10 MR. HAYTHE: That is true. But some

11 people, some of us that work in this county may

12 not have the notice that it was online and in

13 the newspaper. And not all of us subscribe to

14 the newspaper as well.

15 However, the Town of Easton did give us a

16 courtesy and sent us all out a letter.

17 So since this development is 400 feet from

18 my backyard, I would ask that this Council

19 consider having a public hearing and let the

20 residents be able to speak in regards to this.

21 MS. PRICE: We had a public hearing, which

Page 151

1 is posted by law in the newspaper three times

2 in advance and online as well. That is what we

3 do up here --

4 MR. HAYTHE: Still did not know about it,

5 Ms. Price.

6 MR. DIVILIO: And unfortunately --

7 MS. PRICE: -- responsibility.

8 MR. DIVILIO: That is yours,

9 unfortunately, because the Public Works

10 Advisory Board and the Planning Commission also

11 had hearings on these as well, unfortunately.

12 I'm sorry.

13 But there's no way that --

14 MR. HAYTHE: -- Planning Commission we

15 went to for the Town of Easton, but I'm here

16 specifically to the County Council because --

17 MR. DIVILIO: We had a county Planning

18 Commission and a county Public Works --

19 MR. HAYTHE: I know that. I'm aware of

20 that.

21 MR. CALLAHAN: Let's not get into the

Page 152

1 weeds on this.

2 MR. HAYTHE: I'm aware of that. And I did

3 attend the town meeting.

4 But again, the same issues that have been

5 raised by some of the Council members

6 concerning the school and the traffic is some

7 of the concerns that I have and voiced to the

8 Planning Commission as well last year.

9 So I do think that the public should,

10 their comments should be considered in regards

11 to this project. That's what I'm saying.

12 And your comment, 400 feet from my

13 backyard, 200 houses, that's a concern to me.

14 And my latest 16-year-old driver. So with all

15 due respect, no.

16 We would not like to see a development

17 this large there because the town asked Hunters

18 Mill to be 50 houses 12, 13, 14, 15 years ago

19 when Mr. Passyn was developing. And they

20 accommodated that. We have 50 homes in our

21 development.

Page 153

1 And now we're adding over 200 and proposed

2 150 apartments. That is a lot of development.

3 MR. DIVILIO: One clarification. I'm

4 sorry. But the apartments is not being

5 included. They have not even been applied for.

6 MR. HAYTHE: I understand that. But it's

7 still out there in the community and being

8 proposed. There is a plan. There was a

9 feasibility study. So even if it hasn't been

10 put forth as a site plan or been put forth to

11 the town, it is still out there, and I'm sure

12 it will come online.

13 So all I'm here to say is to give

14 consideration to the residents that live there.

15 Like I said, 400 feet from backyard.

16 And I understand it's a PUD. I understand

17 that, but 200 homes is still a lot to our 50

18 units that we have right now where we're

19 living.

20 So ultimately, what's going to happen is

21 we're going to sell our home and end up moving

Page 154

1 basically years to come.
 2 And generations to come, my kids cannot
 3 afford to buy a home here, Mr. Divilio. And
 4 affordable housing, there's one affordable home
 5 in our housing development of Hunters Mill.
 6 And those houses started at \$280,000. So
 7 someone making \$40,000, \$50,000 is not going to
 8 be able to afford a \$350 (sic.) home. You can
 9 do that math on your own.
 10 That's all I have to say.
 11 MR. CALLAHAN: Thank you.
 12 All right, Council.
 13 Mr. Leshner, what's your wishes?
 14 MR. LESHNER: Well, I was the one who
 15 requested this additional time.
 16 MR. CALLAHAN: Correct.
 17 MR. LESHNER: To get more background before
 18 we act on this application. And I'm glad I
 19 did.
 20 I did gather documents from town staff.
 21 And I want to thank town staff for being so

Page 155

1 responsive to that.
 2 I did speak with the property owner and
 3 appreciate his responsiveness.
 4 I did speak with one of the Town Council
 5 members and appreciate that. I'll be
 6 continuing that conversation, particularly as
 7 regards collaboration with affordable housing.
 8 And that's something that I think that is
 9 an increasing challenge in Talbot County, and I
 10 think that we do need interjurisdictional
 11 cooperation in order to address it.
 12 I appreciate that there's some move toward
 13 that in this development. I suppose I wish the
 14 availability were a little bit more broad, but
 15 I'm grateful for what is there.
 16 I certainly have some disappointments
 17 about the town relaxing its design standards
 18 for this application, resulting in all
 19 street-loaded units. I think that was
 20 something that was not recommended by the town
 21 Planning Commission but nevertheless was

Page 156

1 ultimately approved there. It's a
 2 disappointment.
 3 But in the end, what we're being asked for
 4 is W-1 and S-1 eligibility to connect to Easton
 5 Utilities' modern and very high-performing
 6 enhanced nutrient removal wastewater treatment
 7 plant. As we heard tonight in the testimony
 8 from the town councilmen, it is the best
 9 performing wastewater treatment plant in the
 10 area. This designation, this project cannot be
 11 faulted for that request.
 12 So I'll leave it at that.
 13 MR. CALLAHAN: Okay. Any other Council
 14 member would like to speak? Mr. Pack? Are
 15 we...
 16 MR. PACK: Thank you, Mr. Callahan. A lot
 17 to digest. Thank Ms. Haythe for being here so
 18 we had some citizen input.
 19 And you're right. We do announce our
 20 public hearings online and in the paper, but
 21 thank her for being here just to give us a

Page 157

1 little bit of taste of what the community may
 2 be thinking about this project.
 3 And I know some of you, if not all of you,
 4 have not seen the entire report from the School
 5 Board.
 6 So in that vein, Mr. Callahan, I would ask
 7 that we set this aside for another session,
 8 another meeting, just to allow this document to
 9 be circulated amongst all Council members so
 10 you have a full understanding of what the
 11 School Board's concerns are and, again, so that
 12 we can come back when all of us have full
 13 knowledge of what the issues are.
 14 So I would just ask respectfully that we
 15 do allow more time for that to be circulated.
 16 I just got it this evening when I walked in. I
 17 made the request while I was out of town, as
 18 you know. So I have not read it completely
 19 myself.
 20 MR. CALLAHAN: Yeah.
 21 MR. PACK: I was just skimming it as I was

Page 158

1 coming in. I believe all of you do have the
 2 transcript from the Resolution 146 to go
 3 through yourself.
 4 So I think just allowing Council an
 5 additional week just to read those comments and
 6 read the report is appropriate.
 7 And again, my concern, which is my concern
 8 and they're not meant to cast any bad light on
 9 anyone, but I will say to Councilman Engle's
 10 response that, you know, the county has
 11 worked -- I know when I came on this Council
 12 some 15 years ago, there was a lot of animosity
 13 between the town and County Council. And we
 14 worked painstakingly when Mr. Hollis was here
 15 to make inroads. To meet for breakfast, to
 16 have those quarterly municipal and county
 17 meetings so that we can discuss these types of
 18 projects so it won't be any surprises, it won't
 19 be something that Council members are not aware
 20 of and did not take its due diligence in
 21 getting to know the facts of these projects.

Page 159

1 And you're right. Mr. Tohar, we worked
 2 together with that. We did the road widening
 3 with that.
 4 Dealing with the broadband, this Council
 5 paid over a million dollars for broadband. So
 6 it wasn't something that EUC did on its own.
 7 We used ARPA funds to pay into that broadband
 8 expansion. Over \$1.5 million were from the
 9 county for that broadband expansion.
 10 The connection to the Community Center,
 11 the county paid the freight for that. We
 12 didn't ask the town to give us a break on it.
 13 We paid every dime for that connection.
 14 So I just want it to be clear that it
 15 wasn't anything the county was asking to be
 16 done. We paid for those road widenings on
 17 Goldsborough Neck, we paid for the broadband
 18 expansion into the county, and we paid for the
 19 connection of the Community Center into the
 20 town's wastewater treatment plant. So we do
 21 pay our freight.

Page 160

1 But what this is showing me in the last
 2 couple of months, there's still some more work
 3 to be done. I mean these projects should not
 4 take Council members by surprise. We should
 5 have those discussions on the full scale.
 6 I mean the 120 homes which are already
 7 S-1, W-1, yeah, you don't have to come back for
 8 that. You can just go ahead and do it. And if
 9 20 years ago, 15 years ago if this was annexed
 10 in from A1 to S-1, W-1, you wouldn't be here
 11 now today, you would just do it. But the
 12 impact would still be what it is. The impact
 13 would still be what it is.
 14 So that's the point, that's the concern
 15 that I'm just trying to address. Let's work
 16 together to address the impact. I'm not
 17 pointing fingers at anyone.
 18 And again, we did the same thing with
 19 Trappe. We saw that there was going to be an
 20 impact, we sat down, we negotiated, and we
 21 worked it out together.

Page 161

1 That's all I'm saying, is that there are
 2 impacts, how can we address them so that the
 3 communities are satisfied, so that the county
 4 and the town are satisfied with the end
 5 results.
 6 I've never been anti-growth in my life.
 7 You know that. So don't misconstrue what I'm
 8 saying here.
 9 All I'm saying is that let's be smarter
 10 and let's be more cooperative in what we're
 11 doing.
 12 You know, to say that if this was S-1,
 13 W-1, we wouldn't even be here, that's a true
 14 statement. But again, the impact is the
 15 impact.
 16 MR. DIVILIO: So I would disagree with
 17 that because if it had been done years ago,
 18 there would be 500 homes being build out here
 19 and they've reduced it down to 200 homes.
 20 MR. PACK: Mr. Divilio, the only reason,
 21 the only reason that it was not changed in 2007

Page 162

1 was Mayor Willey stood right there and vetoed
 2 it. The only reason.
 3 And he did so, if you read the transcript,
 4 was because of traffic concerns. He said it
 5 over and over again, because of traffic
 6 concerns.
 7 So you're absolutely right. The only
 8 thing that changed, because the Town Council
 9 had voted to go forward, it was his veto
 10 because of traffic concerns.
 11 MR. DIVILIO: We've been fortunate enough
 12 that they've addressed those traffic concerns,
 13 as Mr. Engle said. We've added traffic lights,
 14 we've improved Black Dog Alley.
 15 MR. PACK: That's a county road.
 16 MS. PRICE: Right.
 17 MR. DIVILIO: You're right. Because
 18 again, we're working together; aren't we?
 19 MS. PRICE: But we had to pay for that.
 20 MR. DIVILIO: And 21 years ago, this was
 21 drawn into the map. Twenty-one years ago, this

Page 163

1 was drawn into the map of 500 homes there.
 2 It's been reduced down to 200.
 3 MR. PACK: No. It was just annexed in in
 4 '01.
 5 MR. DIVILIO: Yes.
 6 MR. PACK: But not --
 7 MR. DIVILIO: I believe it was 531
 8 initially designed to be there.
 9 MR. PACK: Okay. Again, I'm not going
 10 back and forth with that.
 11 MS. PRICE: I appreciate Mr. Pack's
 12 comments back about the broadband and the
 13 paying full freight and things like that
 14 because, you know, a lot of things that
 15 Councilman Engle said really portrayed things a
 16 little bit differently.
 17 And I mean this is slightly off topic, but
 18 I do want to say this additional traffic light
 19 on Route 50, which you have heard us up here
 20 for over ten years trying to talk to State
 21 Highway about there are too many lights.

Page 164

1 There's too much congestion through Easton to
 2 get from point A to point B. The last thing I
 3 think we need is another traffic light.
 4 And the only reason I know about it is
 5 because Mr. Divilio mentioned it, I don't know,
 6 six, eight weeks ago. Where was the
 7 communication then? How come the Town of
 8 Easton is not talking to us about asking for an
 9 additional, another traffic light on Route 50,
 10 which is just going to make the congestion even
 11 worse?
 12 Traffic lights do not ease traffic flow.
 13 They slow everybody down at different points.
 14 But the fact of the matter is those cars are on
 15 there and we have now another one where people
 16 are going to stop going this way.
 17 And I had to hear about it as a side note
 18 from Mr. Divilio because Easton never told us.
 19 You're just working with them, and you didn't
 20 tell the county about that. I mean that's what
 21 I'm saying. That's -- clearly there is still

Page 165

1 more work to do. And maybe that was an example
 2 of y'all working in the vacuum because we
 3 should have known about it. I was blindsided
 4 when I heard about that.
 5 And every year when we do our priorities
 6 to the State Highway, it's been the same thing
 7 for the last 12 years I've been here about
 8 Dover Road and Matthewstown Road and Chapel
 9 Road and all of those things and those traffic
 10 lights and the congestion problems through
 11 there.
 12 So I am horrified that there is a
 13 consideration of another traffic light to mess
 14 up that whole corridor right there, and I
 15 didn't know about it.
 16 MR. DIVILIO: On behalf of myself only, I
 17 reached out to the town today and I received
 18 responses from Don Abbatiello, who was working I
 19 believe teaching and called me during his lunch
 20 break, Al Silverstein, Ron Engle. Lynn Thomas
 21 sent me a fantastic wonderful breakdown and

Page 166

1 explanation of the year's worth of work through
 2 this.
 3 Could we have had this when we have the
 4 meeting with the towns, sure, certainly. And
 5 that's what the meetings with the towns should
 6 be.
 7 I hold Mayor Willey 100 percent
 8 responsible for any lack of communication
 9 between the town and the county. He's not here
 10 tonight. He hasn't responded to any of my
 11 e-mails, as I've said.
 12 But when I reach out to Don Richardson, I
 13 get an immediate response. I can't -- four
 14 years, I've never had to call you guys in one
 15 room like this coming out because you're trying
 16 to add 200 homes in that you've been working on
 17 for years. I can't believe it takes this much
 18 effort for you to come out and support and for
 19 us to sit here and waiver and talk about
 20 Route 50 traffic lights, builders being
 21 required to build schools, the lack of

Page 167

1 improvements which have been improved.
 2 I'm disgusted and disappointed. Any good
 3 work and good feelings that have been done are
 4 certainly, in my mind, would be lost if I had
 5 to leave this meeting after this tonight.
 6 I mean Dan Watson I guess just gives
 7 everybody PTSD and scares the hell out of
 8 everybody because he just runs around like that
 9 annoying wife that just keeps bitching about a
 10 stove that, you know, they bought on sale and
 11 maybe I didn't want it and ten years later, I
 12 told you about this, we shouldn't have bought
 13 this stove, yet you cook on it every night and
 14 everybody loves it and you sold it to three of
 15 your friends because you got such a good deal
 16 on it and you do like it.
 17 I truly believe some people just get
 18 terrified because of the outcome of just one
 19 individual that is just going to keep saying
 20 all these guys keep building. Well, we're not,
 21 we're not doing that.

Page 168

1 This is the Town of Easton saying we've
 2 been working on this project for years, we got
 3 the capacity, we got grass in our water and
 4 sewer system, we're trying to use the best, we
 5 have the best sewer system we have. We're
 6 trying to add homes to it for people who are
 7 moving here, and you're looking at a County
 8 Council that can't get their shit straight.
 9 I can't fathom why we're held up on -- if
 10 this came up in the first year --
 11 MR. CALLAHAN: Mr. Divilio --
 12 MR. DIVILIO: -- I'm sure we'd have been
 13 fine.
 14 MR. CALLAHAN: Calm it down just a little
 15 bit.
 16 MR. DIVILIO: Sorry. But I just --
 17 MR. CALLAHAN: I know you're --
 18 MR. DIVILIO: This is the most simple --
 19 MR. CALLAHAN: I know you're passionate --
 20 MR. DIVILIO: -- have. And I just --
 21 MR. CALLAHAN: I know you are. I know you

Page 169

1 are.
 2 MR. DIVILIO: I just don't understand
 3 where we're stuck.
 4 MR. CALLAHAN: Okay. All right.
 5 MR. PACK: (Inaudible.)
 6 MR. CALLAHAN: See what you've done? See
 7 what you've done?
 8 MR. PACK: I'm done, I'm done.
 9 MR. CALLAHAN: So Mr. Pack.
 10 MR. PACK: Yes.
 11 MR. CALLAHAN: You'd feel a little bit
 12 more comfortable with a couple weeks?
 13 MR. PACK: Yeah, yeah. I mean --
 14 MR. CALLAHAN: But you can get there?
 15 MR. PACK: Yeah. We can circulate the
 16 report and let everybody read it and the
 17 transcripts.
 18 MR. CALLAHAN: And you feel like you just
 19 need that little bit more to get where you need
 20 to be?
 21 MR. PACK: Absolutely, absolutely,

Page 170	Page 172
<p>1 Mr. Callahan. I certainly do.</p> <p>2 MR. CALLAHAN: Ms. Price, do you need a</p> <p>3 few weeks, too, to get there, to get to the</p> <p>4 vote of yes?</p> <p>5 MS. PRICE: Again, out of respect for</p> <p>6 somebody asking, which doesn't always happen.</p> <p>7 MR. CALLAHAN: Yup.</p> <p>8 MS. PRICE: But out of respect for a</p> <p>9 Council member asking that two weeks for</p> <p>10 everybody to read that and take that into</p> <p>11 consideration. Whether it changes anybody's</p> <p>12 mind is irrelevant.</p> <p>13 But sure. I think we need to read it.</p> <p>14 It's a new report that came in today.</p> <p>15 Now, I will say we've been asking for</p> <p>16 quite some time for the schools to get us this</p> <p>17 and we -- it would have been nice if we had had</p> <p>18 this in a more timely manner because we've been</p> <p>19 asking for it on multiple occasions and we</p> <p>20 didn't receive it until the day we're supposed</p> <p>21 to vote. That's not great.</p>	<p>1 when it was drafted, we just got it today.</p> <p>2 MS. PRICE: So the letter was not written</p> <p>3 to the County Council, it was written to the</p> <p>4 Town of Easton?</p> <p>5 MR. PACK: It was written to Mr. Thomas,</p> <p>6 yes.</p> <p>7 MR. DIVILIO: Correct.</p> <p>8 MS. PRICE: And that was not shared with</p> <p>9 us.</p> <p>10 So that was unfortunate. We had a public</p> <p>11 hearing. Maybe the Town of Easton should have</p> <p>12 shared it with us.</p> <p>13 SPEAKER: That was in 2021.</p> <p>14 MR. DIVILIO: If we're not going to take</p> <p>15 action on this tonight, I respectfully ask that</p> <p>16 it be on the agenda for the 23rd.</p> <p>17 MS. PRICE: You mean the 9th of August?</p> <p>18 MR. DIVILIO: No. I mean the 23rd.</p> <p>19 MS. PRICE: Of August?</p> <p>20 MR. DIVILIO: Yes.</p> <p>21 MS. PRICE: Okay. Why?</p>
<p>Page 171</p> <p>1 MR. DIVILIO: This letter was written</p> <p>2 December 31, 2001. What are you talking about</p> <p>3 the school report?</p> <p>4 MS. PRICE: I gave you my copy. It was</p> <p>5 just circulated to us today is all I can say.</p> <p>6 MR. PACK: We just got this today.</p> <p>7 MS. PRICE: And they can't possibly be</p> <p>8 2001, 20 years old.</p> <p>9 MR. DIVILIO: 2021. Written by the</p> <p>10 director of operations.</p> <p>11 MR. PACK: We just got it in today. We</p> <p>12 just got it today. Regardless of when it was</p> <p>13 drafted, we just got it today.</p> <p>14 MS. PRICE: So maybe they should also</p> <p>15 update the letter and see if they still believe</p> <p>16 that.</p> <p>17 MR. PACK: We just got the letter today.</p> <p>18 You're right. It is dated to Mr. Thomas</p> <p>19 from the town, but he doesn't work for us. He</p> <p>20 works for the town.</p> <p>21 We just got it today. So regardless of</p>	<p>Page 173</p> <p>1 MR. PACK: Do we have a meeting that</p> <p>2 night?</p> <p>3 MR. CALLAHAN: Yeah.</p> <p>4 SECRETARY: Yes, we do. August 23rd.</p> <p>5 MR. CALLAHAN: Is that open?</p> <p>6 SECRETARY: Yes, it is.</p> <p>7 MR. PACK: Okay.</p> <p>8 SECRETARY: A Council meeting.</p> <p>9 MR. CALLAHAN: Let's leave it like this.</p> <p>10 I know it's been a tough night. We've been</p> <p>11 dealing with this for the last hour and a half.</p> <p>12 I do know that you're a little</p> <p>13 disappointed out there that we couldn't come to</p> <p>14 a conclusion.</p> <p>15 I think it's important for all five of us</p> <p>16 up here to be on board. And if there's a</p> <p>17 couple of people that just need to settle in, a</p> <p>18 couple of Councils that aren't comfortable with</p> <p>19 it and we need to get them on board. We need a</p> <p>20 five-O vote out here because --</p> <p>21 MS. PRICE: Mr. Callahan, I am going to</p>

Page 174

1 respectfully disagree with you.
 2 We are a five member board that we should
 3 all have our own opinions based on our
 4 information.
 5 And I don't think it's right for you to
 6 say that we all need to get on board and this
 7 needs to be a five-O. That's why you have five
 8 different Council members up here --
 9 MR. CALLAHAN: Okay. If you want to stop
 10 building, that's fine, that's fine.
 11 But it would be nice if we had an
 12 opportunity to look at the information and all
 13 of us be on board.
 14 So maybe we're not. I'm trying to, you
 15 know, you've got people out here and the town
 16 out here that have done 100 percent what
 17 they've asked for. And they played by the
 18 rules for the last couple of years.
 19 Mr. Pack, Mr. Divilio, all of you have
 20 great opportunities and great stuff to say
 21 tonight. Okay.

Page 175

1 And I think in respect of holding this
 2 another month, not my thing, but I'm going to
 3 give Mr. Pack his wish.
 4 MS. PRICE: He only wanted to hold it two
 5 weeks.
 6 MR. CALLAHAN: Huh?
 7 MS. PRICE: He only wanted to hold it over
 8 for two weeks. So I'm not sure why we're
 9 waiting a month.
 10 MR. CALLAHAN: You know what, I had
 11 another Councilman here say the 23rd. I
 12 respect both, what they say, you know. And if
 13 it takes that to get them on board, that's
 14 fine.
 15 Anyway, let's hold off until the 23rd and
 16 let's all come back here the 23rd and vote on
 17 this thing.
 18 Thank you. Appreciate it.
 19 Go ahead, Zach.
 20 MR. SMITH: Mr. Callahan, may I come
 21 forward?

