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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

June 14, 2022; 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Frank Divilio

Corey W. Pack

Reported by

Diane Houlihan

Page 2

1 TRANSCRIPT OF PROCEEDINGS

2

3 MR. CALLAHAN: I want to welcome everybody

4 tonight. So if we could go ahead and stand for

5 the prayer and the Pledge of Allegiance of the

6 Flag.

7 (Prayer and Pledge of Allegiance.)

8 MR. CALLAHAN: Thank you, Mr. Leshner.

9 Appreciate it. Okay. All right.

10 Let's get started on the agenda. The

11 agenda is before us on June 14th. Okay. We

12 took a look at the agenda. Are there any

13 additions, deletions, or corrections to the

14 agenda? Hearing none, the chair moves that the

15 agenda be accepted as unanimous consent.

16 Next up is going to be the minutes from

17 May 24th and June 7th. Council has had a

18 chance to take a look at it. Are there any

19 additions, deletions, or corrections to the

20 minutes? Good? Okay. Hearing none, the chair

21 moves that the minutes be accepted as unanimous

Page 3

1 consent.

2 Next up is going to be the disbursements

3 for June 14th. And Council has had that in

4 front of them. Is there any additions,

5 deletions, or corrections to that? Okay.

6 Hearing none, the chair moves that the

7 disbursements be accepted as unanimous consent.

8 Okay.

9 So next on the agenda here is the

10 introduction of numbered resolutions. And

11 Madam Secretary, could you go ahead and start

12 on these, please, read the first one.

13 SECRETARY: A resolution to amend the

14 Talbot County comprehensive water and sewer

15 plan for the purpose of adding or modifying the

16 Talbot County capital project for fiscal years

17 2023 and 2024 to add a new capital project in

18 the amount of \$1.5 million for the construction

19 of a new south well for the Town of Easton.

20 MR. CALLAHAN: Okay. Thank you, Madam

21 Secretary.

Page 4

1 Ray, you want to come on up.

2 MR. CLARKE: Sure, sure.

3 MR. CALLAHAN: Yup. Go ahead and just

4 explain a little bit of this resolution to us.

5 MR. CLARKE: Sure thing.

6 MR. CALLAHAN: So the public can hear --

7 MR. CLARKE: This is a capital project for

8 the Town of Easton, as it notes here, to

9 replace the south well.

10 One of the things that the town is trying

11 to do at this point in time is secure funding

12 through the Maryland Department of the

13 Environment. So one of the things they have to

14 do is actually have the comp water and sewer

15 plan amended for that project.

16 So they came forward with the request to

17 amend the comp water and sewer plan to have

18 this capital project.

19 MR. CALLAHAN: Okay. Thank you, Ray.

20 Council, any discussion on this? Okay.

21 Raise our hands if we want to introduce this

Page 5

1 resolution.

2 Madam Secretary, could you please announce

3 the number and the public hearing date and

4 time, please.

5 SECRETARY: Yes. This will be known as

6 Resolution Number 330, and the public hearing

7 will be on Tuesday, July 12th, at 6:30 p.m.

8 MR. CALLAHAN: Okay. Great. Okay.

9 Madam Secretary, you want to read the next

10 one, please.

11 SECRETARY: A resolution to amend the

12 Talbot County comprehensive water and sewer

13 plan for the purpose of reclassifying and

14 remapping two parcels of real property located

15 at 29659 Matthewstown Road, Maryland Route 328,

16 Easton, Maryland. Shown on tax map 26 as

17 parcel 45 and located on Camac Street, Easton,

18 Maryland. Shown on tax map 26 as parcel 186,

19 from W-2 and S-2, planned water and sewer

20 service in three to five years, to W-1 and S-1,

21 immediate priority status.

Page 6

1 MR. CALLAHAN: Okay. Ray, you want to
 2 come on up.
 3 MR. CLARKE: Council, this is a project
 4 that was originally I guess looked at as part
 5 of the Matthewstown Run subdivision. And that,
 6 the Matthewstown Run subdivision, a portion of
 7 that subdivision was classified as S-1 and W-1.
 8 And then ultimately this portion of land was
 9 actually classified as S-2, W-2.
 10 My understanding, that land has been I
 11 guess sold off to another developer. So now
 12 the town or the developer is seeking to
 13 reclassify what we refer to as I guess a future
 14 planned area for water and sewer service within
 15 the Town of Easton to be brought into the W-1
 16 and S-1 area.
 17 It will consist of about 200 houses.
 18 In addition, the other parcel that's
 19 identified here as also kind of an L-shaped
 20 parcel, that's actually owned by the Town of
 21 Easton. So we're also bringing that parcel

Page 7

1 into the sewer service area in the event they
 2 ever decided to do some kind of rest room
 3 facility.
 4 MR. CALLAHAN: I see. Okay.
 5 MS. MORRIS: Ray, I think we have a
 6 picture of the development that should be
 7 coming up.
 8 MR. PACK: I think you want to go to the
 9 other map, Jessica, the other exhibit.
 10 MS. MORRIS: They're both the same.
 11 MR. PACK: Can we go to Exhibit A?
 12 Exhibit A.
 13 SECRETARY: That was not on there.
 14 MR. PACK: This is the only one?
 15 SECRETARY: This is just the concept plan,
 16 yes.
 17 MR. PACK: Okay. So we don't need to see
 18 that. It would be nice to see what Exhibit A
 19 shows, the current and the proposed.
 20 MR. CLARKE: Correct. Right now, the
 21 development area --

Page 8

1 MR. PACK: That doesn't do us any good.
 2 Okay.
 3 MR. LESHER: And what is the portion that
 4 is owned by the Town of Easton? It would be --
 5 MR. CLARKE: Actually you can see kind of
 6 like, if you look at where the community park
 7 area is, there's a section of that parcel just
 8 next to that, let's say to the --
 9 MR. LESHER: Okay.
 10 MR. CLARKE: That's actually owned by the
 11 town.
 12 So my understanding is I guess it would be
 13 a continuation of that park into that what
 14 they're showing as community park area being
 15 passive and active. It would just be a
 16 continuation of that also being as S-1, W-1.
 17 MR. LESHER: Got it.
 18 MR. CLARKE: Currently where the treelines
 19 are shown there, and it kind of notches out, we
 20 would be bringing that portion of that town
 21 property, a straight line across, would also be

Page 9

1 S-1, W-1.
 2 To make it easier, where it says green
 3 alley row, it's kind of just that little
 4 polygon right there. That white polygon is
 5 outside of that community park area.
 6 MR. PACK: So the L-shaped part, part 186,
 7 that's the town part?
 8 MR. CLARKE: Yes, sir.
 9 MR. PACK: Okay. Just the L-shape.
 10 MR. CALLAHAN: Any other questions? Okay.
 11 MR. LESHER: Actually.
 12 MR. PACK: Yeah. Go ahead, Mr. Leshner.
 13 MR. LESHER: There was some discussion in
 14 the packet about notification to the Swan Haven
 15 Road residents.
 16 MR. CLARKE: Correct.
 17 MR. LESHER: Was that, in fact, being
 18 accomplished?
 19 MR. CLARKE: Yes. And during the process,
 20 just so the Council is aware, one of the
 21 questions that was raised prior to them moving

Page 10	Page 12
<p>1 forward with the comp water and sewer plan 2 amendment, was they are looking at having I 3 guess an access off of the Matthewstown Road. 4 In addition to that, they wanted an access off 5 of Swan Haven. 6 So where you're kind of seeing I guess 7 it's kind of over on the right, you'll see kind 8 of the tan properties that kind of ark