Page 176

1 MR. CALLAHAN: Yeah, absolutely. Come up
 2 here. Yeah.
 3 MR. SMITH: Mr. Callahan, certainly we
 4 respect the Council. And ultimately, it's your
 5 decision whether you vote tonight or not.
 6 But I would just say on behalf of my
 7 client, we would very much like a vote tonight.
 8 We don't want to force the wrong vote, but we
 9 feel like we've done everything we're supposed
 10 to do, we've given you all the information that
 11 we were supposed to give you.
 12 You asked for an extension last meeting.
 13 There was an extension.
 14 We've had public hearings, many, many
 15 public hearings. There were advertisements,
 16 direct notice to the public.
 17 This thing has been reviewed and
 18 scrutinized and vetted.
 19 And again, we don't want the wrong answer,
 20 but I think my client very much needs to move
 21 forward with this project and would ask if the

Page 177

1 Council will indulge, we would like to have a
 2 vote this evening.
 3 MR. PACK: Well, Zach, respectfully, as I
 4 just said, I've been away for the last week.
 5 I had to ask, if I remember, Lynn, Lynn
 6 stepped away, when you and Ms. Van Emburgh was
 7 before us last meeting, was there a statement
 8 made that you had not received the report from
 9 the School Board regarding the project?
 10 And that's what's sticking in my mind.
 11 And that's what made me make the request while
 12 I was away to have the report sent to me. And
 13 so because I thought that statement was made
 14 from her, that you had not received anything
 15 from the school, you had requested it, but you
 16 had not received it. Because it wasn't shared
 17 with us.
 18 MR. LYNN THOMAS: Right.
 19 MR. PACK: If you remember. I'm not
 20 meaning to put you on the spot.
 21 MR. LYNN THOMAS: I will not report to

Page 178

1 specifically remember what she said.
 2 I agree with you. I do remember the issue
 3 being raised at the public hearing.
 4 Clearly, we asked for information on the
 5 impact to the school system on not just this
 6 project but the Elliott Road apartments. And I
 7 think...
 8 MR. PACK: And the Poplar Hill.
 9 MR. LYNN THOMAS: I made Mr. Shafer aware
 10 of the Poplar Hill and I think also the project
 11 that is currently proposed for Dutchman's Lane
 12 that would have no impact on the schools
 13 because it's 55-plus, but still it's a
 14 development that's coming.
 15 And he did report back I think it was
 16 after the Council's decision but obviously
 17 prior to this body's action. If it was
 18 misrepresented, I certainly don't think it was
 19 intentional.
 20 MR. PACK: Okay.
 21 MR. LYNN THOMAS: And on behalf of

Page 179

1 Ms. Van Emburgh, I apologize if there's any
 2 confusion.
 3 MR. PACK: Well, I just know that I didn't
 4 see the report until today. It was in my box
 5 when I walked in. Ms. Roberts told me that the
 6 report had come in and was sitting in my box.
 7 So again, I don't want you to put words in
 8 my minds, not at all. But from what I
 9 remember, that it was in the report -- it was
 10 reported, from what I remember, that you had
 11 something from the School Board regarding the
 12 project.
 13 So Mr. Smith, I certainly understand. I'm
 14 just asking for time for other members to see
 15 the report and digest it because we had not
 16 seen the report.
 17 MR. SMITH: I understand. And again,
 18 that's the Council's pleasure.
 19 But just from the applicant's standpoint,
 20 we would like to request a vote tonight. But
 21 at the end of the day, I understand it's your

Page 180

1 decision.
 2 MR. DIVILIO: Mr. Thomas, is it customary
 3 that the school provides you reports anytime
 4 that you build a new development? And what
 5 kind of information are you provided by the
 6 schools when you're asked for that?
 7 MR. LYNN THOMAS: So the more typical
 8 process is once a year when they're doing their
 9 facilities master plan, I get a phone call
 10 and/or have a meeting with Mr. Shafer or his
 11 predecessor or the consultant working for the
 12 School Board and go over the general town
 13 demographics as well as things, projects such
 14 as this that might be in the pipeline. So
 15 that's really the only regular and official
 16 communication that we have.
 17 If we have a relatively large project like
 18 this, out of courtesy we will send a copy to
 19 them.
 20 In this particular occasion, it was
 21 requested by our Town Council to send something

Page 181

1 to the School Board to consider the cumulative
 2 impact that these projects that were all in
 3 various stages, some of them still not yet even
 4 to the Planning Commission but fairly well
 5 known in the community that they are on the
 6 drawing board.
 7 MR. DIVILIO: Is it reasonable to think
 8 that we would get factual information from them
 9 estimating student counts? What factual
 10 information would we receive out of the School
 11 Board on that that we would be able to apply to
 12 this to figure out if this would work with the
 13 wastewater and treatment plant?
 14 MR. LYNN THOMAS: Well, it would have no
 15 information relative to the impact on the
 16 wastewater treatment plant unless a more
 17 crowded school would have an impact on the
 18 wastewater treatment plant.
 19 MR. DIVILIO: Would they provide, have
 20 they ever provided any information to say yes,
 21 we want to see a neighborhood, this

Page 182

1 neighborhood come, no, do not bring this
 2 neighborhood, provide an age restriction? What
 3 would I expect to receive from the School
 4 Board?
 5 MR. LYNN THOMAS: So my understanding is
 6 their analysis is more for their benefit to do
 7 forward planning and thinking about the likely
 8 impacts of development on the school system.
 9 MR. DIVILIO: So it would be more
 10 reasonable for us to provide them the
 11 information that we pass this and that 200 lots
 12 will be coming so that they can then use that
 13 analysis for their student body count, opposed
 14 to us giving -- requesting them to give us a
 15 study on whether or not the student body count
 16 and this neighborhood is feasible in their
 17 schools?
 18 MR. LYNN THOMAS: I certainly think there
 19 are benefits to both sides of that.
 20 We certainly -- any entity, whether it be
 21 the county or the town, that approves certainly

Page 183

1 a major project out of, if nothing else, out of
 2 a courtesy, if not for effective planning for
 3 facilities, should share that information.
 4 And that's built into that annual review
 5 process. So it might make it a couple of
 6 months later than it actually is, but it
 7 assures that it happens and annually.
 8 MR. DIVILIO: So it almost would be better
 9 for us to start having quarterly meetings with
 10 the towns and bring in interested players, such
 11 as the schools, maybe Ray Clarke's (sic.),
 12 county engineer, town engineers, so that we
 13 could have a whole conversation of the
 14 direction the county is going with the
 15 Comprehensive Plan in play as the main
 16 document, which is what this neighborhood is
 17 included in and what we're basing our decisions
 18 off of.
 19 Would that be fair to say, that to improve
 20 communication to bring in more interested
 21 parties like that?

Page 184

1 MR. PACK: I don't know.
 2 Mr. Thomas, I have one question for you.
 3 Have you seen the report back from, the report
 4 that you requested regarding this development,
 5 Matthewstown Run, the Elliott Road project, and
 6 the Poplar Hill project, have you received
 7 anything back, from today going backwards, have
 8 you received anything back from Mr. Shafer or
 9 the school on your requests?
 10 MR. LYNN THOMAS: Not in the way of a
 11 formal report, but in the form of a letter or
 12 e-mail.
 13 MR. PACK: Do you remember what that
 14 letter or e-mail said regarding those
 15 developments?
 16 MR. LYNN THOMAS: As I recall, it was just
 17 some general language about this will have
 18 significant impact or potentially have
 19 significant impact on the school system but we
 20 can't really analyze that until we know more
 21 about the intended market of the housing.

Page 185

1 A lot of Easton's housing, Talbot County's
 2 housing I would presume, is even more to this
 3 characteristic. When I met with the School
 4 Board years ago to go over an even larger
 5 project, I was astounded when the response was
 6 well, this will have negligible impact on our
 7 school system. And I thought how on earth can
 8 that be --
 9 MS. PRICE: What is this that we're
 10 looking at that's dated December 13th to you
 11 that we don't know about?
 12 MR. PACK: Well, let me follow up, if I
 13 may.
 14 I mean you said that you received a letter
 15 and/or e-mail from Mr. Shafer regarding those
 16 three projects within the town limits.
 17 Have you seen the body of this report?
 18 Have you seen the full report? You said you
 19 hadn't seen anything.
 20 So you, yourself, and the town have not
 21 seen the full report?

Page 186

1 MR. LYNN THOMAS: I can't speak for anyone
 2 else at the town, but I have not.
 3 MR. PACK: But you have not, okay.
 4 And your position with the town is?
 5 MR. LYNN THOMAS: Town planner.
 6 MR. PACK: You're the town planner. And
 7 you have not, to your knowledge, have not seen
 8 the full school report?
 9 MR. LYNN THOMAS: No, sir.
 10 MS. PRICE: This letter is addressed to
 11 you.
 12 MR. LYNN THOMAS: Okay.
 13 MS. PRICE: From seven months ago. Wow.
 14 MR. PACK: Yeah. Thank you, Mr. Smith.
 15 I respectfully request that we wait. I
 16 mean the town hasn't even seen the full report,
 17 either. According to Mr. Thomas, they have not
 18 even seen the full school report.
 19 So respectfully, I'm going to,
 20 Mr. Callahan, ask that we set this aside and
 21 pick it later. Thank you.

Page 187

1 MR. CALLAHAN: And Mr. Divilio, you said
 2 the 23rd you will be here?
 3 MR. DIVILIO: Please.
 4 MR. CALLAHAN: Okay. Thank you. We're
 5 going to wait until the 23rd. Okay.
 6 MR. SMITH: Thank you.
 7 MR. CALLAHAN: Thank you.
 8 MR. PACK: Thank you.
 9 MR. CALLAHAN: Mr. Stamp, you're up.
 10 MR. STAMP: Good evening. Under county
 11 manager report, I have six items this evening.
 12 The first are board and committee
 13 appointments. The first one would be
 14 requesting the appointment of Rob Straebel to
 15 the Economic Development Commission as the Town
 16 of St. Michael's representative.
 17 MR. PACK: So moved.
 18 MS. PRICE: Second.
 19 MR. CALLAHAN: Okay. Got a motion and
 20 second. Madam Secretary, could you call the
 21 vote, please.

Page 188

1 SECRETARY: Mr. Callahan.
 2 MR. CALLAHAN: Aye.
 3 SECRETARY: Mr. Divilio.
 4 MR. DIVILIO: Aye.
 5 SECRETARY: Mr. Leshner.
 6 MR. LESHNER: Aye.
 7 SECRETARY: Ms. Price.
 8 MS. PRICE: Aye.
 9 SECRETARY: Mr. Pack.
 10 MR. PACK: Aye.
 11 MR. STAMP: The next is a request for the
 12 appointment of Tim Cannon to the Emergency
 13 Services Advisory Board as the representative
 14 for the Cordova district.
 15 MR. PACK: So moved.
 16 MS. PRICE: Second.
 17 MR. CALLAHAN: Okay. Got a motion and
 18 second to put Mr. Cannon on the board there.
 19 Call the vote.
 20 SECRETARY: Mr. Callahan.
 21 MR. CALLAHAN: Aye.

Page 189

1 SECRETARY: Mr. Divilio.
 2 MR. DIVILIO: Aye.
 3 SECRETARY: Mr. Leshner.
 4 MR. LESHNER: Aye.
 5 SECRETARY: Ms. Price.
 6 MS. PRICE: Aye.
 7 SECRETARY: Mr. Pack.
 8 MR. PACK: Aye.
 9 MR. STAMP: Next is request for the
 10 appointment of Terry Satchell, RN to the
 11 Emergency Services Advisory Board as the
 12 representative for the Easton district.
 13 MR. PACK: So moved.
 14 MS. PRICE: Second.
 15 MR. CALLAHAN: Got a motion and second to
 16 put Terry Satchell on the board. Madam
 17 Secretary, could you call the vote.
 18 SECRETARY: Mr. Callahan.
 19 MR. CALLAHAN: Aye.
 20 SECRETARY: Mr. Divilio.
 21 MR. DIVILIO: Aye.

Page 190	Page 192
<p>1 SECRETARY: Mr. Lesher.</p> <p>2 MR. LESHHER: Aye.</p> <p>3 SECRETARY: Ms. Price.</p> <p>4 MS. PRICE: Aye.</p> <p>5 SECRETARY: Mr. Pack.</p> <p>6 MR. PACK: Aye.</p> <p>7 MR. STAMP: And just before moving off</p> <p>8 those appointments, I'd just like to recognize</p> <p>9 the service of Lois McDonald, who is moving off</p> <p>10 from the Cordova district, and Mr. Wayne Diet,</p> <p>11 who is moving off. Long serving members of the</p> <p>12 Emergency Service Advisory Board. And they</p> <p>13 certainly did a great job. Just want to</p> <p>14 recognize their service.</p> <p>15 MR. CALLAHAN: Thank you.</p> <p>16 MR. STAMP: Next item we have, Mr. Council</p> <p>17 President, Members of Council, Beth Anne</p> <p>18 Langrell from For All Seasons, she was here</p> <p>19 earlier. But unfortunately, because of child</p> <p>20 care challenges, she was not able to stay. But</p> <p>21 she's asking for your consideration for For All</p>	<p>1 MR. STAMP: The next item I have, the</p> <p>2 county Roads Department is requesting Council</p> <p>3 approval to purchase a 2022 Bomag asphalt</p> <p>4 roller from the low bidder, Mid-Atlantic</p> <p>5 Machinery, in the amount of \$55,243.</p> <p>6 There are sufficient funds in the FY23</p> <p>7 budget. And if approved, delivery is</p> <p>8 anticipated to be January 2023.</p> <p>9 MR. PACK: Mr. Stamp, you can't say Bomag</p> <p>10 asphalt roller without grunting.</p> <p>11 MR. STAMP: Doing my best, sir.</p> <p>12 MR. PACK: So moved.</p> <p>13 MS. PRICE: Second.</p> <p>14 MR. CALLAHAN: Got a motion and second to</p> <p>15 buy Warren a roller. Madam Secretary, could</p> <p>16 you call the roll, please.</p> <p>17 SECRETARY: Mr. Callahan.</p> <p>18 MR. CALLAHAN: Aye.</p> <p>19 SECRETARY: Mr. Divilio.</p> <p>20 MR. DIVILIO: Aye.</p> <p>21 SECRETARY: Mr. Leshher.</p>
Page 191	Page 193
<p>1 Seasons. They're requesting a letter of</p> <p>2 support from the County Council for their grant</p> <p>3 application to the Rural Maryland Council FY23</p> <p>4 Rural Maryland Prosperity Investment funding in</p> <p>5 the sum of \$242,060 for their same-day access</p> <p>6 program.</p> <p>7 This would require no county funds.</p> <p>8 MS. PRICE: So moved.</p> <p>9 MR. LESHHER: Second.</p> <p>10 MR. CALLAHAN: Got a motion and second it.</p> <p>11 Madam Secretary, could you call the vote.</p> <p>12 SECRETARY: Mr. Callahan.</p> <p>13 MR. CALLAHAN: Aye.</p> <p>14 SECRETARY: Mr. Divilio.</p> <p>15 MR. DIVILIO: Aye.</p> <p>16 SECRETARY: Mr. Leshher.</p> <p>17 MR. LESHHER: Aye.</p> <p>18 SECRETARY: Ms. Price.</p> <p>19 MS. PRICE: Aye.</p> <p>20 SECRETARY: Mr. Pack.</p> <p>21 MR. PACK: Aye.</p>	<p>1 MR. LESHHER: Aye.</p> <p>2 SECRETARY: Ms. Price.</p> <p>3 MS. PRICE: Aye.</p> <p>4 SECRETARY: Mr. Pack.</p> <p>5 MR. PACK: Aye.</p> <p>6 MR. STAMP: Next item I have is Department</p> <p>7 of Corrections is requesting Council approval</p> <p>8 to use \$125,000 in FY23 contingency funds to</p> <p>9 complete the purchase of two hot water heaters</p> <p>10 from Electrical Automation Services, Inc.</p> <p>11 This project was approved and awarded in</p> <p>12 FY22. However, because of supply chain</p> <p>13 disruptions, the project could not be</p> <p>14 completed.</p> <p>15 The overall cost of the project was</p> <p>16 \$225,000, with 125,000 remaining, which will</p> <p>17 allow for the completion of the project.</p> <p>18 The finance director has certified that</p> <p>19 there are sufficient contingency funds</p> <p>20 available for this purchase.</p> <p>21 MR. PACK: So moved.</p>

Page 194

1 MS. PRICE: Second.
 2 MR. CALLAHAN: Got a motion and second.
 3 Madam Secretary, could you call the vote.
 4 SECRETARY: Mr. Callahan.
 5 MR. CALLAHAN: Aye.
 6 SECRETARY: Mr. Divilio.
 7 MR. DIVILIO: Aye.
 8 SECRETARY: Mr. Leshner.
 9 MR. LESHER: Aye.
 10 SECRETARY: Ms. Price.
 11 MS. PRICE: Aye.
 12 SECRETARY: Mr. Pack.
 13 MR. PACK: Aye.
 14 MR. STAMP: The next item, I have the
 15 Information Technology Department is requesting
 16 Council approval to utilize an existing State
 17 of Maryland consulting and technical services
 18 contractor, that is Cass Plus, to provide
 19 enhanced security for core software services
 20 and to provide managed services in the amount
 21 of \$179,958.

Page 195

1 Additionally requesting Council approval
 2 to piggyback on State of Maryland contract with
 3 an approved vendor for associated software
 4 licensing in the amount of \$48,756.
 5 Council has allocated \$160,000 in American
 6 Rescue Plan, in ARPA funds for this project,
 7 with a remainder of \$68,714 to come from the
 8 FY23 budget for IT.
 9 MR. PACK: So moved.
 10 MS. PRICE: Second.
 11 MR. CALLAHAN: Okay. We got a motion and
 12 second. Madam Secretary --
 13 MR. PACK: Mr. Callahan, if I may please
 14 before you call the vote, I just want to add to
 15 my comment.
 16 Cybersecurity and cyber terrorism is a big
 17 issue, as we all know. It was the main theme
 18 at the MACo conference that I went to earlier
 19 this week.
 20 I'm glad that we are making this
 21 commitment. At least I hope the vote goes that

Page 196


1 we make this commitment to upgrade our
 2 cybersecurity so that we won't fall victim to
 3 any type of ransomware or any type of hostage
 4 situation of our system.
 5 So I'm glad that Mr. Durham is here with
 6 us. He made Council aware of this project
 7 earlier this evening. And I think it's one
 8 that not just this Council but future Councils
 9 need to continually work to upgrade the
 10 systems, making sure that we're keeping our
 11 county information safe and that we're keeping
 12 our taxpayers safe as well. Because, of
 13 course, our tax rolls are also kept online as
 14 well.
 15 So again, I just want to make that
 16 statement before the vote is taken, that I
 17 think this is something that should be in high
 18 regard for this Council and the next.
 19 MR. CALLAHAN: Thank you, Mr. Pack.
 20 Madam Secretary, could you call the vote,
 21 please.

Page 197

1 SECRETARY: Mr. Callahan.
 2 MR. CALLAHAN: Aye.
 3 SECRETARY: Mr. Divilio.
 4 MR. DIVILIO: Aye.
 5 SECRETARY: Mr. Leshner.
 6 MR. LESHER: Aye.
 7 SECRETARY: Ms. Price.
 8 MS. PRICE: Aye.
 9 SECRETARY: Mr. Pack.
 10 MR. PACK: Aye.
 11 MR. STAMP: Thank you, Council.
 12 And we have the county engineer here,
 13 Mr. Ray Clarke. He's here to ask your
 14 consideration with regard to Bid 2205, Talbot
 15 County sanitary district sewer extension, Covey
 16 Avenue, Tilghman, Talbot County, Maryland.
 17 He'll explain the request.
 18 MR. CLARKE: Council, we went out to bid.
 19 And unfortunately, the lowest responsible
 20 bidder is higher than the funds we have
 21 available.

Page 198	Page 200
<p>1 And so I'd like to try and sit down and</p> <p>2 negotiate with the low bidder to see if we can</p> <p>3 make the price come back more in line with what</p> <p>4 we have for funding.</p> <p>5 MR. LESHHER: And so this would be done</p> <p>6 through modifications of the scope.</p> <p>7 MR. CLARKE: Yes, sir.</p> <p>8 MR. LESHHER: Value engineering.</p> <p>9 MR. CLARKE: Yes, yeah. Maybe shorten up</p> <p>10 the lines, maybe doing some modifications on</p> <p>11 the curb valves.</p> <p>12 MR. CALLAHAN: Okay.</p> <p>13 MR. LESHHER: I'll move to approve that</p> <p>14 negotiation.</p> <p>15 MS. PRICE: Second.</p> <p>16 MR. CALLAHAN: Got a motion and second for</p> <p>17 Mr. Clarke to negotiate the contract. Madam</p> <p>18 Secretary, could you call the vote, please.</p> <p>19 SECRETARY: Mr. Callahan.</p> <p>20 MR. CALLAHAN: Aye.</p> <p>21 SECRETARY: Mr. Divilio.</p>	<p>1 MS. PRICE: I'll agree with Mr. Pack</p> <p>2 again.</p> <p>3 MR. CALLAHAN: Okay. All right.</p> <p>4 Mr. Divilio.</p> <p>5 MR. DIVILIO: No comment.</p> <p>6 MR. CALLAHAN: Okay. Mr. Leshher.</p> <p>7 MR. LESHHER: Just I think that we heard</p> <p>8 cause this evening that we need to move forward</p> <p>9 on the provision of our impact fees and to work</p> <p>10 with the contractor to do that. So I know that</p> <p>11 there's been some discussion of this, but I</p> <p>12 would like to encourage staff to lead us on the</p> <p>13 next steps toward getting that impact fee study</p> <p>14 in place.</p> <p>15 MR. PACK: I will support that, too.</p> <p>16 MR. STAMP: So Council, as you know, we</p> <p>17 currently are under contract with Tischler. And</p> <p>18 we will contact them this week and get a</p> <p>19 schedule that we can come back to you with next</p> <p>20 Council meeting.</p> <p>21 MR. CALLAHAN: Thank you.</p>
Page 199	Page 201
<p>1 MR. DIVILIO: Aye.</p> <p>2 SECRETARY: Mr. Leshher.</p> <p>3 MR. LESHHER: Aye.</p> <p>4 SECRETARY: Ms. Price.</p> <p>5 MS. PRICE: Aye.</p> <p>6 SECRETARY: Mr. Pack.</p> <p>7 MR. PACK: Aye.</p> <p>8 MR. CALLAHAN: Thank you, Ray.</p> <p>9 MR. STAMP: Thank you, Ray.</p> <p>10 Council, that completes the county manager</p> <p>11 report for this evening. Thank you.</p> <p>12 MR. CALLAHAN: Thank you, Mr. Stamp.</p> <p>13 Okay.</p> <p>14 For public comment. Do we have a list or</p> <p>15 anything? Okay. No public comment.</p> <p>16 Council comment. Mr. Pack.</p> <p>17 MR. PACK: I think we said enough this</p> <p>18 evening or I said enough this evening. So I'm</p> <p>19 going to just let it go at that.</p> <p>20 MR. CALLAHAN: No problem.</p> <p>21 Ms. Price.</p>	<p>1 Mr. Leshher, you want to go ahead and...</p> <p>2 MR. LESHHER: Yeah.</p> <p>3 MS. PRICE: Don't you have it memorized?</p> <p>4 MR. LESHHER: I don't, I don't.</p> <p>5 MR. PACK: Well, it changes each week</p> <p>6 depending on what we're doing.</p> <p>7 MR. LESHHER: The Council's next meeting is</p> <p>8 on Tuesday, August 9th, at six o'clock p.m.</p> <p>9 The Council will be convening at 4:30 p.m. and</p> <p>10 immediately adjourning into closed session to</p> <p>11 discuss real estate, legal, and personnel</p> <p>12 matters as listed on the statement for closing</p> <p>13 that meeting.</p> <p>14 If there's nothing else on our agenda, a</p> <p>15 motion to adjourn would be in order.</p> <p>16 MS. PRICE: So moved.</p> <p>17 MR. CALLAHAN: Motion and second. Madam</p> <p>18 Secretary, could you call the vote.</p> <p>19 SECRETARY: Mr. Callahan.</p> <p>20 MR. CALLAHAN: Aye.</p> <p>21 SECRETARY: Mr. Divilio.</p>

1 MR. DIVILIO: Aye.
 2 SECRETARY: Mr. Leshner.
 3 MR. LESHER: Aye.
 4 SECRETARY: Ms. Price.
 5 MS. PRICE: Aye.
 6 SECRETARY: Mr. Pack.
 7 MR. PACK: Aye.
 8 MR. CALLAHAN: Thank you.
 9 (Meeting concluded at: 8:55 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 Notarial Seal this 4th
 day of August, 2022 at Eastern MD
 14

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

0	13 105:13	2	2022 1:7 192:3
01 163:4	152:18	2 46:10,11 52:10	203:13
07 68:10	1362 203:15	53:14,14,15,15	2023 192:8
1	13th 185:10	67:12,12 117:8	2025 203:20
1 46:12,12 50:21	14 152:18	117:8	2027 66:6
50:21 51:4,4	14,000 83:8	2,000 93:4	2030 8:6 17:7
52:10 53:7,14	146 50:14 51:11	2,132 8:10	21 8:13 80:5
59:4,5 67:11,11	54:10,13 56:16	2.16 47:8	92:7 162:20
100:14,14	59:21 60:5,6	20 8:14 16:18	2205 197:14
116:10,10 156:4	105:12 106:17	17:1,8 61:10	225,000 193:16
156:4 160:7,7	158:2	76:1 77:15	23 15:12
160:10,10	15 17:1 42:12	87:21 130:17	23rd 51:20
161:12,13	53:21 56:14,19	131:2 140:18	172:16,18 173:4
1,000 4:7 108:14	60:14 68:12	160:9 171:8	175:11,15,16
1,024 8:14	83:16 86:2	200 54:3,6 62:6	187:2,5
1,034 16:7	118:11,15 144:6	88:16 92:21	24,900,000
1,541 22:10	146:4 152:18	93:3 109:15	37:11
1.4 147:6	158:12 160:9	111:9,21 125:15	242,060 191:5
1.5 159:8	15,000 89:10	131:3 152:13	250 54:8 85:18
1.7 47:9	150 153:2	153:1,17 161:19	26 1:7 46:8,10
10 8:2,14 126:10	1522 37:7,9 40:8	163:2 166:16	48:2,3,5 49:1,6
100 90:21 94:16	40:8,10 42:10	182:11	49:10,16 50:6
108:15 119:17	16 152:14	2000 80:4 137:7	51:2 52:13
119:18 128:2	203:20	2001 57:1,2,3	55:19
166:7 174:16	160,000 195:5	80:5 171:2,8	265 21:11
100,000 137:20	17,000 12:5	2007 50:13 52:5	26th 2:12,18
11 32:6	17,902 13:13	53:8,20 56:18	280,000 154:6
110 128:3	179,958 194:21	56:19 66:19	29659 46:6
110812 8:4	18 12:1	69:11,12,13,14	3
112 118:14	186 46:10 47:7,7	70:8,10 71:17	3,500 15:11 84:2
12 25:3 83:8	48:3 49:6,10,16	99:20 101:19	120:2
152:18 165:7	50:6 52:13	105:10,20 106:4	30 6:11 7:12,12
12,000 8:19	55:19 57:21	106:5,16 113:14	12:15 13:4 84:4
12,167 8:11	186c 58:9,14,17	114:10 161:21	140:18
120 59:9,14 62:8	19 12:1	2010 17:7	300 24:7 62:5
85:19 100:21	19,263 8:9	2020 8:4 16:9	76:20 134:14
108:17 160:6	19-205 37:21	22:21	30th 20:18
125,000 193:8	19-206 38:1	2021 23:1 171:9	31 8:6 171:2
193:16	19th 2:17	172:13	310 50:16 54:10

31st 148:14	5	7	150:20 154:8
32,000 12:6	5 8:14 23:15	7,000 84:3	181:11 190:20
322 61:8	50 22:20 53:6	7,050 147:5,13	absolutely 65:14
325 85:20	61:2,8 62:7 63:4	70,000 134:18	73:8 101:2
325,000 137:21	63:5 65:5,5	700 84:13	122:3 127:17
328 46:7 60:10	91:12 102:2	700,000 87:4	129:3 162:7
101:18,20 102:1	128:18 129:1	708 8:14	169:21,21 176:1
102:2	134:18 137:20	75 137:20	absurd 112:6
331 45:21 46:2	139:19 145:18	77 83:9	accept 36:5
47:6 57:14	152:18,20	7th 31:18	acceptable
58:19	153:17 163:19	8	104:15 115:19
340 126:5	164:9 166:20	80 5:19,20 7:13	accepted 2:15,21
134:13	50,000 130:6	128:1,3	18:16
350 85:20	154:7	80,000 128:19	access 191:5
129:18 134:14	50/50 89:12	129:1	accommodated
154:8	500 62:5 105:14	800,000 84:14	152:20
350,000 130:6	134:21 161:18	81 105:12	accommodatio...
358 21:12	163:1	82 60:6 69:2,8	77:1 92:10
37,000 84:4	518 21:16	8671 150:4	account 23:18
38,000 88:11	531 163:7	8:55 202:9	accounts 23:13
4	55 178:13	9	accrue 12:16
4,345 13:17	55,243 192:5	92 6:18 13:1	accurate 11:21
40 141:18,18	5th 31:6,18,18	9th 69:4,15	203:7
40,000 154:7	6	172:17 201:8	acquisition
400 21:17 93:3	60 134:18	a	37:12,15 38:14
129:19 134:13	60/40 89:12	a1 160:10	acreage 47:8
150:17 152:12	600 126:12	abbatiello	107:4
153:15	600,000 129:11	165:18	acres 47:8,9
410 126:5	61,639 128:3	ability 126:14	act 154:18
134:21	612d 39:10	able 9:20 13:5	action 44:13
45 46:8 49:1	62,000 15:10	13:12 14:6,9,19	58:15 172:15
51:3 55:19	62,344 15:4	14:21 16:5 22:6	178:17 203:12
460 134:21,21	65 14:11 121:10	23:8 28:11,21	actions 97:4
47,000 13:15	67,000 128:5	59:10 73:5	active 15:4
48,756 195:4	68,714 195:7	111:15 128:6	activities 32:1
49,000 128:5	6:00 1:7	131:20 132:2	44:2
4:30 201:9	6th 31:18	137:7,13 138:7	actor 34:1
4th 31:18 203:13		138:8 140:7	actual 19:13
		142:10 149:12	56:15

<p>ad 37:19 96:21 adaptable 14:4 add 14:13 29:2 65:15 80:21 84:3 108:21 120:2 121:13 123:9,12 166:16 168:6 195:14 added 34:9 54:7 70:15 106:5 107:8 109:7 121:5,5,6 162:13 adding 73:14 81:5 84:2,4 90:18 107:1 153:1 addition 28:18 125:4 129:7 additional 14:8 20:19 108:4,9 109:2 112:5 122:15,17 132:12 133:9 154:15 158:5 163:18 164:9 additionally 195:1 additions 2:13 2:19 73:10 116:15 address 70:2 71:6 87:6 104:14 112:18 113:8 138:13,15 146:21 155:11 160:15,16 161:2 addressed 25:12 62:14 70:5 122:1 148:17</p>	<p>162:12 186:10 addressing 145:20 adds 91:13 93:5 adequate 115:11 adheres 102:10 adjourn 201:15 adjourning 201:10 adjust 33:7 104:19 adjusting 29:20 adjustments 67:16 administration 14:10 78:2 113:18 145:12 adopt 51:10 57:14 adopted 96:7 104:18 advance 151:2 advertise 34:14 advertisements 176:15 advisory 31:2,11 32:18 51:8 57:5 57:11 151:10 188:13 189:11 190:12 afford 130:6 131:20 154:3,8 affordability 131:11 affordable 72:13 78:10 124:21 125:5 127:11,21 128:9,21 129:12 129:15 131:19 140:12,15 154:4</p>	<p>154:4 155:7 age 120:6 182:2 aged 43:9,14 122:20 agencies 5:2,5 114:1 agency 4:14,16 agenda 2:11,12 2:14,15 31:1 172:16 201:14 aggravated 66:7 aggressive 66:5 ago 3:17 5:21 6:11 7:17 11:5 18:9 33:13 60:9 68:18 75:15 80:5 86:2 92:7 96:7 116:7 118:15 132:14 137:3 144:7 152:18 158:12 160:9,9 161:17 162:20,21 164:6 185:4 186:13 agree 105:3 115:13 116:4 135:3 138:3 178:2 200:1 agreed 128:12 144:16 145:16 agreement 5:20 6:14 7:13 8:5 16:10 17:8,10 20:16 21:1,4,5 58:19 131:14 ahead 2:6 4:11 15:3 30:7 31:8 37:6 38:9 40:1 40:13 42:10 47:20 57:18</p>	<p>77:13 94:14 100:17 113:5 116:10 125:19 136:7 160:8 175:19 201:1 al 135:19 136:1 165:20 allegiance 2:8,9 alley 60:16,17 60:20 61:1,4 67:19 73:17 74:12 101:20 102:3 162:14 allocated 195:5 allow 38:20 40:2 44:5 67:12 157:8,15 193:17 allowing 4:2 158:4 alluded 59:20 66:6 120:21 alludes 61:12 alluding 114:19 alternative 60:11,12 104:8 ambulance 73:14 90:17 108:2 123:6 amend 46:3 49:1 115:21 amending 55:18 amendment 8:4 46:19 47:6,15 48:1 50:4 69:17 96:1 103:1 115:3 amendments 77:7 america's 127:11 131:18</p>
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<p>american 195:5 amount 15:9 60:19 103:11 106:11 114:10 140:14 192:5 194:20 195:4 analysis 120:13 182:6,13 analyze 184:20 angela 91:21 animosity 158:12 anne 190:17 anne's 18:2 annex 85:9 annexation 87:9 144:6 annexed 56:21 80:5 160:9 163:3 annotated 38:2 announce 156:19 annoying 167:9 annual 183:4 annually 183:7 answer 10:20 64:5 94:5 176:19 answered 24:18 anti 161:6 anticipated 126:20 192:8 antigrowth 118:10,12 anybody 40:2,7 40:9 42:15 77:5 128:14 129:5 131:17 149:7</p>	<p>anybody's 170:11 anymore 84:6 anytime 35:13 180:3 anyway 175:15 apart 15:21 16:1 apartment 52:18 59:15 62:8 79:2 85:19 apartments 54:14 59:9 64:12 86:6,10 153:2,4 178:6 apologize 179:1 appeal 116:6 appeared 203:3 applaud 132:17 applicant 95:21 applicant's 179:19 application 18:16,20 19:6,9 154:18 155:18 191:3 applications 19:16 applied 153:5 apply 181:11 appointment 187:14 188:12 189:10 appointments 187:13 190:8 appreciate 30:20 34:18 35:11,18 73:21 75:13 77:2 79:5 79:9 80:8 81:12 85:21 134:5,7</p>	<p>135:10,16 148:10 155:3,5 155:12 163:11 175:18 approach 66:10 appropriate 43:15 47:2 96:16 97:14,20 98:10 104:11 138:10 158:6 approval 56:3 66:2 192:3 193:7 194:16 195:1 approve 93:2 106:17 137:2 138:12 198:13 approved 38:19 100:2,8 102:19 103:9 115:2 156:1 192:7 193:11 195:3 approves 182:21 approximately 17:4 area 52:21 53:11 53:16 61:15 62:4 78:17 107:2 123:2 156:10 areas 9:9,13 21:6 22:13,16 26:15 55:10 61:19 82:1 argue 71:7 arguing 71:9 argument 78:9 89:21 arguments 106:15</p>	<p>arpa 159:7 195:6 article 38:1 aside 133:20 157:7 186:20 asked 50:10 63:7 65:18,19 115:6 152:17 156:3 174:17 176:12 178:4 180:6 asking 67:14 70:4 71:5 92:14 106:20 110:2,20 111:8 112:3 159:15 164:8 170:6,9,15,19 179:14 190:21 asks 112:5 aspects 96:14 asphalt 192:3,10 aspire 52:16 59:3 100:1 assembly 4:15 assert 97:15 assessment 49:13 assistance 126:16 128:6,14 130:3,4 assisted 203:7 associated 50:18 51:12 52:21 54:14 195:3 assume 130:15 assures 183:7 astounded 185:5 atlantic 192:4 attend 152:3 attending 80:16</p>
---	---	---	---

attention 48:14 77:5 attics 11:8 attorney's 139:1 attributes 148:6 audio 203:3 august 31:6,19 172:17,19 173:4 201:8 203:13 authorize 37:10 38:13 39:9,12 authorizing 38:2 38:4 automation 193:10 availability 155:14 available 103:14 140:4 193:20 197:21 avenue 197:16 average 25:8 126:12 134:17 awarded 193:11 aware 55:17 92:18 127:18 151:19 152:2 158:19 178:9 196:6 awareness 89:18 92:16 aye 36:12,14,16 36:18,20 41:21 42:2,4,6,8 45:10 45:12,14,16,18 188:2,4,6,8,10 188:21 189:2,4 189:6,8,19,21 190:2,4,6 191:13,15,17,19	191:21 192:18 192:20 193:1,3 193:5 194:5,7,9 194:11,13 197:2 197:4,6,8,10 198:20 199:1,3 199:5,7 201:20 202:1,3,5,7 b b 37:14 164:2 baby 121:10 back 11:18 12:7 13:15 22:7,8 23:9 24:15 32:4 49:18 50:13 51:18 53:8,20 54:12 60:1,13 63:11 68:9,11 69:8 80:4,5 88:11 90:5 105:10 106:3,21 107:3,10 113:14 119:10 143:6 144:5 157:12 160:7 163:10,12 175:16 178:15 184:3,7,8 198:3 200:19 background 154:17 backgrounds 35:4 backtrack 134:12 backwards 184:7 backyard 150:18 152:13 153:15	bad 158:8 ball 34:1 balloon 31:5,17 ballpark 129:20 baltimore 203:2 banks 79:11,13 barrel 25:19 base 71:16 82:2 97:8 118:19 122:11,21 123:13 baseball 76:5 based 5:6 65:16 82:2 96:16 97:2 97:14,19 116:11 120:13 174:3 basic 18:21 basically 19:21 23:11 50:18 53:16 56:2 57:12 58:2 154:1 basing 183:17 basis 9:6 12:7 20:20 122:11 bathrooms 58:5 bay 31:5,17 73:14 74:17 beachwood 76:4 76:7,7 bear 25:14 beautiful 34:12 71:19 becoming 32:15 119:7 beer 24:7 30:14 beg 121:7 begrudge 28:2 30:2	behalf 95:20 165:16 176:6 178:21 believe 29:11 51:6 52:14 57:7 57:11,21 58:10 59:3,15,17 75:20 149:18,21 158:1 163:7 165:19 166:17 167:17 171:15 bell 42:20 benefit 182:6 benefits 9:19 182:19 best 5:4 43:10 132:17 146:1 156:8 168:4,5 192:11 beth 190:17 better 9:7 26:1 76:13 81:21 91:1 113:4 141:1 183:8 beyond 7:6 58:16 bid 14:17 197:14 197:18 bidder 192:4 197:20 big 33:21 35:8 75:17 79:13,20 111:7 140:2 145:14 195:16 bigger 85:10 109:16 112:9 bill 5:12,13 37:6 37:9,9 38:10,13 38:20 39:5,8,16 42:10,12 95:3
---	---	--	--

108:20 billable 15:5,5 15:10 bills 39:4 birds 75:12 bit 11:5 25:20 28:3 30:2 34:14 38:10 62:4 73:2 75:9 93:13 94:10 123:21 124:10 141:14 155:14 157:1 163:16 168:15 169:11,19 bitching 167:9 bite 93:6 bitter 198:2 black 60:16,17 60:20,21 61:4 67:19 73:17 74:12 101:20 102:3 162:14 blindsided 165:3 blue 50:19 board 11:10 32:18 51:8 57:5 57:12 78:12 100:20 116:18 117:3 118:18 119:15 120:12 143:7 151:10 157:5 173:16,19 174:2,6,13 175:13 177:9 179:11 180:12 181:1,6,11 182:4 185:4 187:12 188:13 188:18 189:11 189:16 190:12	board's 157:11 body 182:13,15 185:17 body's 178:17 bomag 192:3,9 bond 39:7,8,19 bonds 37:19,20 38:3,4,5,6 39:9 boomed 118:20 booming 79:20 121:10 borders 9:18 borrow 37:11 38:14,21 91:16 91:19 borrowing 37:17 39:9,12 bother 34:17 bottles 30:10 bought 137:16 142:6 167:10,12 box 179:4,6 branch 31:4,21 break 159:12 165:20 breakdown 120:15,18 165:21 breakfast 158:15 breaking 123:5 breaks 106:9 brian 31:14 bridge 31:4,21 bring 3:7 15:15 15:16 20:7 34:2 48:7 92:16 125:15 141:6 182:1 183:10,20	brings 5:17 15:2 84:17 broad 155:14 broadband 143:1,1,4 159:4 159:5,7,9,17 163:12 broken 22:1 109:1 brought 48:14 86:1 92:7 140:6 141:5 146:2 brush 15:11 bucks 89:14,15 108:15,18 budget 63:5,6 65:5 83:9,11 84:17 118:14 192:7 195:8 buffer 58:2 build 6:20 20:9 27:5 43:4,19 61:11 62:17 66:5 72:11 77:13 79:17 82:13 88:16,17 91:12 92:3,12 92:14 111:9 117:6 131:7 140:16 142:10 143:15 161:18 166:21 180:4 builder 77:12 127:12 131:19 builders 166:20 building 37:14 42:19 43:5,9,11 43:13,15 73:11 74:21 75:13 81:21 90:7,12	98:4 103:13 130:10 167:20 174:10 buildings 43:10 43:19 85:19 builds 103:21 built 20:3 43:6 53:11 67:1,6 71:18 75:21 80:4 98:16 102:7 103:19 117:7 131:3,7 137:20 143:17 147:11 183:4 bunch 75:6 81:21 82:6 burden 105:16 106:7 burn 25:19,19 28:5 bury 25:20 buses 76:12 business 6:17 21:14,15 28:3 43:7,21 87:20 105:5 businesses 78:17 buy 29:15,16 79:3 122:12 130:1 131:1 154:3 192:15 buyer 126:12
			c
			c 47:7 49:16 50:7 55:20 calculate 89:1 110:8 111:16 call 36:9 45:7 128:15 166:14 180:9 187:20

188:19 189:17 191:11 192:16 194:3 195:14 196:20 198:18 201:18 callahan 1:14 2:3,10 3:6,9,12 3:16,19 4:4,10 6:6,10 9:11 24:11,13,17,20 30:4,7,16,20 32:8,11 33:8,12 36:1,6,8,11,12 36:21 37:3 38:8 39:1,21 40:16 40:20 41:10,12 41:15,17,20,21 42:9,15 44:15 44:18,21 45:6,9 45:10,19 46:14 46:18 47:1,4,10 47:13,18,20 50:8 55:1 57:18 82:8 94:2,6,14 95:14,17 113:5 113:7 123:17,20 124:5,12,18 125:1,17,18,19 134:4,7 135:16 135:19 146:6,8 146:11,13,15,19 147:2 148:2,8 148:10,11 149:5 149:10,15,19 150:2 151:21 154:11,16 156:13,16 157:6 157:20 168:11 168:14,17,19,21 169:4,6,9,11,14	169:18 170:1,2 170:7 173:3,5,9 173:21 174:9 175:6,10,20 176:1,3 186:20 187:1,4,7,9,19 188:1,2,17,20 188:21 189:15 189:18,19 190:15 191:10 191:12,13 192:14,17,18 194:2,4,5 195:11,13 196:19 197:1,2 198:12,16,19,20 199:8,12,20 200:3,6,21 201:17,19,20 202:8 called 142:11 165:19 calling 50:5 calls 141:18 calm 168:14 calming 116:15 camac 46:9 52:19 150:4 cannon 188:12 188:18 cans 24:8 30:11 cap 84:12 85:2 95:9 108:19 capacity 13:4 16:20 18:6 56:7 115:11 168:3 capital 38:18 39:4,13,16 42:20	capitalist 88:1 capture 95:11 capturing 28:12 carbon 13:8,10 13:13,14 28:18 cardboard 21:16 cards 8:12,14,14 8:14 care 12:19 13:7 25:16 87:1 144:12 190:20 caroline 16:21 17:19 carrying 74:4 cars 73:18,20 74:4 80:19 105:16 106:5 164:14 case 3:8 21:14 22:6 99:16 101:5 cass 194:18 cast 158:8 cause 200:8 cautious 26:5 ceiling 133:12 133:13,14 cell 16:8,14 20:4 center 38:15 43:7,21 74:19 78:13 82:16 141:20 159:10 159:19 centers 78:7 81:3,10 century 34:8 certain 132:8 certainly 9:6 27:20 31:10	35:4,12 44:13 104:20 105:3 116:2,9 155:16 166:4 167:4 170:1 176:3 178:18 179:13 182:18,20,21 190:13 certified 193:18 certify 28:16 203:3,5,8,10 chain 193:12 chair 2:14,20 78:12 challenge 35:15 35:18 155:9 challenges 35:13 136:7 137:4 190:20 chambers 1:10 chance 2:18 change 6:14 47:7,8 50:4 74:6 74:6,7 115:4,8 116:5,8 127:10 changed 18:9 47:16 70:11 99:20 106:20 107:1 113:12 119:17 121:1 141:4,7,7 144:7 161:21 162:8 changes 59:6 100:16 120:16 145:14 170:11 201:5 chapel 72:18,21 80:8 165:8 characteristic 185:3
---	---	---	---

<p>charge 12:6 15:6 97:20 147:13</p> <p>charter 39:10</p> <p>cheap 78:10 123:2 133:18 134:2</p> <p>chesapeake 31:5 31:17</p> <p>child 190:19</p> <p>children 72:2,15 99:6</p> <p>chip 88:19</p> <p>choose 29:16</p> <p>choptank 79:1</p> <p>chosen 66:21</p> <p>chuck 1:14 149:14</p> <p>church 76:5</p> <p>circulate 169:15</p> <p>circulated 157:9 157:15 171:5</p> <p>circumstances 113:21</p> <p>citizen 156:18</p> <p>citizen's 90:5</p> <p>citizenry 98:21</p> <p>city 203:2</p> <p>claim 13:12</p> <p>clarification 46:21 50:12 86:6 99:21 100:13 148:12 150:6 153:3</p> <p>clarify 6:5</p> <p>clarity 57:20 58:17</p> <p>clarke 46:16 47:17,19,21 48:7,12,18 50:9 55:4,12,16</p>	<p>56:12,14,19 57:2,6,16 59:1 59:10 197:13,18 198:7,9,17</p> <p>clarke's 183:11</p> <p>class 122:16 134:18</p> <p>classified 53:7</p> <p>classroom 77:15</p> <p>classrooms 71:15</p> <p>clay 21:3</p> <p>clean 21:18 23:7 25:10</p> <p>cleaned 27:3</p> <p>cleaning 11:8</p> <p>clear 6:5 48:16 93:14 148:21 159:14</p> <p>clearly 98:20 127:15 164:21 178:4</p> <p>clerical 144:9</p> <p>client 123:18 176:7,20</p> <p>clients 5:10</p> <p>clifton 130:18</p> <p>close 12:13 13:5 16:10 17:2 20:13 31:4 32:2 32:5,19 40:13 82:5 124:14,16</p> <p>closed 7:16 26:12 201:10</p> <p>closer 136:9</p> <p>closing 126:16 130:3 201:12</p> <p>closure 12:10,11 12:14,18,19 13:7,16 14:21</p>	<p>20:2 36:5</p> <p>coalition 5:21</p> <p>code 38:2</p> <p>cognizant 89:18</p> <p>collaboration 155:7</p> <p>collect 27:16</p> <p>collected 21:11 22:10 23:6 24:7 106:10 114:9</p> <p>collecting 108:14</p> <p>collection 13:9</p> <p>collectively 22:19</p> <p>color 22:8,9</p> <p>colors 22:2</p> <p>combative 70:21</p> <p>combine 6:12 7:9 22:19</p> <p>combusted 29:8</p> <p>come 3:3 11:18 34:15 40:2,7,11 43:21 46:16 59:5 76:19 77:13 79:6 81:16 92:6 100:15 102:8 103:5 127:10 135:12,19 141:3 143:9,11,20 146:9 149:15 153:12 154:1,2 157:12 160:7 164:7 166:18 173:13 175:16 175:20 176:1 179:6 182:1 195:7 198:3 200:19</p>	<p>comes 15:8 70:7 81:2 101:8,8</p> <p>comfortable 169:12 173:18</p> <p>coming 8:2 34:8 43:7 59:2 73:9 79:20 93:12 135:6 137:6 145:21 158:1 166:15 178:14 182:12</p> <p>comment 107:1 112:16,20,20 152:12 195:15 199:14,15,16 200:5</p> <p>comments 113:9 114:19 152:10 158:5 163:12</p> <p>commerce 144:1</p> <p>commercial 4:21 10:18 15:15 22:13 54:4,7,14 55:2,10</p> <p>commission 51:9 57:4,6,7,8 102:16,20,21 128:12 136:19 151:10,14,18 152:8 155:21 181:4 187:15 203:20</p> <p>commitment 131:10 133:11 195:21 196:1</p> <p>committee 31:2 31:12 187:12</p> <p>committees 81:18</p>
--	---	--	---

commodity 23:16 common 136:10 communication 142:4,5 164:7 166:8 180:16 183:20 communications 142:8 communities 98:12 132:4 161:3 community 24:2 33:19 71:15 72:2 73:10,15 76:1,11 88:18 99:10,15 103:6 121:11 133:18 135:4 136:6 137:5 141:20 153:7 157:1 159:10,19 181:5 comp 48:21 52:3 53:17 55:18 57:9 118:1 139:7,7 143:8 143:13 companies 138:6 company 125:11 126:15 compared 91:21 competing 33:20 complete 9:4 20:11 38:21 193:9 completed 66:6 193:14 completely 157:18	completes 199:10 completion 193:17 complex 62:8 complexes 34:2 compliance 102:14 comprehensive 46:4 59:6 95:21 100:16 102:9,11 102:15 103:3 104:13 116:5 183:15 computer 203:7 concentrations 29:12 concern 67:21 87:16 146:17 152:13 158:7,7 160:14 concerned 24:4 68:15 concerning 147:3 152:6 concerns 58:20 63:2,3,4 66:1,15 66:16,17,18 67:7 68:8,16 70:2,4,5 71:3,8 71:11,11 81:13 112:13 116:13 116:14,19 122:2 152:7 157:11 162:4,6,10,12 concession 117:14 concluded 202:9 conclusion 173:14	conference 195:18 confirm 69:16 confirmed 100:2 147:7 confused 109:4 confusion 179:2 congestion 78:3 81:2 164:1,10 165:10 congregate 80:12 conjunction 27:2 connect 156:4 connection 159:10,13,19 connector 60:13 61:21 62:17 67:5 102:6,6 106:13 conscious 26:6 consent 2:16,21 conservative 85:4 consider 117:4 150:19 181:1 consideration 31:2 153:14 165:13 170:11 190:21 197:14 considered 42:14 152:10 consistent 57:9 103:2 118:1 122:11 consistently 79:14 consists 31:12	consolidation 38:3 construct 16:13 19:19 constructing 44:7 construction 19:18 20:12 37:13,15 78:8 83:6,12 91:5 94:21 107:21 consultant 97:12 180:11 consulting 194:17 contact 200:18 contained 203:9 context 114:20 contingency 193:8,19 continually 196:9 continue 13:19 34:21 86:15 99:11 140:19 142:1 continues 13:18 60:15 continuing 20:21 155:6 contract 5:10 8:4 195:2 198:17 200:17 contractor 194:18 200:10 contribute 122:10 contributes 66:7 contributing 122:21
---	---	---	---

contribution 98:14	96:8 111:14 126:11,16	172:3 173:8 174:8 176:4	counts 77:4 181:9
convening 201:9	193:15	177:1 180:21	county 1:1,1
conversation 85:16 94:19 113:1 155:6 183:13	costs 12:17 14:11 23:20 82:17,20 83:6 83:13 84:21 87:3 127:10 130:3	190:16,17 191:2 191:3 192:2 193:7 194:16 195:1,5 196:6,8 196:18 197:11 197:18 199:10 199:16 200:16 200:20 201:9 203:3	4:20 6:3,19 7:2 7:15,20,21 8:3 8:12,12,20 10:6 10:18 11:11 12:7 16:21 17:13,14,19 18:2 20:17 21:7 21:13,14 24:4 25:19 30:15 33:1 34:9,10 37:10,10,14,16 37:20 38:13,16 38:19 46:3 50:13 51:10 57:13 60:17 63:4 65:21 67:12,19 68:3,7 79:8 83:8,9 84:5 86:18 87:1,13 87:15,17 88:12 90:4,10 94:17 95:4,7 96:4,4,6 96:14,21 97:7 97:11,15 98:4,8 98:16,21 99:5,7 100:15 101:4 102:21 103:2 104:18 106:16 111:14 113:4,19 115:6,16,21 117:18 118:6 120:3 121:9,21 124:8 128:11 136:8 139:2,7 140:5 141:20 142:8,16 143:4 144:1,2,4
cook 167:13		196:18 197:11	
cooperation 142:15 155:11	council 1:1,4,10 1:13 2:11,18 24:13 31:1 32:11 33:14 34:19 38:12,19 39:11 42:15,19 43:3,3,4,15,18 46:17 48:8 50:10 51:10,17 55:16,21 57:13 59:5 60:1,2 63:4 63:11 65:4 66:20,21 69:20 79:6 87:7 95:19 97:1 98:20 99:7 100:16 102:10 102:17 104:20 105:4 106:15,16 112:20 115:1 118:15 128:11 132:7 133:17 136:1,3,13 137:1 138:11 141:8 147:16 150:18 151:16 152:5 154:12 155:4 156:13 157:9 158:4,11 158:13,19 159:4 160:4 162:8 168:8 170:9	197:18 199:10 199:16 200:16 200:20 201:9 203:3	
cooperative 161:10		council's 59:21 63:3 178:16 179:18 201:7	
copy 171:4 180:18		councilman 158:9 163:15 175:11	
corbin 137:20		councilmen 139:2 146:8 156:8	
corbin's 76:8 137:10		councils 173:18 196:8	
cordova 68:4 188:14 190:10		counsel 203:4,9 203:10,11	
core 194:19		count 15:9 182:13,15	
corey 1:17		counted 59:17 112:1	
corner 3:20 54:5 137:14		counterpart 136:11	
correct 17:9 25:6 27:19 50:5 59:9,16 76:19 101:5 129:17 130:14 131:15 132:15 154:16 172:7		counties 6:1,2 6:12,13,16 7:4 7:10 9:20 10:1 10:13 17:15 21:8 22:14,18 22:18 33:21	
corrections 2:13 2:19 193:7		country 34:11 71:20 83:2 119:6 140:21	
correctly 26:21			
corridor 67:1 101:19 165:14			
cost 7:2 12:6 23:9,13 30:1 83:13,15 84:6 86:21 89:4 90:20 94:16			

147:15,17 150:11 151:16 151:17,18 155:9 158:10,13,16 159:9,11,15,18 161:3 162:15 164:20 166:9 168:7 172:3 182:21 183:12 183:14 187:10 191:2,7 192:2 196:11 197:12 197:15,16 199:10 203:2,3 county's 19:2 103:7 147:21 185:1 countywide 65:19 couple 4:6 7:6 33:14 60:10 93:17 105:21,21 134:10,12 135:12 160:2 169:12 173:17 173:18 174:18 183:5 course 25:21 27:13 61:20 72:17 104:4 116:6 127:20 196:13 court 97:4 courtesy 150:16 180:18 183:2 cover 14:10 22:5 29:17 82:19 83:19 87:3 108:5 112:21 146:13	covered 26:21 148:5 covey 197:15 covid 11:6 creafill 21:13 created 27:10 62:1 109:20 creating 132:12 credit 28:14 credits 13:12,13 13:14,17 28:12 28:18 creek 81:6 criminal 141:12 criteria 129:5 crofton 130:17 cross 11:17 59:12 70:19 71:1 crosshairs 124:10 crowded 181:17 cumulative 181:1 curb 198:11 curious 126:2 current 15:4 119:9 currently 23:15 54:3 178:11 200:17 customary 180:2 customers 4:19 5:8 8:11,19 9:5 9:5 cut 61:1 73:20 cyber 195:16 cybersecurity 195:16 196:2	cylinder 29:8,10 d damn 140:1 dan 167:6 darkness 49:5 data 23:1 date 33:10 51:21 dated 69:5 171:18 185:10 day 81:2,15 99:6 115:5 122:14 143:18 170:20 179:21 191:5 203:13 deal 81:15 111:7 130:20 167:15 dealing 35:15 60:4,6 67:9 117:15 126:6 159:4 173:11 debt 91:13 147:4 147:6,20 decade 103:11 decades 104:1 december 8:6 119:10 148:14 171:2 185:10 decide 17:15 decided 140:15 decides 85:8 decision 16:13 28:2 44:11 51:15 59:21 96:21 176:5 178:16 180:1 decisions 183:17 deed 75:10 deeper 25:20 defend 144:17	defensible 97:14 defined 53:17 defines 128:9 definitely 134:10 deja 68:11 105:8 delayed 66:12 66:13 deletions 2:13 2:19 deliberations 136:5 delivery 192:7 demand 81:17 139:20 demographics 180:13 department 33:6 33:16 37:16 38:16 43:8,10 43:20 44:5,8 49:13 73:12 88:6,7 135:5 141:18,19 142:7 142:9 144:15 192:2 193:6 194:15 departments 73:13 depend 143:21 depending 201:6 depends 130:9 deposit 79:3 design 19:13 20:11 155:17 designated 49:15 50:21 designation 156:10
---	--	--	---

<p>designed 19:15 111:10 163:8</p> <p>desperate 140:3</p> <p>determination 97:20 102:18</p> <p>determine 97:12</p> <p>determined 96:8 96:11 101:15 103:1 113:17 114:4</p> <p>determines 98:10</p> <p>develop 19:12 19:18 144:3</p> <p>developed 58:9 75:17</p> <p>developer 54:19 55:13 82:12 94:12 98:11 101:13 103:5 110:3 111:8 132:16 147:4</p> <p>developer's 114:2 131:13</p> <p>developers 87:20 88:1 98:11 113:3</p> <p>developing 152:19</p> <p>development 33:15,20 34:3 58:3,21 59:8 61:15,18 63:8,9 64:11,14,21 68:14 96:7,9,12 96:17 97:9,13 98:3,3 100:6 101:10 104:3,5 104:17 110:18 115:15 116:20</p>	<p>117:6,17,21 119:3 125:11 127:14 128:21 132:21 144:4 147:8 150:17 152:16,21 153:2 154:5 155:13 178:14 180:4 182:8 184:4 187:15</p> <p>developments 63:15 64:2 65:3 66:3 68:1 89:3 116:20 119:20 184:15</p> <p>diane 1:21 203:2 203:16</p> <p>diet 190:10</p> <p>differ 121:7</p> <p>difference 54:16</p> <p>different 26:14 28:13 29:4 33:18 82:1 125:12,13 147:10,10 164:13 174:8</p> <p>differential 112:5</p> <p>differently 62:13 163:16</p> <p>difficult 21:20 75:13 137:7 139:14</p> <p>digest 156:17 179:15</p> <p>diligence 119:12 146:2 158:20</p> <p>dime 159:13</p> <p>diminish 28:8</p>	<p>direct 32:3 176:16</p> <p>directed 114:2 128:1</p> <p>direction 95:18 183:14</p> <p>directly 29:8</p> <p>director 149:3 171:10 193:18</p> <p>directors 110:11</p> <p>disagree 82:10 161:16 174:1</p> <p>disappointed 167:2 173:13</p> <p>disappointment 156:2</p> <p>disappointments 155:16</p> <p>disbursements 2:17,21</p> <p>discontinued 27:12</p> <p>discrepancy 48:15</p> <p>discretion 32:10 33:6</p> <p>discuss 158:17 201:11</p> <p>discussion 17:16 98:20 136:21 200:11</p> <p>discussions 160:5</p> <p>disgusted 167:2</p> <p>disruptions 193:13</p> <p>distance 10:1</p> <p>distribute 27:1</p> <p>district 72:18,21 188:14 189:12</p>	<p>190:10 197:15</p> <p>ditch 73:18,19</p> <p>divilio 1:16 9:15 10:4 24:20,21 25:4,7 26:1 27:4 33:12,13 35:18 36:4,13,14 42:1 42:2 44:19,20 45:4,11,12 46:17,19 47:2,5 47:11 56:12 57:3,15 63:14 63:17 64:1,10 64:14,18,20 65:7,13 68:2,20 69:3,9,12,14 70:1,10,13,16 70:18,20 71:4,9 71:14 86:5,9 88:13,21 89:7 89:20 90:4,6,10 90:14,16 91:9 91:16 92:1,5,18 92:21 93:11 95:3,7 107:17 109:4,21 110:5 110:8,12,20 111:8,20 112:7 112:12,16 118:17 119:5 120:1,5,10,17 121:4,18 122:1 123:2,10,15 130:12,15 131:3 131:6,9 133:17 134:5 137:12 140:6 148:11 149:21 150:6 151:6,8,17 153:3 154:3</p>
--	--	---	---

161:16,20 162:11,17,20 163:5,7 164:5 164:18 165:16 168:11,12,16,18 168:20 169:2 171:1,9 172:7 172:14,18,20 174:19 180:2 181:7,19 182:9 183:8 187:1,3 188:3,4 189:1,2 189:20,21 191:14,15 192:19,20 194:6 194:7 197:3,4 198:21 199:1 200:4,5 201:21 202:1 document 157:8 183:16 documents 19:18 154:20 dog 60:16,17,20 61:1,4 67:19 73:17 74:12 101:20 102:3 162:14 doing 3:12 35:2 73:6 77:18 80:13 87:8 89:8 109:12 118:6 119:12 124:6 134:18 143:8 161:11 167:21 180:8 192:11 198:10 201:6 dollars 88:3 143:3 159:5	don 165:18 166:12 double 83:16 87:5 doubt 73:8 dover 61:2 78:19 165:8 downtick 11:3 dr 95:20 124:2 drafted 171:13 172:1 drawing 181:6 drawn 162:21 163:1 drive 10:2 driver 152:14 drop 7:17 9:1,14 9:21 21:6 24:21 25:2 26:8 126:14 dual 107:14,17 due 71:2 119:12 127:1 146:2 152:15 158:20 dumping 26:10 duncan 148:16 149:1 durham 196:5 dutchman's 178:11 dwellings 52:18 dynamic 127:15 e e 1:18 49:14 69:7 111:2 166:11 184:12 184:14 185:15 earlier 61:7 63:18 74:20 106:21 132:1	190:19 195:18 196:7 earmarked 95:13 earning 128:1 130:16 earth 185:7 ease 164:12 easier 11:20 73:20 east 60:12 61:20 62:17 67:5 80:9 86:4 102:6,6 106:12 eastern 139:16 easton 1:10 10:7 14:16 27:9 29:4 30:2 46:7,9 51:12 65:18,20 68:5 72:19,19 72:20 76:15 84:20 89:5 92:6 103:17 112:4 115:1 117:1 121:6 124:21 125:9 127:20 128:8 132:6,9 136:2 140:5,13 140:13 141:17 141:19 143:1 147:5,17 148:17 150:5,15 151:15 156:4 164:1,8 164:18 168:1 172:4,11 189:12 203:13 easton's 128:2 185:1 easy 35:1	economic 28:2 33:15,20 34:3 187:15 economies 6:21 7:10 edu 147:5,13 edwards 31:13 effect 6:18 37:17 58:12,13 effective 183:2 effectively 22:3 efficiencies 11:15 efficiency 12:1 effort 166:18 eight 3:13 11:3 16:11 18:9 25:3 53:8 108:17 118:16 127:6 164:6 either 30:13 62:16 85:5 186:17 elected 117:1 election 17:19 18:12 electrical 193:10 electricity 14:1,7 14:20 28:14 elementary 72:18 eligibility 156:4 eligible 45:20 elliott 62:8 64:11 145:13 178:6 184:5 elm 132:20 emburgh 177:6 179:1
--	--	---	---

<p>emerge 100:5 emergency 31:14 142:4 188:12 189:11 190:12 employee 203:11 employees 78:20 133:19,21 138:7 empty 34:15 emts 108:2 122:4 enabling 38:18 39:4,16 encourage 138:11 200:12 encouraged 7:5 ended 6:2 132:10 energy 14:6,10 28:14 engage 97:11 engaged 29:13 engine 13:21 29:12,14 engineer 113:19 114:2 183:12 197:12 engineered 127:3 engineering 19:4 198:8 engineers 113:17 183:12 engle 136:12,12 138:13 145:3,6 162:13 163:15 165:20 engle's 158:9 enhanced 156:6 194:19</p>	<p>enhancements 102:2 enjoy 31:7 enlarged 129:16 enter 12:13,17 entered 5:20 203:9 entering 10:14 entire 56:21 68:6 87:13,13 92:15 143:4 157:4 entities 4:21 entitlements 125:10 126:7 127:1 entity 182:20 environment 25:17 26:2 environmental 3:3 4:13 5:7 80:17 87:16 environmentally 26:5 equates 12:4 equipment 142:7 error 144:9 esdr 139:5 especially 18:5 26:18 29:6 73:3 147:12 estate 49:2 52:8 53:13 54:2 137:18 201:11 estimate 9:8 estimates 13:6 estimating 12:15 181:9</p>	<p>euc 159:6 evaluate 104:21 evaluating 16:11 evaluation 16:16 evening 31:10 38:12 44:14 58:15 157:16 177:2 187:10,11 196:7 199:11,18 199:18 200:8 event 13:6 16:15 31:16,20 32:1 34:6,12,21 35:4 events 34:4 35:9 everybody 2:4,4 31:7 48:19,20 77:3 78:19 149:11 164:13 167:7,8,14 169:16 170:10 evidence 97:14 97:19 exact 81:13 107:3,4,5,10 exactly 48:17 71:4 103:7 127:8 examination 203:5 example 5:3 34:6 35:7 91:3 165:1 excavator 11:13 excellent 146:3 excess 23:19 excuse 63:14 executed 8:3 exempting 37:20 exhaustion 103:15</p>	<p>existed 70:8 existence 88:5 existing 6:15 18:7 58:3 194:16 exists 70:9 expanded 75:17 119:5 expansion 71:21 159:8,9,18 expect 21:1 23:2 74:14 91:10 182:3 expenses 91:4 108:9 147:16,18 expensive 79:17 123:11,16 140:10 expired 20:18 expires 203:20 explain 38:9 54:19 197:17 explained 42:18 144:13 explanation 166:1 explore 14:17 extended 8:5 extension 176:12,13 197:15 extra 84:12 108:2 extreme 33:2 extremely 74:13</p> <hr/> <p style="text-align: center;">f</p> <hr/> <p>f 1:14 faced 6:19 facilitate 115:18</p>
--	---	--	--

<p>facilities 21:21 38:17 148:19 180:9 183:3 facility 8:13 37:16 76:16 fact 51:7,12 59:20 86:1 120:21 164:14 factor 101:9 factored 100:6 100:10 facts 158:21 factual 181:8,9 fair 88:12 183:19 fairly 181:4 faith 78:1 fall 196:2 familiar 74:13 75:4 families 128:8 family 34:7,7,8 34:12 35:1,2 75:9 88:16 96:13 130:12 fan 79:13 fantastic 34:5 72:9 76:3,6 165:21 far 10:9 24:3 32:15,20 44:9 54:12 62:10 67:4 70:16 82:9 84:20 89:15 148:6 farm 34:8 49:3 52:9 53:13 58:4 64:9,11 farmers 75:7,8</p>	<p>farming 34:7 farmland 35:8 74:18 farms 54:3 145:19 farther 75:5 fast 133:6 fathom 168:9 faulted 156:11 favor 69:4 feasibility 52:6 52:15,17 53:3 153:9 feasible 182:16 february 126:10 federal 12:12 fee 5:9 8:1 23:12 89:7,13 96:16 97:15,21 98:5 98:10,13,14 108:5 129:9,13 132:11 133:4 200:13 feel 169:11,18 176:9 feeling 73:2 feelings 167:3 fees 73:7,7 77:20 79:15 82:19 83:18 87:1 91:3 96:7 97:9 98:3,9 98:19 104:17 105:6,9 106:9 107:19 108:7 109:11,13 110:14 114:10 125:5 133:2 141:3,4,12,16 142:12 147:5,9 147:10,13 200:9</p>	<p>feet 150:17 152:12 153:15 festival 24:2,5,5 30:9 31:5,6,17 34:5 pha 130:21 field 64:10 76:5 fields 34:1,1 76:13 fifteen 17:2 fifty 22:21 figure 87:19 89:4 90:19 125:14 128:4 181:12 file 58:1,14 fill 88:15 125:3 filled 17:5 139:19 filling 121:18 finalized 51:14 finally 145:9 finance 37:12 110:11 193:18 find 28:9 48:1 59:11 131:21 136:10 137:8 138:9 139:14 140:21 finding 27:15 57:9 findings 51:6 101:11 fine 18:16 33:11 40:12 168:13 174:10,10 175:14 finest 139:15 140:20</p>	<p>fingers 160:17 finish 73:6 fire 73:12,13 90:16 135:5 141:17,19 firmly 75:20 first 3:2 4:5,12 5:18,20 7:14,15 20:4,5,7 29:15 81:14 96:2 105:4 125:7 128:16 131:17 132:2 136:16 146:3 168:10 187:12,13 fiscal 8:2 fisher 101:21 fit 33:6 76:3 77:2,16 80:2 fits 93:7 129:5 five 40:5 46:11 53:19 57:8 60:9 68:18 111:7 117:9 118:20 134:9 173:15,20 174:2,7,7 fix 74:5 77:8 140:19 fixed 109:1 fixing 87:9 137:11 flag 2:8 flare 13:9,11 28:11 flaring 28:19 flight 75:12 flocking 99:14 flow 109:9 164:12</p>
--	--	--	--

<p>fly 4:5</p> <p>focus 128:12</p> <p>focused 26:3</p> <p>folks 7:4 9:9,13 9:17 10:16 11:7 14:15 15:15 22:15 26:11 28:15 99:9 123:7</p> <p>follow 35:16 103:7 185:12</p> <p>follows 104:12</p> <p>force 176:8</p> <p>ford 3:4,5,7,11 3:15,17 4:1,5,11 6:9,11 8:18 9:3 9:9,12,17 10:9 10:12 11:1 12:10 15:21 17:1,9,14 18:8 18:14 23:3 24:12,16 25:21 26:7 27:11,19 29:18 30:12,14 30:18 74:4</p> <p>foresight 6:12</p> <p>forgets 77:3</p> <p>form 184:11</p> <p>formal 184:11</p> <p>former 87:20</p> <p>formula 89:1</p> <p>forth 32:4 128:17 153:10 153:10 163:10</p> <p>fortunate 71:18 71:19 162:11</p> <p>forward 7:6 13:19 18:1,14 18:17 92:12 98:2,15 111:13</p>	<p>162:9 175:21 176:21 182:7 200:8</p> <p>found 46:21</p> <p>fountain 58:6</p> <p>four 6:1,2,11,13 7:3,9 9:20 10:1 17:15 21:7 22:14,18 32:6 111:3,7 120:11 166:13</p> <p>foyer 79:4</p> <p>fracking 14:2</p> <p>frame 19:20 117:12 127:5,9</p> <p>frank 1:16 109:17 132:1</p> <p>free 9:18,21 14:12 15:7</p> <p>freight 159:11 159:21 163:13</p> <p>friday 32:7</p> <p>friendly 34:13</p> <p>friends 167:15</p> <p>front 34:11 63:16</p> <p>frontage 114:6,7</p> <p>frustrated 26:12</p> <p>frustrating 86:19</p> <p>full 29:21 83:1 89:6 121:16 127:3 143:18 157:10,12 160:5 163:13 185:18 185:21 186:8,16 186:18</p> <p>fully 21:1 91:10 103:13 115:2 116:3</p>	<p>fund 88:5,7 98:17</p> <p>fundamentally 115:13</p> <p>funded 7:21</p> <p>funding 29:16 191:4 198:4</p> <p>funds 13:16 15:1 38:14,21 83:9 143:3 159:7 191:7 192:6 193:8,19 195:6 197:20</p> <p>further 203:5,8 203:10</p> <p>furthermore 102:20</p> <p>future 53:16 77:10,11 100:5 111:15 196:8</p> <p>fy22 193:12</p> <p>fy23 191:3 192:6 193:8 195:8</p> <p style="text-align: center;">g</p> <p>gain 7:10 122:14</p> <p>gamble 31:13</p> <p>gannon 49:3 52:9 53:13 54:2 58:4 64:11 146:10,12,16,21 146:21 147:3,19 148:3,9</p> <p>garages 11:8</p> <p>gary 3:7,9 4:11 9:3</p> <p>gary's 12:8</p> <p>gas 27:13,15,20 28:5 29:7,9,19</p> <p>gate 7:16 26:13 26:17</p>	<p>gather 154:20</p> <p>general 4:15 37:18 107:2 180:12 184:17</p> <p>generally 9:13 38:5</p> <p>generate 14:1,6 14:19,20 15:7 21:19 23:8,17</p> <p>generated 7:2,19 13:13 16:7</p> <p>generating 28:14</p> <p>generation 99:12</p> <p>generations 154:2</p> <p>generator 27:8 27:10,16 28:1,6 28:17 29:1,1,4 29:20</p> <p>genuine 66:16</p> <p>geology 19:11</p> <p>gestures 88:9</p> <p>getting 23:5 25:14 28:13 29:18 32:21 35:6 90:2 134:16 142:20 149:10 158:21 200:13</p> <p>giant 79:2</p> <p>give 4:8 40:4 63:7 77:16 94:9 95:14 107:6,8,9 107:11 112:9 120:15 123:21 135:11 150:15 153:13 156:21 159:12 175:3</p>
---	---	--	---

176:11 182:14 given 63:18 176:10 gives 84:13 117:2 120:10 167:6 giving 33:5 136:14 182:14 glad 33:16 34:6 57:20 136:14 154:18 195:20 196:5 glass 21:17,18 21:20 22:7,9 globally 86:13 145:2 go 2:6 4:11 6:10 9:18 15:2 16:17 16:21 28:15 30:7 31:8 34:16 37:6 38:9 40:1 40:13 41:7 42:10 47:20 48:18 49:18 55:3,7 57:18 61:14,17 69:2,7 69:7 70:17 72:10,16,18 73:4,7 75:16 77:13 83:4,18 85:6 89:15 92:12 94:14 95:5 97:16,16 97:17 100:17 106:3 107:3 108:20 111:13 113:5 116:10 119:9 123:6 125:19 126:15 138:17 141:11	143:6 144:5 158:2 160:8 162:9 175:19 180:12 185:4 199:19 201:1 goal 131:21 goes 19:14 21:12 23:9,17 61:6,13 66:9 82:10 95:10 106:21 108:14,18 119:18 140:15 195:21 going 3:7 14:17 18:14 22:14 29:14 31:6 39:6 42:21 43:2,5,18 43:21 44:1 51:6 53:20 55:5 56:14 61:11 63:9 65:3 72:3 72:12 73:7 74:4 74:15 75:3,20 78:4 80:15 81:20 82:15,19 83:15 85:5,6,9 85:11,13 86:16 87:3,4,4,7 89:5 89:9,15 91:8 92:11 94:6,15 94:17 99:4,14 100:21 104:5,6 108:5 111:13,14 112:13 118:8 119:8 120:3 121:9 122:7 126:19 127:2 134:20 136:8 138:16 145:13 145:14,15,19	147:4,14 153:20 153:21 154:7 160:19 163:9 164:10,16,16 167:19 172:14 173:21 175:2 183:14 184:7 186:19 187:5 199:19 goldsbrough 159:17 golf 72:17 golton 79:4 good 2:5,5 3:12 3:19,19 11:1 23:3 24:14 26:7 30:12,20 31:10 33:12 37:1,3 38:12 44:17,18 44:21 122:18 125:17,17 130:20 167:2,3 167:15 187:10 goodwill 88:9 google 74:7 gotten 86:3 105:18,18 106:8 government 4:20,21 5:1 20:16 38:1 68:4 68:7 governor 18:10 grant 14:9 29:16 191:2 grass 73:19 139:20 168:3 grateful 155:15 gravel 22:4 great 24:13,14 34:6 36:21 37:8	39:1 72:14 73:12 74:1,9 80:11 135:4 149:5 170:21 174:20,20 190:13 greg 146:9,21 grew 73:17 76:4 groceries 79:3 ground 44:7 group 140:8 groups 136:19 grow 86:15 87:11 growing 74:16 103:18 growth 26:3 44:6 72:1,6,8 73:9 76:17 77:12 78:6,16 79:6 80:7 81:9 82:3 85:12 86:17 102:14 103:12 104:11 107:2 115:18,19 117:19,21 118:19 120:19 121:3,4 125:13 161:6 grunden 147:7 grunting 192:10 guess 9:3,4 49:8 50:13,13,13 51:2,18 52:2,5,6 52:11 53:4,12 54:9 60:10 66:13 77:14 88:4 147:12 167:6
--	--	---	--

<p>guinea 74:21 75:1,7 82:7</p> <p>guys 3:10 30:5 30:16 35:11 93:18 110:14 120:8 121:8 124:6,16 135:10 135:13 136:14 139:17 140:2 142:18 144:15 166:14 167:20</p>	<p>happens 15:20 82:18 104:8 183:7</p> <p>happy 26:14 34:20 70:1 74:16 75:7</p> <p>hard 25:11 35:20 78:13 80:21 126:18 127:7 133:6</p> <p>hardwired 131:12 133:14</p> <p>haul 11:15</p> <p>hauler 10:11,13 26:20</p> <p>haulers 10:16</p> <p>haythe 149:14 149:16,20 150:4 150:4,10 151:4 151:14,19 152:2 153:6 156:17</p> <p>he'll 197:17</p> <p>health 37:16 38:15 43:8 44:8</p> <p>healthy 123:7</p> <p>hear 2:4 6:3 27:7 71:10 78:9 93:16,17 94:12 96:18 109:5,7 109:10,12 123:20 124:17 164:17</p> <p>heard 4:6 106:15 125:21 138:17,20 143:20 156:7 163:19 165:4 200:7</p> <p>hearing 2:14,20 37:5 38:11,11</p>	<p>39:15 40:1,14 51:21 84:10 93:20 124:8 133:10 149:9,18 150:19,21 172:11 178:3</p> <p>hearings 80:3,3 80:3 92:8,11 149:21 151:11 156:20 176:14 176:15</p> <p>heat 29:9</p> <p>heaters 193:9</p> <p>heavier 61:4</p> <p>heavily 105:17 106:7</p> <p>heavy 74:5</p> <p>heilman 124:2 124:11,19 125:2 126:4 127:17 128:10 129:2,9 129:17,21 130:8 130:14,21 131:5 131:8,15</p> <p>held 19:8 168:9</p> <p>hell 167:7</p> <p>hello 3:5</p> <p>help 7:11 23:9 32:3 78:3 95:13 98:17 107:20,21 110:3 124:12 125:3 130:5 132:3 133:21 140:17 147:15 147:17</p> <p>helping 78:14 94:20</p> <p>helps 84:17 147:16</p>	<p>hey 3:18 78:2</p> <p>hi 3:9</p> <p>high 7:3 16:4 23:5,7 72:20 79:11,13 142:15 156:5 196:17</p> <p>higher 98:10,13 98:14 133:12,13 133:14 197:20</p> <p>highly 102:11</p> <p>highway 74:3 78:1 107:17 113:18 145:11 163:21 165:6</p> <p>hill 64:14,21 178:8,10 184:6</p> <p>hinterlands 115:16</p> <p>hip 123:5</p> <p>hire 10:10,12</p> <p>hiring 78:19</p> <p>hit 4:11</p> <p>hoa 133:1</p> <p>hoc 96:21</p> <p>hodo 8:10 15:6 16:7</p> <p>hog 72:17</p> <p>hogan 18:10</p> <p>hold 94:2,2,3,3,7 123:17 141:10 166:7 175:4,7 175:15</p> <p>holding 175:1</p> <p>hollis 158:14</p> <p>holly 9:18 15:6 16:7</p> <p>home 6:7 34:16 79:4,5,8 81:5 96:13 99:11 124:15 126:12</p>
<p>h</p>			
<p>h 50:3</p> <p>half 67:11,12 83:10 105:16 137:11,15 139:19 173:11</p> <p>halfway 62:9 118:4,6</p> <p>hall 142:17</p> <p>hand 3:20 109:5 109:7,10,11 203:13</p> <p>handle 10:3 21:21 76:17</p> <p>hands 28:7 47:11</p> <p>hang 77:9</p> <p>hank 76:7 137:10,19</p> <p>hanson 43:14</p> <p>happen 18:11 19:7 78:4 85:6 88:8 95:1 117:11,11,13 132:10,18 153:20 170:6</p> <p>happened 86:3</p> <p>happening 72:7 127:19</p>			

130:7,18,18,19 131:3 132:1 138:9 140:18 153:21 154:3,4 154:8 homebuyer 125:8 homeowner 7:17 9:1,14,21 26:8 homeowners 79:8 homes 62:5,5,7,7 72:12 76:21 84:2,17 86:21 88:16 90:19 93:1,3,4,4 98:15 105:15 109:15 113:13 120:2 128:7,13 130:11 130:13 131:7 133:3,9,21 137:10,19 152:20 153:17 160:6 161:18,19 163:1 166:16 168:6 homeschooling 119:7 hookup 147:10 hope 99:6 114:14 121:5 195:21 hopefully 43:4 44:11 98:2 126:20 hoping 16:14 horrible 72:14 horrified 165:12 horton 95:20 124:2	hospital 135:6 142:2 host 7:8 hostage 196:3 hosting 9:19 hot 3:8 193:9 houlihan 1:21 203:2,16 hour 173:11 hours 24:21 25:2 33:7 house 72:11 79:4 79:12 87:4,5 89:10 99:11 105:16 129:18 household 128:4 houses 50:16 53:6 54:3,6,8,10 75:3 90:8 126:1 128:21 129:14 129:19 131:20 132:13 140:8,9 152:13,18 154:6 housing 72:13 78:10 124:21 125:3,5 127:19 127:21 128:9 129:12 137:5 138:1,1 140:4,4 140:12,15 154:4 154:5 155:7 184:21 185:1,2 hugh 147:7 huh 175:6 hundreds 86:20 86:20,20 90:19 hunters 50:15 50:19,20 53:5,6 53:10 54:8,12 58:3 62:7	105:13 152:17 154:5 hunting 75:12 hypothetical 17:18 hypothetically 19:3 25:21 i idea 11:14 12:8 147:11 identified 48:2 49:9 54:13 ignore 66:21 imagine 28:15 immediate 46:12 51:1 55:20 117:12 166:13 immediately 201:10 impact 59:18 60:4 62:10 63:9 65:4 66:2,7,11 68:3,6 73:6,7 77:18,19 80:18 80:19 82:19 83:17,17 86:18 87:1,13,17 89:7 89:13 91:2 96:7 96:12 97:6,9,13 98:3,8 100:7 101:4,7 104:6,7 104:17 105:5,9 106:9 107:19 108:5,7 109:11 109:12 110:14 114:10 120:14 121:21 122:2 141:3,4,6,11,16 142:12 160:12 160:12,16,20	161:14,15 178:5 178:12 181:2,15 181:17 184:18 184:19 185:6 200:9,13 impacting 101:1 impacts 68:14 86:14 96:8 104:14,15 161:2 182:8 implement 101:13 114:12 implemented 114:8 important 149:13 173:15 importantly 114:15 improve 11:14 109:8 183:19 improved 162:14 167:1 improvements 67:3 74:1,9 101:18 102:4 109:6 114:4,7 114:13 145:10 167:1 inadequate 98:19 inappropriate 97:10 inaudible 12:9 29:21 64:10 69:13 84:1 97:6 121:5 132:13 133:5 150:9 169:5 include 24:3
--	---	---	---

included 53:5 153:5 183:17	information 18:21 50:10 174:4,12 176:10 178:4 180:5 181:8,10,15,20 182:11 183:3 194:15 196:11	interesting 136:6	143:13 152:4 157:13
income 121:15 122:11,17,21 123:3,14 128:2 128:4,18 129:16 130:16 133:12	informational 19:8	interjurisdiction... 155:10	item 52:2 190:16 192:1 193:6 194:14
incorporated 9:9 10:5 22:16 56:5 65:17,20	infrastructure 19:14 66:4 74:8 86:21 107:20 108:8 142:19,20	interrogated 203:4	items 187:11
incorporating 64:21	initial 91:5	intersections 114:6	j
increase 77:20 79:15 83:20 84:15,16 95:8 109:11,12 126:10	initially 76:20 163:8	introduce 47:6 146:18,19	january 192:8 jay 124:1,4 job 3:19,19 24:14 37:3 87:12 190:13
increased 11:21 61:15,18 85:1,5 94:18 95:2,11 110:14,16	initiative 13:20	introduced 13:1 50:14 84:9 133:4	jobs 122:12 join 2:6 juice 28:9
increasing 155:9	initiatives 11:12	introducing 80:14	july 1:7 2:12,17
incredibly 7:3	innovated 29:6	introduction 47:12,14	jumping 78:2
incrementally 102:7	input 156:18	inundated 142:20	june 20:18
independent 4:14,16	inroads 158:15	inventory 103:14	jurisdictions 97:7
indicated 33:4 60:11	inside 29:9 43:13	investment 191:4	k
individual 88:15 167:19	instance 132:19	investments 122:13	keasha 150:4
individuals 25:18 81:19 150:8	integrity 20:8	involved 16:4	keep 35:7 43:11 75:1 143:6 167:19,20
indulge 177:1	intended 87:10 184:21	irrelevant 170:12	keeping 61:3 196:10,11
industrial 78:18	intent 55:3 178:19	ish 53:8	keeps 167:9
industry 14:2 29:7	intentional 178:19	issuance 37:17 38:6 98:5	kent 21:12,14
infill 103:17 137:17	intentions 132:17	issue 28:1,7 39:7 39:8,19 61:3 62:11 139:12 140:2 144:5 178:2 195:17	kept 196:13
	inter 20:16	issues 33:1 60:8 62:13 68:13,17 106:18 136:9 137:5 138:14	kevin 148:18 149:2
	interest 14:15 91:20 126:11,14 130:2		key 102:9
	interested 27:7 183:10,20 203:12		kick 121:9
			kid 83:8
			kids 72:16 73:4 77:14,15,15 80:11,14,15,15 119:17,18 122:20,20 154:2

<p>kind 25:11 29:6 29:9,13 49:19 52:2,11 53:9 54:16 55:17 121:7 131:18 139:14 180:5 kirwan 83:15 know 9:15 10:9 13:4 17:19 25:7 25:9 26:21 34:13 35:12 43:6,8 48:8 53:15 55:4 56:15,16 59:13 60:18 61:2,20 61:21 62:9,19 62:21 64:20 71:10 72:8 77:14,20 78:11 79:5,17,19 80:20 82:14,16 83:5 84:13 85:16,17 86:15 87:6,8,13 89:2 89:14 91:20,21 97:3 99:6,7 101:11 102:10 108:7 110:6 111:3,13,16,18 112:2 116:18 118:11,16 119:8 120:5,8 124:3,5 124:8,9 134:8 134:15 135:6,10 136:18 137:6,6 138:4 139:17 140:5 151:4,19 157:3,18 158:10 158:11,21 161:7 161:12 163:14</p>	<p>164:4,5 165:15 167:10 168:17 168:19,21,21 173:10,12 174:15 175:10 175:12 179:3 184:1,20 185:11 195:17 200:10 200:16 knowledge 157:13 186:7 known 12:14 68:16 165:3 181:5 knows 18:10 96:3 101:14 111:3</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>l&d 127:5,10 labor 5:14 16:3 lack 166:8,21 lag 20:21 lakeside 64:6 65:8 67:9 84:8 117:15 land 22:4 75:9 125:11 landfill 6:17,20 7:8,14,16,18 9:20 10:17 12:13,16,21 13:11,12 14:16 15:4,8 16:10 19:4,13,15,19 20:3,13,14 22:5 22:12 23:13 29:15 landfills 6:15 12:13 13:2 14:4 18:4,5</p>	<p>lands 49:2 lane 38:9,12 39:6,18 41:8 42:18 70:14,15 107:15 178:11 lanes 106:1 107:8 langrell 190:18 language 184:17 large 5:1 29:1 140:14 152:17 180:17 larger 185:4 lasako 9:4 12:9 17:4 22:21 24:10 25:2,5 26:18 27:6 29:2 30:19 lastly 114:14 latest 152:14 laura 1:18 110:13 112:17 law 87:10 139:9 141:5 144:14 151:1 203:4 layer 20:5,7 layout 19:3 lead 200:12 leadership 66:1 leads 20:15 lean 131:18 leave 17:10 34:18 156:12 167:5 173:9 leaving 35:8 lecatés 31:14 left 3:20 40:6 146:13 legal 11:15 201:11</p>	<p>legislation 38:18 39:11,17 87:9 legitimate 116:13 length 116:11 127:1 lesher 1:15 2:7 27:7,12 30:3 36:15,16 41:16 42:3,4 44:21 45:13,14 94:8 94:12 118:17 125:18,20 127:15,18 128:20 129:7,13 131:10 132:15 132:20 133:10 146:18 154:13 154:14,17 188:5 188:6 189:3,4 190:1,2 191:9 191:16,17 192:21 193:1 194:8,9 197:5,6 198:5,8,13 199:2,3 200:6,7 201:1,2,4,7 202:2,3 letter 58:11,12 63:12,15,17,19 65:1,2,2 68:20 69:3,5,6,15,16 114:21 119:10 148:13 150:16 171:1,15,17 172:2 184:11,14 185:14 186:10 191:1 letters 57:21</p>
--	---	--	---

<p>letting 71:10 level 104:5,7 114:5 116:8 138:1,1 levied 37:20 licensing 195:4 lieu 125:5 129:8 129:9,14 132:11 133:4 life 12:16 161:6 light 101:20,21 145:18 158:8 163:18 164:3,9 165:13 lights 105:21 107:5,7 109:8 162:13 163:21 164:12 165:10 166:20 limit 60:21 74:14 117:17 limitations 18:3 limited 118:14 limiting 7:1 76:12 limits 56:6,13 92:8 185:16 line 105:12 107:17 198:3 liner 20:9 lines 198:10 list 199:14 listed 49:6 201:12 listen 117:2 listening 6:7 93:19 little 25:20 34:14 38:10 49:10 62:4 73:2 75:8</p>	<p>77:7 82:6 94:10 123:20 124:10 141:14 147:6 155:14 157:1 163:16 168:14 169:11,19 173:12 live 25:18 72:17 81:3,3 99:7,11 122:13 123:3,3 125:8,16 133:19 133:19 134:2 135:7 137:8 138:6 140:19 153:14 lived 95:4 lives 74:11 living 34:17 80:9 90:12 140:18 153:19 llc 52:16 59:3 load 12:1,3 15:17 26:20 loaded 155:19 loading 11:13 loads 12:4 local 7:4 21:14 21:15 38:1 located 46:6,9 location 44:4 82:9 lock 72:8 logical 103:15 104:2 lois 190:9 long 16:20 43:11 56:12 81:15 93:19 96:7 110:13,18 127:20 134:19</p>	<p>190:11 longer 134:20 look 6:21 7:5,7 12:3 19:11 21:3 33:18 55:6 62:3 62:6 63:16,21 64:4 67:8 68:11 69:7,8 70:18 78:15 85:4 86:12 87:20 97:12 103:16 105:5 106:15 107:3 109:19 116:4,17 117:4 120:7 126:9 134:19 145:1,1 174:12 looked 13:20 49:8 68:9 87:18 96:19 103:6 looking 14:14 50:16 51:2,3 52:17 53:21 54:6 68:21 69:1 69:3 77:10 78:20 93:6 105:15 124:20 128:17 168:7 185:10 looks 33:9 losing 28:4 loss 5:12 lost 99:13 167:4 lot 9:5 10:2 11:6 11:7,20 14:15 16:3 22:13 24:7 25:16 54:4 61:3 76:21 81:21 84:8 99:19 105:1 113:12</p>	<p>121:15 123:11 123:15 135:1,17 136:6,20,21,21 138:3 145:15 148:2 153:2,17 156:16 158:12 163:14 185:1 lots 73:3 75:2 77:19 103:14,14 111:9,16,18,21 111:21 182:11 love 34:4 76:2 120:20 loved 76:6 loves 167:14 low 123:7 192:4 198:2 lower 3:20 29:11 140:11 lowest 197:19 lunch 165:19 lynn 119:9 148:14,16,17 149:1,1 165:20 177:5,5,18,21 178:9,21 180:7 181:14 182:5,18 184:10,16 186:1 186:5,9,12</p>
m			
<p>machinery 192:5 maco 195:18 madam 36:9 37:5 38:8 40:13 41:17 42:9 45:2 45:7,21 46:14 187:20 189:16 191:11 192:15 194:3 195:12</p>			

196:20 198:17 201:17 magazines 34:11 mail 69:7 111:2 184:12,14 185:15 mailed 49:14 mails 166:11 main 74:3 128:15 183:15 195:17 maintain 28:21 99:1 114:5 maintains 149:2 maintenance 28:7 148:19 major 10:16 103:9 110:17 183:1 majority 56:1 making 51:15 130:6 154:7 195:20 196:10 man 111:2 manage 7:11 manageable 32:20 115:19 managed 104:10 194:20 management 4:17 6:13 20:17 manager 125:10 125:11 187:11 199:10 manner 27:3 170:18 203:7 mansions 81:7 manufacturer 14:3	map 46:8,10 48:2,3,5 49:1,6 49:9,16 50:6,6 51:2 52:13 55:19 116:1 162:21 163:1 maps 53:12 74:7 march 127:4 marching 102:5 margin 16:4 market 21:19 127:10,16,19 132:12 137:19 184:21 maryland 1:1,10 3:3 4:13,18 14:10 37:10 38:2 46:7,8,9 49:13 113:18 150:5 191:3,4 194:17 195:2 197:16 203:1,2 master 180:9 material 13:9 21:18 22:4 23:6 23:8 28:11 math 89:11,13 154:9 mathematics 90:1 matter 59:20 68:2 83:2 164:14 203:7 matters 201:12 matthewstown 46:7 59:19 60:4 60:9 62:10,14 62:18 63:8 67:4 68:14,19 70:7 70:11 72:7 75:3	78:15 79:10 82:5 101:1 105:18 106:2 107:4 109:5,8 116:16 145:9 165:8 184:5 mattress 15:12 15:19 mattresses 15:13 15:16 16:6 maximum 125:6 mayer 114:15 mayor 58:12 60:3,7 66:19 68:21 69:18,19 69:20 86:1 105:14 106:18 110:20 112:7 114:16 137:2 138:21 162:1 166:7 mcdonald 190:9 md 203:13 mde 19:6 56:2 116:7,8 mean 11:2 12:11 42:17 55:10 62:16 66:18 67:7 70:3,7 82:21 84:18 85:12 88:20 99:3 106:21 116:8 117:10,12 160:3,6 163:17 164:20 167:6 169:13 172:17 172:18 185:14 186:16 meaning 130:3 177:20	means 28:12 117:9 140:9 203:7 meant 158:8 measure 26:7 106:3 117:5 measured 66:10 117:5,6,17 mechanic 29:20 median 128:2 meet 81:19 118:4 158:15 meeting 1:4 19:8 69:10 84:7,9 145:11 152:3 157:8 166:4 167:5 173:1,8 176:12 177:7 180:10 200:20 201:7,13 202:9 meetings 158:17 166:5 183:9 member 34:19 136:13 141:9 156:14 170:9 174:2 members 1:13 33:14 93:17 118:9 135:21 152:5 155:5 157:9 158:19 160:4 174:8 179:14 190:11 190:17 memorized 201:3 memory 132:19 mentality 92:2 mentioned 29:7 82:15 143:9
--	---	--	--

<p>164:5 merchants 30:14 mertaugh 31:10 32:9 35:17,21 37:1 mes 7:11 8:3 20:17 mess 109:20 165:13 message 111:6 113:2 met 118:5 139:6 139:7 185:3 metal 16:2 21:11 methane 13:10 27:13 28:8 29:11 method 113:16 michael's 10:8 187:16 microphone 124:15 mid 4:2,9 5:18 5:19 7:14,20 8:1 10:16 12:10 15:2,3 18:1,18 20:2,13 23:14 25:3 26:18,19 27:8 192:4 middle 72:19,19 76:10 80:10 113:1 134:18 143:18 mike 31:8 mill 50:15,19,20 53:5,6,10 54:8 54:12 58:4 105:13 152:18 154:5</p>	<p>million 60:14 88:3 89:14,15 91:12 118:14 147:6 159:5,8 millionaires 72:12 millions 143:3 mills 68:5 mind 44:4 93:11 101:18 105:20 167:4 170:12 177:10 minds 179:8 mindset 124:13 mindsets 125:13 minimum 128:10 129:2 131:11 minute 95:9 119:2 minutes 40:3,5 misconstrue 161:7 misinterpreted 145:7 misrepresented 178:18 missed 62:20 mistletoe 142:17 mitigate 62:2,18 66:10 67:13 mix 22:2 mixed 21:11,12 22:2 model 133:4 moderate 44:6 117:18 modern 21:21 156:5</p>	<p>modifications 107:12 198:6,10 mom 74:11 moment 143:10 monetary 110:3 money 14:12 28:4 34:18 77:11,16 82:17 83:4 91:17,17 91:19 107:19 130:2 133:20 140:14,17 141:1 monies 12:18 month 12:4 175:2,9 months 3:14 8:9 111:7 122:13 123:4 126:18 127:6 142:9 160:2 183:6 186:13 moratorium 90:7 109:21 motion 36:3,4,8 40:17 41:3,7,13 41:18 45:3,4 57:13 187:19 188:17 189:15 191:10 192:14 194:2 195:11 198:16 201:15 201:17 motions 51:9 move 13:19 17:12,14 40:17 41:3,9,13,18 43:16 44:5,12 73:13 79:9,10 79:11 98:2 99:10 137:9,13</p>	<p>140:7,8,10,11 155:12 176:20 198:13 200:8 moved 142:8 187:17 188:15 189:13 191:8 192:12 193:21 195:9 201:16 moves 2:14,20 moving 18:1 45:20 98:15 99:5 137:21 153:21 168:7 190:7,9,11 multi 18:20 multiple 80:14 170:19 mumbling 6:4 municipal 158:16 municipalities 9:2 25:13 26:4 27:5 35:8 67:15 79:19 86:14 113:3 125:12 municipality 85:8 87:11</p>
n			
<p>name 148:15 named 203:3 narrative 18:9 nature 44:3 near 83:19 106:11 nearing 103:15 necessary 32:3 114:5 neck 72:17 159:17</p>			

<p>need 16:13 39:8 40:17 41:3,9 44:1 59:5 67:16 75:1 77:18 83:18 85:7 88:8 88:19 89:18 93:9 100:15 104:19 108:2,11 109:10 110:6 112:9 113:4 117:3,4 122:7 123:13 134:3 135:7 140:3,7 141:13 146:21 148:11 155:10 164:3 169:19,19 170:2,13 173:17 173:19,19 174:6 196:9 200:8</p> <p>needed 106:11</p> <p>needs 43:20 47:16 82:10 83:17 89:17 91:1 96:18 105:4,5 109:1,5 115:21 135:5,5 174:7 176:20</p> <p>negative 80:17</p> <p>negligible 185:6</p> <p>negotiate 198:2 198:17</p> <p>negotiated 160:20</p> <p>negotiation 67:8 67:10 198:14</p> <p>negotiations 136:21</p> <p>neighborhood 76:8 78:12 80:1 80:11 81:6</p>	<p>88:17 131:4 181:21 182:1,2 182:16 183:16</p> <p>neighborhoods 79:18,20 80:14 81:8 82:1</p> <p>neighbors 9:15</p> <p>never 77:9 78:4 81:20 87:10 111:2 117:10,13 118:10,11 161:6 164:18 166:14</p> <p>nevertheless 155:21</p> <p>new 18:4,5 20:3 35:13 43:16 85:20 86:20 88:3,17 91:8 92:3 96:8,12,13 96:17 97:13 99:2,4,14 101:19,21 133:4 137:14 142:1 145:18 170:14 180:4</p> <p>newspaper 150:13,14 151:1</p> <p>nice 3:9,11 140:10 170:17 174:11</p> <p>night 148:3 167:13 173:2,10</p> <p>nine 3:14</p> <p>non 4:21 29:21</p> <p>nonprofit 5:11</p> <p>north 73:15 86:4 128:5,5</p> <p>notary 203:2,17</p> <p>notch 142:5</p>	<p>note 164:17</p> <p>notes 203:6</p> <p>nother 122:4</p> <p>nothing's 109:6</p> <p>notice 150:12 176:16</p> <p>notifications 150:7</p> <p>notified 149:17</p> <p>notorial 203:13</p> <p>number 12:3 23:3 37:9 42:12 46:2 56:15 97:1 102:4 137:3 138:19</p> <p>numbers 8:8 22:19 88:13 110:12</p> <p>nurses 135:6</p> <p>nutrient 156:6</p> <p style="text-align: center;">o</p> <p>o 173:20 174:7</p> <p>o'clock 120:11 201:8</p> <p>objection 32:17 106:18</p> <p>obligation 37:19</p> <p>obviously 84:8 102:9 104:10 124:9 126:6 127:9,11 178:16</p> <p>occasion 180:20</p> <p>occasionally 26:20</p> <p>occasions 170:19</p> <p>occurred 146:14</p> <p>october 51:19,20 126:21</p>	<p>odds 123:4</p> <p>offer 34:20 46:20 125:7 129:4 130:1 131:16,19</p> <p>offered 125:4</p> <p>offering 126:14 128:13 130:1</p> <p>office 32:10 55:7</p> <p>officers 128:16</p> <p>official 117:1 180:15</p> <p>offload 11:18</p> <p>offs 26:8</p> <p>offset 147:14</p> <p>oil 29:7</p> <p>okay 2:3,5,10,14 2:20 3:1 6:9 24:11 28:20 30:21 32:8 33:12 36:1,6,21 37:4 39:1,21 40:8,10,15,16 40:21 41:5,9,10 41:17 42:9,15 44:15,21 45:1 45:19,19 46:14 47:1,5,10,18 48:12 50:8 64:20 65:13 70:16 71:13 77:12 84:12 92:12 93:2,7 94:7,14 113:5 118:3 123:17 126:5 131:9 134:4 140:1 145:6 146:6 148:2,8 149:5,6 149:19 156:13</p>
---	---	---	---

163:9 169:4 172:21 173:7 174:9,21 178:20 186:3,12 187:4 187:5,19 188:17 195:11 198:12 199:13,15 200:3 200:6 old 7:18 14:16 29:5 152:14 171:8 olds 121:10 once 17:2 55:21 98:15 180:8 ones 13:2 35:16 ongoing 82:20 83:7,13 87:3 91:4 147:9 online 150:8,12 151:2 153:12 156:20 196:13 open 9:21 35:9 38:10 40:1 58:2 58:9,14,18 173:5 opened 16:9 143:19 opening 2:7 18:4 18:5 operate 5:9 7:17 23:13 99:1 operating 17:7 19:12 23:20 43:16 91:4 139:18 operation 68:3,6 operations 149:3 171:10 operator 148:19	opinion 63:8 102:16 opinions 174:3 opportunities 99:9 125:15 131:1,16 174:20 opportunity 32:2 34:10 78:21 94:9 95:15 112:15 123:21 125:8 135:9,12 136:15 137:9 138:5,7,9 149:7 174:12 opposed 73:13 131:1 182:13 option 6:19 8:15 options 4:17 order 37:11 105:5 115:20,20 155:11 201:15 orderly 102:14 104:10 115:18 organization 5:16 40:4 original 62:3 105:13 111:10 ought 143:14 outcome 167:18 203:12 outcomes 67:10 outdoors 52:16 59:3 100:1 outside 26:13,17 43:13 79:18 overall 14:13 22:11 68:3 101:4 193:15 overdeveloping 81:5	overhead 5:14 overpass 61:7,11 62:1,17 overpasses 61:9 67:6 owned 49:7 52:15 59:3 owner 87:21 155:2 oxford 10:7 p p.m. 1:7 32:6,6 201:8,9 202:9 pack 1:17 24:14 30:6,8,13 32:12 32:13 36:7,19 36:20 40:19 41:2,6 42:7,8,17 44:15 45:5,17 45:18 47:16 48:7,13 56:18 56:21 57:17,18 57:19 59:13 63:16,21 64:3,8 64:13,15,19 65:2,10,12,14 69:1,6,11,13,18 70:3,12,14,18 70:21 71:2,5,13 81:13 85:18 100:12 103:4 105:1 107:16 115:7 116:2 120:7,12 156:14 156:16 157:21 161:20 162:15 163:3,6,9 169:5 169:8,9,10,13 169:15,21 171:6 171:11,17 172:5	173:1,7 174:19 175:3 177:3,19 178:8,20 179:3 184:1,13 185:12 186:3,6,14 187:8,17 188:9 188:10,15 189:7 189:8,13 190:5 190:6 191:20,21 192:9,12 193:4 193:5,21 194:12 194:13 195:9,13 196:19 197:9,10 199:6,7,16,17 200:1,15 201:5 202:6,7 pack's 99:18 113:9 163:11 packed 72:20,20 page 60:5 69:2,8 105:12 120:17 paid 95:3 98:4 129:15 159:5,11 159:13,16,17,18 painstakingly 158:14 paint 121:8 pan 17:20 pans 14:19 paper 21:12 156:20 paramedics 108:1 parcel 46:8,10 47:7,7,7 48:2,3 48:6,16 49:1,5,6 49:7,9,10,10,11 49:16,16,16,17 49:17,18,20,21 50:1,2,3,6,7,19
--	--	---	---

51:1,3 52:5,7,10 52:12,13,14 55:2,8,19,19 56:9,21 57:20 58:1,8 59:14 67:11 68:13 103:21 parcels 46:6 48:4 52:8 107:3 park 58:5 78:18 80:10,13 parking 31:20 parks 33:19 80:8 part 16:15 18:20 19:10,17 32:21 33:19 39:7 50:20 51:15 52:16 58:13 60:1 122:10 139:10 143:12 participate 113:20 particular 48:15 60:3 132:13,19 132:21 139:12 180:20 particularly 72:8 155:6 parties 183:21 203:11,11 partly 52:10 partners 118:3 partnership 4:3 4:9 5:18,19 23:14 parts 33:18 87:15 pass 5:15 182:11 passes 45:19	passing 64:3,4 passionate 168:19 passive 58:4 passyn 152:19 paths 80:21 patronize 138:16 pattern 75:12 paul 71:18 83:3 119:6 pause 117:2 pay 65:5 67:20 84:18,19 85:13 91:8,14 94:20 95:13 96:4,17 98:5,13 101:13 108:1,2,3,10 121:15 122:5 123:13 130:16 159:7,21 162:19 payable 37:19 paying 83:7 108:13,15,17 129:11 132:11 147:11 163:13 payment 126:12 129:8 130:3 payments 33:10 133:21 pays 63:4 65:5 77:5 pedestrians 32:4 peers 76:12 pending 56:2 penny 84:12 people 6:7 9:1 10:2 32:21 34:2 74:20 78:13 81:3,3 84:3 85:7	87:14,14 89:18 90:11,12 93:5,9 99:5,14 108:15 108:16,17,19,21 110:11,11 122:15 124:15 130:16 131:19 135:7,12 137:21 138:5 140:7,9 140:11,17 150:11 164:15 167:17 168:6 173:17 174:15 percent 11:3 14:11 22:20,21 63:4,5 65:5,6 83:9 84:4 90:21 94:16 128:2,3 128:13 129:3,4 129:6,14,19 130:17 131:2,11 133:6,15 139:19 141:18,18 166:7 174:16 percentage 16:20 22:11 132:9 perennial 31:16 perfect 78:21 81:20 145:10 perfectly 18:15 performing 156:5,9 period 12:4,14 12:18 13:7 permit 18:20 19:6 98:4 129:10 permitting 20:12	perpetuity 12:20 person 25:8 88:14,15 110:12 132:3 134:17 personally 137:6 203:3 personnel 201:11 pete 1:15 132:6 peter 71:18 83:3 119:6 phase 18:20 19:5 19:9,11,16,16 19:17,20 phone 180:9 physically 16:1 106:2 pick 186:21 picked 11:13 pickering 81:6 picking 73:17 pickup 9:2,16 10:6 25:13 26:4 picture 76:10 109:17,19 121:8 pie 112:10 piece 58:1 103:16 112:10 piecemeal 109:18 pieces 93:6,8 piggyback 195:2 pilot 29:14 pipeline 180:14 place 26:12 61:14,17 67:13 81:9 85:13 86:16 98:6 99:2 104:2 106:12 116:21 134:2,3
---	--	--	---

137:8 138:6 200:14 203:4 places 135:5,7 plan 17:21 19:2 19:2,12 46:4 49:1 52:4 53:18 55:18 57:10 59:7 96:1 100:4 100:17 102:9,11 102:15 103:3,6 103:7 104:2,13 114:12 115:4,9 115:18 116:6 118:1 139:7,8 142:4,6 143:8 143:13 153:8,10 180:9 183:15 195:6 planned 46:11 53:16 75:16 76:20 80:7 102:14 planner 148:18 148:20 186:5,6 planning 35:4 51:8 55:6 57:4,6 57:7,8 77:10 102:16,20,21 136:19 139:6 144:15 151:10 151:14,17 152:8 155:21 181:4 182:7 183:2 plans 60:11,12 103:8 127:4 plant 51:13 56:7 76:16 147:11 148:18 156:7,9 159:20 181:13 181:16,18	plastic 21:11 plat 53:4 plats 49:15 play 183:15 played 174:17 players 183:10 playing 76:6 please 2:8 36:10 37:7 42:11 45:8 46:1 93:12 146:20 150:3 187:3,21 192:16 195:13 196:21 198:18 pleasure 179:18 pledge 2:7,9 plenty 78:16 plow 13:15 14:21 plus 56:14 85:18 105:14 116:7 178:13 194:18 pockets 34:16 point 20:10 25:15 28:10 50:15 51:14,16 52:19 54:5 55:4 56:4 76:18 86:5 87:2 99:18,21 100:4 116:14 122:19 126:3 127:3 130:10 142:15 147:3 148:1 150:6 160:14 164:2,2 pointed 29:13 85:18 pointing 160:17 points 113:11 135:4 164:13	police 88:5,7 128:16 142:7,8 policies 101:6 policy 5:6 98:20 poor 74:11 poplar 64:9,14 64:21 178:8,10 184:6 popped 81:7 popping 75:2 81:8 82:7 popular 8:15 119:7 population 83:20 84:4 118:21 120:6,19 121:13 122:9 123:12 portion 90:15 portrayed 163:15 position 186:4 possibility 17:17 possible 34:20 58:4 possibly 43:3,12 139:9 171:7 post 12:10,11,14 12:18,19 13:7 posted 150:8 151:1 potentially 184:18 pounds 24:7 poverty 78:14 power 14:7 prayer 2:7,9 precedent 97:3 precisely 96:6 103:19	predecessor 180:11 predominantly 14:3 prefer 82:4,4 preparation 19:10 96:9 prepared 44:20 76:17 prescribe 103:8 presence 203:9 present 66:19 presented 36:5 100:8 president 46:17 135:21 190:17 pressure 73:2 preston 74:4 presume 185:2 pretty 32:15 123:6,7 prevalent 26:15 26:16 previous 33:10 59:21 price 1:18 8:16 8:19 10:10,21 15:19 16:17 17:6,12 18:3,12 23:5,7 24:17,18 33:8,9 36:17,18 39:3,14,20 40:17,21 41:5 41:11,13 42:5,6 42:13 44:16,17 45:15,16 47:14 54:21 55:1,2,9 55:15 60:13 64:6,9,16 65:9 65:11 82:8,9
--	--	---	--

86:7,11 87:5 88:19 89:2,9 90:3,5,9,11,15 90:18 91:11,19 92:4,14,20 93:2 93:21 94:3,4,15 95:5,8 96:3 107:14,18 109:16 110:2,6 110:10,17 111:5 111:18 112:2,9 112:15,19 119:2 119:14 120:2,20 121:2,12,20 122:3 123:9,12 124:14 125:21 126:1,2,19 127:8 129:18,20 130:5 132:5,16 133:8 134:17 138:10 144:11 144:19 145:5 147:15 149:9 150:9,21 151:5 151:7 162:16,19 163:11 170:2,5 170:8 171:4,7 171:14 172:2,8 172:17,19,21 173:21 175:4,7 185:9 186:10,13 187:18 188:7,8 188:16 189:5,6 189:14 190:3,4 191:8,18,19 192:13 193:2,3 194:1,10,11 195:10 197:7,8 198:3,15 199:4 199:5,21 200:1	201:3,16 202:4 202:5 price's 138:15 priced 128:7 prices 126:9 pride 127:12 primarily 4:19 15:13 prime 35:7 printed 203:6 prior 11:17 178:17 priorities 165:5 priority 46:12 51:1 55:20 private 10:10,12 75:18 83:4 probably 5:3 12:20 30:10 53:19 56:17 128:18 132:7 problem 70:8 85:14 93:9 108:19 121:13 124:19 199:20 problems 165:10 proceeding 18:17 proceedings 2:1 process 20:19 51:15 55:17 104:19 114:17 126:8 127:2 180:8 183:5 processes 97:5 102:17 professional 96:10 professionally 142:10	professionals 141:3 profit 5:15 88:10 130:19 137:13 profitable 27:17 profitably 29:1 program 20:15 23:10,21 114:12 126:13 127:21 128:14,19 129:21 191:6 programs 140:20 prohibited 10:14 prohibitive 30:1 project 7:21 14:11 39:13 66:8 78:3 85:15 86:10,12 92:2,5 98:2 99:21 101:3,8,8 102:13,19 103:20 105:13 112:11 113:2,14 114:16,18 115:2 117:16 118:6 126:5,21 136:20 137:17 138:12 138:20 139:3 146:3 149:13 152:11 156:10 157:2 168:2 176:21 177:9 178:6,10 179:12 180:17 183:1 184:5,6 185:5 193:11,13,15,17 195:6 196:6	projected 80:1 116:21 126:1,2 126:19 133:1 projecting 20:1 20:10 projects 38:21 39:7 42:19,21 54:17 66:5,12 66:13 83:19 102:7 114:11 158:18,21 160:3 180:13 181:2 185:16 promised 88:5,7 proper 77:19 78:6 119:12 properly 139:10 141:1 144:10,13 properties 50:17 54:15 85:20 115:13,21 property 46:6 50:7,21 72:9 84:11,16 85:1 91:14 94:18 95:10,11 103:16 108:12 114:7 115:12 123:13 155:2 proportion 91:1 proportional 97:6 proportionality 96:11 proposal 14:18 62:3,6 proposed 48:21 54:9 89:3 110:18 133:1,3 138:2 153:1,8
--	---	---	--

<p>178:11 proposing 141:10 prosperity 191:4 provide 4:16 5:7 74:8 115:9 124:20 126:16 128:7 135:8 138:5 181:19 182:2,10 194:18 194:20 provided 50:11 53:3 69:16 141:21 180:5 181:20 provides 180:3 providing 124:7 126:13 142:2 143:2 provision 200:9 provisions 37:21 ptsd 167:7 public 19:7 31:15 37:5,14 38:11,15 39:14 39:15 40:1,14 43:5 44:1 48:9 51:7,20 57:5,11 63:5,6 65:21 72:3 75:18 82:16 83:6 84:10,19 85:3 91:4 93:19,20 102:17 112:16 112:20 115:9,14 118:21 122:4 147:4,20 149:9 149:17,21 150:7 150:19,21 151:9 151:18 152:9</p>	<p>156:20 172:10 176:14,15,16 178:3 199:14,15 203:2,17 puđ 59:4 114:16 146:4 153:16 pull 123:3 129:10 pulling 80:13 punch 8:12 puncture 20:8 pupil 83:13,15 pupils 83:7 108:4 purchase 192:3 193:9,20 purpose 46:5 55:9 purposes 12:15 38:7 pushed 43:2 pushes 127:5 put 14:16 20:6 33:14 83:21 90:7 93:7 106:11 140:8 142:7,18,19 143:14 153:10 153:10 177:20 179:7 188:18 189:16 puts 128:4 140:14 putting 82:16 88:2 105:16 106:6 puzzle 93:8</p>	<p>q qualify 28:16 128:17,19 quality 27:20 28:8 29:19 quarterly 158:16 183:9 quarters 43:17 queen 18:2 question 8:16 10:20 41:6 54:21 64:5 94:4 125:20 138:19 139:21 184:2 questions 24:12 24:18 32:12,14 42:16,18 54:20 124:4 quick 8:16 48:19 54:21 quickly 6:5 quite 90:2 93:13 170:16 quote 86:2 quoted 85:21</p> <hr/> <p>r raise 66:15 87:1 87:2 140:13 141:11 raised 138:14 152:5 178:3 raising 140:3 range 101:21 117:10 125:21 126:1 128:8 129:1,16,20 133:13 134:17 138:10 ransomware 196:3</p>	<p>rate 5:13 104:11 108:13,18 115:19 126:15 130:2 rates 126:11 ray 183:11 197:13 199:8,9 reach 13:3 44:11 166:12 reached 7:11 165:17 reaction 117:18 read 37:6 42:10 45:21 66:18 105:11 157:18 158:5,6 162:3 169:16 170:10 170:13 reader 40:18 41:2,4,14,19 reading 42:14 60:5 105:7,11 ready 20:4 40:20 47:18 106:17 reaffirmed 4:14 real 18:4,8 46:6 48:19 72:4 137:18 201:11 reality 12:20 really 6:8 16:3 26:15 29:19 83:2 95:2 119:4 122:14 124:5 132:11 135:4,10 135:16 140:1 163:15 180:15 184:20 realm 7:5 reason 27:4 33:2 96:6 100:19</p>
--	--	--	--

161:20,21 162:2 164:4 reasonable 104:9,15 181:7 182:10 rec 33:19 recall 27:9 184:16 receive 20:4 170:20 181:10 182:3 received 8:9 20:5 165:17 177:8,14,16 184:6,8 185:14 reclassified 51:4 53:14 reclassify 55:19 reclassifying 46:5 recognize 58:8 134:1 137:4 190:8,14 recognized 133:18 recommendati... 31:3 32:5 recommended 155:20 recommending 51:10 57:13 record 37:7 46:1 95:20 118:11 recorded 73:3 77:19 203:6 recover 16:5 recovers 5:13 recs 28:13,17 rectangular 58:8	recycle 15:19 22:3 recycled 15:12 recycler 22:7 recycles 22:8 recycling 20:15 20:17 21:4,21 22:14,15 23:10 23:14,21 24:6 red 30:10 reduce 77:1 81:1 reduced 78:6 80:2 92:10 111:10 161:19 163:2 reevaluate 97:11 reevaluated 96:19 reevaluates 98:8 reference 63:15 referenced 148:13 references 66:4 referencing 69:15 referred 48:5 66:3 referring 48:8 refinance 37:12 reflects 52:4 refunding 38:4 regard 196:18 197:14 regarding 62:14 63:1 177:9 179:11 184:4,14 185:15 regardless 17:13 129:13 171:12 171:21	regards 150:20 152:10 155:7 regs 13:1 regular 180:15 regulated 6:16 regulation 6:15 regulations 6:18 12:12 regulatory 5:6 related 11:6 203:11 relates 47:21 109:14 relating 38:5 relative 181:15 relatively 180:17 relaxing 155:17 relevant 120:16 relocate 44:10 rely 8:21 remain 13:17 58:1,9,14,18 remainder 195:7 remaining 16:12 17:2,11,17 18:6 193:16 remapping 46:5 remarks 30:8 remember 108:11 177:5,19 178:1,2 179:9 179:10 184:13 removal 156:6 rendering 53:2 renewing 20:19 renovated 73:1 renovation 37:13,15 38:14	rent 79:1 137:8 rep 119:15 repeat 9:5 replica 142:6 report 65:16 116:17 120:8 157:4 158:6 169:16 170:14 171:3 177:8,12 177:21 178:15 179:4,6,9,15,16 184:3,3,11 185:17,18,21 186:8,16,18 187:11 199:11 reported 1:20 179:10 reports 180:3 represent 136:2 representative 118:18 187:16 188:13 189:12 representatives 54:18 representing 31:11 40:4 136:13 request 14:18 32:16 111:11 129:2 132:20 156:11 157:17 177:11 179:20 186:15 188:11 189:9 197:17 requested 69:17 115:3 154:15 177:15 180:21 184:4 requesting 103:2 116:1
--	---	---	---

182:14 187:14 191:1 192:2 193:7 194:15 195:1 requests 184:9 require 97:8 101:7,12 191:7 required 128:11 131:6 133:15 166:21 requirement 133:6 requirements 31:3 101:14 requires 39:10 rescue 195:6 reserved 23:20 resident 121:16 149:16 residential 20:6 22:15 50:16 104:3,4 115:15 residents 8:13 8:21 96:3 98:16 99:2 125:16 150:20 153:14 resolution 45:21 46:2,3 47:6,9 50:5,11,14 51:11 54:10,13 56:2,16 57:12 57:14 59:21 105:12 158:2 resolve 91:2 resources 34:16 118:13 123:11 respect 71:2 99:18 113:10 124:6 152:15 170:5,8 175:1	175:12 176:4 respectfully 99:19 157:14 172:15 174:1 177:3 186:15,19 respond 111:1 responded 111:2 166:10 responders 128:16 131:17 response 158:10 166:13 185:5 responses 165:18 responsibilities 131:13 responsibility 151:7 responsible 166:8 197:19 responsive 155:1 responsiveness 155:3 restriction 182:2 result 14:8 resulted 13:14 resulting 155:18 results 161:5 resurfaced 60:18 retired 147:7 returned 12:7 returns 7:6 revenue 13:15 14:21 15:7 23:17,19 84:12 85:2 94:18 95:9 108:19 122:17	revenues 95:2 109:2 review 2:18 183:4 reviewed 115:2 176:17 rfp 14:14 richardson 166:12 richest 79:7 ride 123:6 ridge 74:21 137:15 ridgely 10:3 15:3 ridges 75:1,7 82:7 right 2:5,16 3:21 6:8 9:11 11:1 14:2 16:8,21 17:5,6,15,18 30:16 32:11 35:17 36:2 39:2 39:18 40:6,8,9 40:10 48:10,11 48:18 49:18,19 50:2 51:20 60:5 61:5 64:13,15 65:15 70:17 71:15 74:18 76:5,10 77:4 79:1 85:12 86:16 87:21 89:10 91:6,11 92:9 95:18 97:1 101:2 103:8,17 107:7,13 108:14 108:15 111:20 111:21 116:9 125:1 133:8	134:4,4 140:7 142:14 144:18 153:18 154:12 156:19 159:1 162:1,7,16,17 165:14 169:4 171:18 174:5 177:18 200:3 rights 131:13 ringing 42:20 rn 189:10 road 9:18 15:6 16:7 26:9,10 27:1 31:4,21 32:3,4,6,19 36:5 46:7 59:19 60:4 60:9,15,17,18 61:2 62:10,14 63:8 64:11 67:4 67:19 68:14,19 70:7,11 72:7 74:2,5,11,14 75:3 78:15,19 79:9 82:5 85:21 101:1,21 102:6 105:17,18 106:2 106:7,11 107:4 107:5,15,21 109:5,8 116:16 145:9,14 159:2 159:16 162:15 165:8,8,9 178:6 184:5 roads 31:13 67:18 78:4 104:6 192:2 roadway 107:12 roadways 142:18
---	---	--	---

<p>rob 187:14 roberts 179:5 roll 192:16 roller 192:4,10 192:15 rolls 196:13 ron 136:12 165:20 roof 72:10 room 166:15 roughly 97:5 route 46:7 102:2 145:18 163:19 164:9 166:20 royal 145:18 rules 174:18 run 27:16 62:7 73:18 79:10 184:5 runs 39:3 167:8 rural 191:3,4 ryan 81:5</p>	<p>saints 71:18 83:3 119:5 salary 128:18 sale 37:18 38:6 75:2 167:10 sales 5:14 126:9 126:18 127:8 sanitary 197:15 sat 160:20 satchell 189:10 189:16 satisfied 161:3,4 saturday 25:4,5 25:5 32:7 save 25:17 79:3 savings 12:5 14:8,13 saw 8:10 11:9,9 160:19 saying 77:11 78:2 86:11,15 89:17 90:21 92:2 106:14 115:1 116:12 117:20 118:2,2 118:7,8,9,10,13 119:10 120:13 124:15 138:4 143:10 152:11 161:1,8,9 164:21 167:19 168:1 says 60:7,10 61:13 63:12,19 65:21 97:4 106:6 117:3 scale 6:21 7:10 11:13,17 14:1 35:5 160:5</p>	<p>scares 167:7 schedule 20:11 200:19 school 63:10 65:4 66:1,3,11 71:19,20 72:5 72:17,18,19,19 72:20,21 73:5 75:18,19,21 76:10 77:14,17 82:13 83:2,5,12 84:21 88:4,17 89:16 90:14 91:6,8,11 92:3 92:13,15 94:21 107:21 116:18 117:3 118:18 119:6,6,15 120:12 122:20 131:7 143:7,18 143:18 152:6 157:4,11 171:3 177:9,15 178:5 179:11 180:3,12 181:1,10,17 182:3,8 184:9 184:19 185:3,7 186:8,18 school's 83:9 schools 63:5,6,7 67:17 70:17 72:3,4 80:16 82:21 83:6,14 84:18 89:5 91:3 94:16,20 95:5 95:13 96:15 99:2 104:7,16 118:21 120:14 121:19 122:2 143:16 148:20</p>	<p>149:3 166:21 170:16 178:12 180:6 182:17 183:11 science 19:10 scientific 96:10 96:17 97:2,8 98:9 141:6 scope 113:15 198:6 scrap 15:12 scrutinized 176:18 scrutiny 136:20 sdat 48:1 49:9 seal 203:13 season 61:7 seasons 190:18 191:1 second 36:6,7,8 41:1,2,15,16,18 187:18,20 188:16,18 189:14,15 191:9 191:10 192:13 192:14 194:1,2 195:10,12 198:15,16 201:17 secondary 143:17 secretary 3:20 36:9,11,13,15 36:17,19 37:6,9 38:8 40:13,15 41:17,20 42:1,3 42:5,7,9,12 45:2 45:7,9,11,13,15 45:17,21 46:2 46:15 48:10</p>
<p>s</p>			
<p>s 46:11,12 50:21 51:4 52:10,10 53:7,14,15 59:4 67:11,12 100:14 116:10 117:8 156:4 160:7,10 161:12 s1 53:14 safe 73:21 196:11,12 safely 32:21 safety 37:14 38:15 43:5 44:2 73:16 81:14,18 82:16 84:20 91:4 116:14 122:4</p>			

173:4,6,8 187:20 188:1,3 188:5,7,9,20 189:1,3,5,7,17 189:18,20 190:1 190:3,5 191:11 191:12,14,16,18 191:20 192:15 192:17,19,21 193:2,4 194:3,4 194:6,8,10,12 195:12 196:20 197:1,3,5,7,9 198:18,19,21 199:2,4,6 201:18,19,21 202:2,4,6 section 39:10 50:20 59:2 sections 37:21 security 194:19 see 3:9,11 8:15 14:18 21:6 26:9 26:11,12,17 33:6,21 49:4 72:6 75:1 76:2 77:15 78:5 79:20 80:6,17 80:19 82:4,4 118:4 120:20 125:7 152:16 169:6,6 171:15 179:4,14 181:21 198:2 seeing 24:14 60:20 75:6,11 137:18,19 seeking 32:2 seen 12:21 52:21 67:3 79:14	157:4 179:16 184:3 185:17,18 185:19,21 186:7 186:16,18 segue 27:6 sell 13:8 15:15 21:20 75:8 79:9 99:11 122:12 137:13,20 153:21 sells 8:12 send 22:7 111:5 180:18,21 senior 121:13 122:9 sense 7:7 105:8 sensitive 41:8 135:1 sent 56:1 150:7 150:16 165:21 177:12 separate 38:3,18 39:4,11,12,16 separated 21:18 22:8 september 203:20 septic 115:15 series 37:18 38:3 serious 87:8 116:19 serve 56:8 115:12,20 served 115:14 serves 132:19 service 3:3 4:13 5:9 46:11 51:5 52:20 53:17 56:8 78:12 91:13 114:5	124:7 135:8 190:9,12,14 services 5:7,12 9:10 10:15 20:18 21:1 22:15,17 31:14 98:17 101:4 115:10 121:14 123:16 188:13 189:11 193:10 194:17,19,20 serving 190:11 session 157:7 201:10 set 75:15 76:15 80:4 97:3 133:20 157:7 186:20 203:4 settle 173:17 seven 52:18 141:8 186:13 severely 43:14 sewer 46:4 49:1 51:4 52:3,20 53:17,18,18 55:18 59:7 79:15 95:21 100:17 115:4,14 116:5 118:1 141:21 142:2 168:4,5 197:15 sewers 144:8 shafer 63:12 148:18 149:2 178:9 180:10 184:8 185:15 share 98:18 112:12 183:3 shared 172:8,12 177:16	sharing 59:2 sheriff 31:12 sheriff's 32:10 33:5 43:20 44:5 shit 168:8 shoot 127:13 shore 4:2,9 5:18 5:19 7:14,20 8:1 10:16 12:10 15:2,3 18:1,18 20:2,13 21:15 23:14 25:3 26:18,19 27:8 139:16 shortage 125:3 shorten 198:9 shortly 17:21 44:12 shoulder 107:8 shoulders 106:1 show 17:21 47:11 showed 54:1 showing 52:3 53:10,12 160:1 shown 46:8,10 52:5 53:11 104:1 shut 79:6 sic 154:8 183:11 side 26:9,10 31:21 32:1 73:3 73:15 78:18 102:6 164:17 sides 102:3 182:19 sidewalks 80:21 signature 203:15
---	--	---	---

[signed - standpoint]

Page 35

<p>signed 21:2</p> <p>significant 66:1 101:18 102:1 114:10 119:19 120:14 125:5 184:18,19</p> <p>significantly 113:13</p> <p>silverstein 135:21 136:1,17 146:1,7 165:20</p> <p>similar 71:11 78:8</p> <p>simple 168:18</p> <p>simply 27:17 124:20</p> <p>single 6:14 22:1 88:16 96:13 111:2 123:5 129:10 130:12</p> <p>sir 47:19 186:9 192:11 198:7</p> <p>sit 110:6 127:7 166:19 198:1</p> <p>site 7:18 13:14 14:1,7,13 18:21 19:12 153:10</p> <p>sitting 73:20 74:2 81:16 179:6</p> <p>situation 92:19 196:4</p> <p>six 8:8 12:4 122:13 123:4 126:17 127:5 142:9 164:6 187:11 201:8</p> <p>sixteen 15:11</p> <p>sixty 118:16</p>	<p>size 28:6 60:21 80:2 92:10</p> <p>sized 93:6</p> <p>sketch 53:2</p> <p>skimming 157:21</p> <p>slated 59:9,14 126:20</p> <p>slide 19:21</p> <p>slides 4:6 86:8</p> <p>slightly 27:21 29:3 129:15 163:17</p> <p>slow 74:15 164:13</p> <p>small 13:21 15:8 22:10 27:19 50:1 77:7 147:3</p> <p>smaller 27:17 28:17</p> <p>smart 80:7 110:10</p> <p>smarter 161:9</p> <p>smith 93:11 95:14,16,19,20 101:5 103:5 113:6,8 115:8 123:19 124:1 135:15,18 141:5 175:20 176:3 179:13,17 186:14 187:6</p> <p>socializing 80:15</p> <p>soft 20:4,5</p> <p>software 194:19 195:3</p> <p>solar 14:16</p> <p>sold 8:13 13:18 130:19 167:14</p>	<p>solid 4:17 6:12 7:2 9:10 19:1,2</p> <p>solution 108:6</p> <p>solutions 136:10</p> <p>solve 112:13</p> <p>somebody 170:6</p> <p>someplace 93:4 122:14</p> <p>somewhat 58:2 81:1</p> <p>soon 44:1 142:19</p> <p>sorry 6:4 45:6 48:3 49:2,18 50:6 63:18 145:7 149:4 151:12 153:4 168:16</p> <p>sort 100:5 134:19</p> <p>sound 12:2</p> <p>sounds 36:21 39:1 130:20</p> <p>source 21:17</p> <p>sources 113:16</p> <p>south 76:4,7 130:18</p> <p>space 16:12 17:11 44:2 58:2 58:10,14,18</p> <p>spaces 35:9</p> <p>speak 40:2,3,7,9 94:10 143:21 149:8 150:20 155:2,4 156:14 186:1</p> <p>speaker 172:13</p> <p>speaking 60:3 118:9</p> <p>specific 124:3</p>	<p>specifically 48:9 151:16 178:1</p> <p>spectacular 142:18</p> <p>speculating 55:14</p> <p>speed 74:14</p> <p>speeds 78:6</p> <p>spent 137:10</p> <p>spies 34:7 35:1</p> <p>split 67:10 79:4 89:11 117:16 118:5 137:1</p> <p>spoken 148:7</p> <p>sports 34:1</p> <p>spot 15:14 76:13 177:20</p> <p>springs 16:2,2</p> <p>squeeze 28:10</p> <p>st 10:8 187:16</p> <p>staff 154:20,21 200:12</p> <p>staffing 30:1</p> <p>stages 181:3</p> <p>stamp 48:11 187:9,10 188:11 189:9 190:7,16 192:1,9,11 193:6 194:14 197:11 199:9,12 200:16</p> <p>stance 111:12</p> <p>stand 2:8</p> <p>standard 32:15</p> <p>standards 155:17</p> <p>standpoint 56:10 147:20 179:19</p>
---	--	--	--

<p>stands 16:10 18:15 stars 128:15 start 5:18 29:18 40:6 78:21 85:3 93:9 95:12 98:3 126:21 183:9 started 2:10 6:1 13:3 31:9 106:10 118:15 154:6 starter 79:4 starting 13:3 31:6 starts 28:8 84:5 state 4:14,16,18 4:19 5:5 12:12 23:2,3 26:15 60:9 61:10 78:1 83:10 87:9 91:18 113:18 114:1 145:11,16 163:20 165:6 194:16 195:2 203:1,2 state's 18:4 stated 68:16 statement 161:14 177:7,13 196:16 201:12 station 7:19 10:19 122:5 statistics 21:8,10 status 46:13 51:1 55:20 stay 112:17 124:14 190:20 stayed 67:12 staying 72:3</p>	<p>stays 117:8 steadily 67:1 steel 16:5 steered 95:17 stenographic 203:6 stenographically 203:6 step 78:14 132:2 stepped 34:9 177:6 stepping 134:6 steps 200:13 sticking 177:10 stipulations 203:8 stoney 137:14 stood 162:1 stop 29:21 164:16 174:9 stove 167:10,13 straebel 187:14 straight 168:8 strawberry 24:2 stream 22:1 street 43:14 46:9 52:19 128:15 150:5 155:19 street's 132:20 structuring 134:16 stuck 74:7 123:1 169:3 student 71:16 118:19,21 120:18 181:9 182:13,15 students 143:11 143:16</p>	<p>studied 114:6 study 52:7,15,17 53:3 59:18 64:10 66:4 73:6 77:18,20 83:17 89:7 96:10,17 97:2,8,18 98:9 100:7,11 101:7 101:12,16 109:12 110:1 113:15 114:3,3 114:4,11 153:9 182:15 200:13 stuff 138:21 140:11 141:21 145:15 174:20 stupid 72:4 style 76:17 subdivision 103:10 132:14 subject 98:13 112:17 submit 96:20 102:13 104:12 submitted 18:19 19:5 100:3 114:21 subscribe 150:13 subscription 10:15 22:17 subsidize 23:9 23:16 subtitle 6:17 successful 14:5 34:21 sudden 109:18 121:9 144:17 sufficient 192:6 193:19</p>	<p>sum 5:4 191:5 sunday 32:7 super 137:10 superintendent 31:13 supply 130:2 193:12 support 24:6 33:3 34:20 44:13 69:17,20 138:20 139:3 166:18 191:2 200:15 supporting 21:13 81:10 supports 21:15 115:3 suppose 155:13 supposed 16:17 132:8 139:13 146:5 170:20 176:9,11 supreme 97:4 surcharge 23:12 sure 4:4,10 8:18 47:4,13 48:18 93:14 95:16 96:3 103:4,18 108:6 119:11 124:11 125:6 148:21 149:11 153:11 166:4 168:12 170:13 175:8 196:10 surge 11:5 surprise 160:4 surprises 158:18 surround 137:5 surrounded 78:8</p>
--	---	---	---

<p>surrounding 66:2 67:17</p> <p>surveys 141:6</p> <p>suspect 97:16</p> <p>suzy 119:16</p> <p>sympathize 134:15</p> <p>system 63:10 65:4 66:11 108:21 109:1 139:16 168:4,5 178:5 182:8 184:19 185:7 196:4</p> <p>systems 22:6 115:15 196:10</p>	<p>144:1,2 155:9 185:1 197:14,16 203:3</p> <p>talk 6:5 21:8 55:13 59:12 60:19 65:17 66:9 70:19 71:1 88:20 93:19,20 94:9,11 95:17 112:19 136:15 141:15 148:3 163:20 166:19</p> <p>talked 61:6,9 84:8 87:14 94:8 122:3 137:12</p> <p>talking 48:17 49:12 65:3 68:12 83:21 84:2,11 96:5,12 98:12 105:10 106:12 139:14 141:16 142:12 143:7 164:8 171:2</p> <p>talks 63:13 65:7</p> <p>tapers 27:14</p> <p>taste 157:1</p> <p>tax 46:8,10 48:2 48:3,5 49:1,6,9 49:16 50:6,6 51:2 52:13 55:19 82:2 84:11,16 85:2 95:3,7,10,11 108:20 112:5 122:11,17,21 196:13</p> <p>taxations 49:14</p> <p>taxes 37:19 85:5 91:14 94:18</p>	<p>96:4 108:12 121:15 123:14</p> <p>taxpayers 88:11 96:4 98:17 108:13 196:12</p> <p>teachers 128:15 131:17</p> <p>teaching 165:19</p> <p>team 66:1 76:9</p> <p>teamwork 142:11 143:5</p> <p>technical 194:17</p> <p>technically 17:6</p> <p>technology 29:3 29:5 194:15</p> <p>tell 6:4 62:13 77:12 118:19 126:18 127:7 164:20</p> <p>telling 114:17 116:18 134:13 134:13,14</p> <p>temporary 31:3 36:5</p> <p>ten 7:16 76:1 83:16 85:10 87:11 108:15 116:7 128:13 129:3,4,6,14,19 131:11 132:14 133:6,15 135:1 163:20 167:11</p> <p>tend 4:19</p> <p>term 8:5 134:19</p> <p>terms 96:14 124:19 126:7</p> <p>terrified 167:18</p> <p>terrorism 195:16</p>	<p>terry 189:10,16</p> <p>test 29:14</p> <p>testimony 156:7</p> <p>thank 4:1 10:21 24:16,19 30:3,4 30:4,16,18,19 34:17 35:19,21 36:1 37:1,3 38:8 39:20 44:15,17 46:14 55:15 57:15 59:1 95:19 100:12 107:16 113:6 123:19 124:1 135:15,18 136:4 138:12 146:7,8 148:9 154:11,21 156:16,17,21 175:18 186:14 186:21 187:4,6 187:7,8 190:15 196:19 197:11 199:8,9,11,12 200:21 202:8</p> <p>thankful 73:11</p> <p>thankfully 81:4 123:7</p> <p>thanks 105:1 135:17 148:2</p> <p>theme 195:17</p> <p>thing 29:2 48:18 63:1 81:14 93:6 93:7 94:1 107:18 108:8 109:17 122:18 139:13,19 142:10 144:14 144:16 145:12 148:6 160:18 162:8 164:2</p>
t			
<p>tag 60:13</p> <p>tail 27:21</p> <p>take 15:21 16:1 16:1 25:16 58:15 61:14,18 89:2 116:21 136:8 140:17 158:20 160:4 170:10 172:14</p> <p>taken 196:16</p> <p>takes 132:2 166:17 175:13</p> <p>talbot 1:1 7:15 7:20,21 8:3 10:6 11:10 20:17 24:4 34:9,10 37:10,13,16 46:3 65:21 68:3 68:7 79:8 84:5 88:11 90:4,10 102:21 103:2 120:3 121:9 140:5 141:20</p>			

165:6 175:2,17 176:17 things 25:10 33:10 44:3 52:6 56:4 57:19 60:2 61:13,16 62:19 67:13 75:10 81:13 88:8 93:3 101:9 104:16 134:11 135:2 138:3,16 139:7 139:8 141:15,17 142:21 144:21 145:3,13,19,20 147:12 163:13 163:14,15 165:9 180:13 think 8:21 17:3 22:18 24:9 26:16 28:20 32:13 42:18 44:4,8 47:17 50:9,18 51:11 51:14,19 52:7 54:17 55:5,8 56:4 58:11,12 61:10,13,16,17 62:4,5,11 70:3 72:16 73:12 76:2 81:14,15 82:9,18 84:7 85:7,15 86:13 87:10,12 88:1 90:6 91:2 92:20 93:5 96:5 97:10 97:18 99:5,15 103:10 106:16 109:16 110:10 112:12 113:12 114:17 115:12	116:13 117:2 119:15,16,17,20 120:1,3 121:7 122:6,7 130:5 132:6 135:3 136:5,7 140:6 140:20,21 141:2 141:10,12,13,13 144:18 145:13 145:20 146:12 148:4 149:16 152:9 155:8,10 155:19 158:4 164:3 170:13 173:15 174:5 175:1 176:20 178:7,10,15,18 181:7 182:18 196:7,17 199:17 200:7 thinking 72:1 86:18 93:10 157:2 182:7 thinks 77:5 102:10 119:11 third 17:5 40:18 41:4,13,18 thirty 5:21 thomas 41:1,3 100:3 119:9 139:1 148:17 149:1 165:20 171:18 172:5 177:18,21 178:9 178:21 180:2,7 181:14 182:5,18 184:2,10,16 186:1,5,9,12,17 thought 14:3 35:5 95:3 133:2	146:14 148:16 177:13 185:7 threaten 20:8 three 6:2 16:8 18:2,18 19:16 19:17 31:4,21 40:3 46:11 48:4 53:19 57:14 63:14,20 64:1 64:16,20 65:16 66:5 117:9 134:9,12 136:13 139:2 141:7 151:1 167:14 185:16 thrilled 18:5,8 tilghman 79:16 197:16 tim 3:4 29:7,13 188:12 time 6:16 7:5 11:21 19:20 20:1 27:13,20 29:21,21 36:3 39:21 40:11 41:8 43:9 44:10 47:3 50:15 51:7 51:14 52:20 54:5 55:5 67:13 71:17 74:13 75:16 77:6 81:18 89:4,14 91:17,20 98:6 98:21 107:19 108:8,12 109:18 110:13,19 116:11 117:12 125:7 127:5,9 132:7 134:21 137:7 144:3	154:15 157:15 170:16 179:14 203:4 timely 27:3 170:18 times 4:7 32:19 33:3 85:10 87:11 110:15 141:8 151:1 tin 30:10 tipping 23:12 tires 15:12 tischler 200:17 titled 48:16 today 52:4 60:8 66:19 68:18 70:9 85:16 96:1 106:4,19 116:12 160:11 165:17 170:14 171:5,6 171:11,12,13,17 171:21 172:1 179:4 184:7 tohar 159:1 told 3:17 22:17 164:18 167:12 179:5 ton 12:2 23:15 tonight 2:4,11 3:2 25:15 71:6 96:6 112:14 136:5,11,15 139:11 144:9 156:7 166:10 167:5 172:15 174:21 176:5,7 179:20 tonnage 22:11 30:9
---	--	--	---

<p>tons 8:9,9,10 12:1 15:5,10,11 15:11,12 16:7 21:11,12,16,17 22:10 top 63:19 83:14 142:5 topic 163:17 total 12:3 15:9 22:9 87:17 129:10 totally 81:19 touch 99:17 tough 173:10 tourism 33:15 34:3 tourists 34:15 town 10:7 49:7 49:11,15,20 50:2,7 52:9 54:18 55:7,13 56:5,6,11,13 60:2 62:12,18 63:9 65:17,20 66:21 67:9 68:1 69:18 71:6 73:4 74:16,19 75:5 76:18 78:7 80:20 81:3,10 81:11 84:15,16 84:20 85:10 89:12 92:6,8 93:18 94:13,20 95:4 96:3 100:9 100:15 101:6,12 102:5,12,16,17 103:9,13,16,17 103:18 104:1,18 106:14 109:3 110:3 111:9,9</p>	<p>112:4 113:17 114:1,9 115:1,9 115:17 116:6 117:1,15,17 124:7,21 125:4 125:7,8,16 129:11 130:19 131:14 132:21 136:2,9,12 137:16 138:21 139:2,6 142:16 143:19 145:4 147:16 148:17 149:13 150:15 151:15 152:3,17 153:11 154:20 154:21 155:4,17 155:20 156:8 157:17 158:13 159:12 161:4 162:8 164:7 165:17 166:9 168:1 171:19,20 172:4,11 174:15 180:12,21 182:21 183:12 185:16,20 186:2 186:4,5,6,16 187:15 town's 69:17 102:8,15 103:6 104:13 138:20 147:20 159:20 townhome 137:16 towns 9:10 10:5 75:14 94:17 95:11 143:21 166:4,5 183:10</p>	<p>traffic 31:2,11 32:3,6,18 35:14 59:18 60:19 62:2,15,18 74:13 76:12 81:14,18 86:3 99:17 100:7 101:7,14,20,21 104:16 107:7,12 109:7,9 113:15 114:2,12 116:15 145:18 152:6 162:4,5,10,12 162:13 163:18 164:3,9,12,12 165:9,13 166:20 trailer 15:14,16 training 44:2 transcribed 203:6 transcript 2:1 60:6 68:10,17 69:1,2,7,8,9 105:8,12 158:2 162:3 transcription 203:7 transcripts 169:17 transfer 7:18 8:1 10:17,18 11:14 transferred 8:1 transfers 7:19 transparent 100:20 transportation 80:20 96:15 trappe 67:9 68:6 84:1 85:11 87:14 88:4</p>	<p>116:7 117:15 118:5 122:8 160:19 trash 9:2,16 10:6 15:5,5,6,10 20:4,4,5,6 25:13 25:17,20 26:4,9 26:10 27:1 73:18 74:21 travel 74:12 76:13 traveled 105:17 106:8 traveling 60:21 treatment 51:13 56:7 76:16 156:6,9 159:20 181:13,16,18 tremendous 99:18 103:11 tremendously 113:11 trialing 14:5 tried 60:20 truck 90:16 trucks 60:21 74:3 true 30:12 100:12 115:7 150:10 161:13 203:7 truly 167:17 try 9:7 11:14 24:1 125:6 138:16 198:1 trying 25:10 53:13 92:16 103:7 111:5 112:10 113:2 115:17 125:14</p>
--	---	---	--

<p>134:16 135:8 136:10 160:15 163:20 166:15 168:4,6 174:14 tuckahoe 74:18 tuesday 201:8 turf 34:1 turn 70:14,15 106:1 107:7 turned 106:1 twenty 75:15 162:21 twist 127:10 two 7:20 8:2 10:17 11:5 15:2 15:3 19:11,16 20:2,13 26:19 39:5,16 42:19 46:5 53:12 54:17 57:21 64:16 84:3 104:1 105:15 130:16 137:10 137:15 141:17 145:12 170:9 175:4,8 193:9 type 28:13 196:3 196:3 types 34:4 88:8 158:17 typical 113:20 180:7 typo 46:21</p>	<p>unaffordable 133:3 unanimous 2:15 2:21 57:4 unanimously 51:9 144:16 understand 39:15 75:8 85:3 89:21 92:1 109:14 111:12 113:11,19 116:2 116:3 124:12 125:2,10,12 134:8 153:6,16 153:16 169:2 179:13,17,21 understanding 49:12 58:7,16 59:8 143:15 157:10 182:5 undertake 43:19 undertaken 43:1 undertook 11:12 underwrote 126:4 130:8 undevelopable 58:18 unfortunate 172:10 unfortunately 48:4 49:8 78:11 126:17 134:2 151:6,9,11 190:19 197:19 unincorporated 9:12 22:12 144:2 unique 8:20 unit 54:7</p>	<p>units 52:18 59:15 62:9 100:10,21 131:12 133:7,15 153:18 155:19 unload 11:19 update 3:2 4:2,8 30:20 171:15 upgrade 196:1,9 upper 6:1,2 uptick 11:9 use 8:13 9:13,21 10:16 12:18 13:21 22:4 23:15 27:17 34:16 66:14 121:14 123:10 123:15 136:16 141:1 168:4 182:12 193:8 users 35:15 utilities 27:9 29:5 30:2 76:15 143:2 147:5,17 156:5 utility 5:5,7 utilize 194:16</p>	<p>van 177:6 179:1 various 181:3 vehicles 61:4 vein 157:6 vendor 195:3 venture 28:4 versus 25:17 54:8 83:10 veto 101:19 114:18 137:3 162:9 vetoed 69:19,19 69:20 105:14 162:1 vetted 176:18 victim 196:2 village 121:6 132:6,9 140:13 140:14 visit 9:6 voiced 152:7 volume 7:1,9 11:4 voluntary 13:8 13:12 volunteer 141:17,19 vote 36:9 45:7 45:20 51:17 57:8,14 77:4 137:1 144:21 170:4,21 173:20 175:16 176:5,7 176:8 177:2 179:20 187:21 188:19 189:17 191:11 194:3 195:14,21 196:16,20 198:18 201:18</p>
<p>u</p>		<p>v</p>	
<p>ultimately 48:21 49:14 50:1,12 51:3,17 52:4,14 56:6 153:20 156:1 176:4</p>		<p>vacuum 85:16 86:12 93:3 144:12,20 145:1 145:4 165:2 valedictory 143:10 valorem 37:19 valuable 16:3 value 198:8 values 72:10 valves 198:11</p>	

<p>voted 40:20 51:9 52:1 55:21 57:12,12 162:9 votes 88:6 voting 86:9 vu 68:11 105:9</p>	<p>118:4 123:21 132:4 133:19 135:19 136:4,15 136:17 138:15 138:17 143:6 147:19 149:11 149:12 154:21 159:14 163:18 167:11 174:9 176:8,19 179:7 181:21 190:13 195:14 196:15 201:1 wanted 5:3 91:7 99:17 100:19 113:10 142:5 148:21 175:4,7 wants 40:11 88:16 ward 136:2,13 warren 27:2 31:13 60:18 74:2,5 192:15 waste 4:17 6:13 7:2,19 8:1,10 9:10 10:3,18 19:2,2 wastewater 4:17 51:13 56:7 76:16 115:10 139:13,15,16 156:6,9 159:20 181:13,16,18 watch 34:15 watching 73:18 137:18 water 4:16 46:4 46:11 48:21 52:3 53:16,17 53:18 55:18</p>	<p>56:8 58:5 59:6 79:12 95:21 100:17 115:4,9 115:14 116:5 118:1 141:21 142:2 168:3 193:9 waterfowl 24:5 30:9 34:5 waters 78:7 watson 167:6 way 5:4 10:2 16:20 23:6,11 30:13 34:17,21 43:16 72:13 73:5 74:15 79:11 87:18,19 104:14 117:4 119:10 125:14 134:11 140:10 145:7 151:13 164:16 184:10 203:11 wayne 190:10 ways 131:21 waze 74:6 we've 14:14 19:4 19:5 52:20,21 74:1,8,9 75:17 75:17 84:7 92:8 93:8 109:7,19 119:5 126:6 133:20 135:3 139:8,15 141:7 142:16 146:1,1 146:4 162:11,13 162:14 168:1 170:15,18 173:10 176:9,10 176:14</p>	<p>wealth 132:3 weeds 152:1 week 25:9 138:14 149:18 158:5 177:4 195:19 200:18 201:5 weekend 25:9 31:19 32:7 weekends 25:1,3 weekly 9:6 weeks 164:6 169:12 170:3,9 175:5,8 weigh 135:13 weight 11:21 weights 11:15 welcome 2:3 went 6:18 67:8 67:11 68:9 114:17 132:21 136:20 139:4,5 139:5 151:15 195:18 197:18 west 49:20 60:12 61:21 62:17 67:5 86:4 102:6 106:12 wide 23:4 35:9 widened 70:12 70:13,15 102:3 106:2 widening 67:4 102:1 159:2 widenings 159:16 wider 133:12 width 106:3,4 wife 167:9</p>
<p>w</p>			
<p>w 1:17 46:10,12 50:21 51:4 53:14,14,15 59:5 67:11,12 100:14 116:10 117:8 156:4 160:7,10 161:13 wait 94:2 119:2 134:20 145:17 186:15 187:5 waiting 23:1 56:3 145:17 175:9 waiver 166:19 walk 79:2,2 107:10 walked 120:11 157:16 179:5 walking 52:11 80:21 walmart 78:18 79:2 want 2:3 10:2 11:15 14:15 30:6,8 31:7,8 38:9 39:14 40:9 46:16 63:1 68:15 77:13 78:3 79:19 85:4 86:17 88:9,10 90:7 91:9 94:9 104:10 110:5 113:8 117:20,21</p>			

<p>wildly 133:13 willey 58:13 60:3,7 66:19 68:21 105:14 110:20 112:8 114:15 137:2 162:1 166:7 willey's 86:2 willow 74:11 wine 30:10,14 31:17 wing 88:3 wise 72:5 120:6 wish 155:13 175:3 wishes 40:2 154:13 witness 203:13 wonderful 34:7 35:9 71:20 76:13 80:10 165:21 wood 16:1,5 woods 137:14 word 66:14 words 179:7 work 5:1,2 14:11 16:4 19:4 25:16 27:2 29:12 35:20 43:12 44:9 55:6 67:15 77:6 78:13 118:3 125:15 142:17 150:11 160:2,15 165:1 166:1 167:3 171:19 181:12 196:9 200:9</p>	<p>worked 80:20 158:11,14 159:1 160:21 workforce 127:21 128:9 working 16:8 21:3 25:8 26:8 35:11 122:16 136:9 142:12 143:12 162:18 164:19 165:2,18 166:16 168:2 180:11 works 23:11 31:15 51:7 57:5 57:11 77:17 151:9,18 171:20 worse 65:11 86:3 105:18,19 106:8 164:11 worth 28:9 166:1 wow 186:13 write 119:10 written 171:1,9 172:2,3,5 wrong 59:16 80:6 176:8,19 wrote 149:1 wye 68:5</p>	<p>130:19 135:19 146:11,12,15 149:10 157:20 160:7 169:13,13 169:15 173:3 176:1,2 186:14 198:9 201:2 year 3:17 4:15 5:19,20 7:13 8:2 11:2,2,3,3,6 12:6 14:18 17:8 20:20,20,20 34:5 91:5 92:9 98:7 108:3,4,10 108:10,10 112:6 121:10,16 122:5 123:5 126:7,19 126:21 127:4 137:9 152:8,14 165:5 168:10 180:8 year's 166:1 yearly 23:18 years 5:21 6:11 7:6,12,13,16 11:5 12:15 13:4 16:11,18 17:2,2 18:9 33:11,13 46:12 53:19,21 56:15,20 60:9 61:10 68:12,18 75:15 76:1 77:1 80:5 83:16 86:2 87:21 92:7 110:15 111:3,15 116:7 118:11,15 118:20 132:14 134:10,10,12 135:1 137:3,11 137:15 140:18</p>	<p>141:8 144:7 146:4 152:18 154:1 158:12 160:9,9 161:17 162:20,21 163:20 165:7 166:14,17 167:11 168:2 171:8 174:18 185:4 yesterday 147:8 yield 27:13 yup 6:10 94:14 113:7 170:7</p>
			z
			<p>zach 58:11 95:20 105:2 116:3 175:19 177:3 zack 123:18 zero 57:8,14 zoning 19:1 67:11 97:5 117:16 118:5 139:6 144:7</p>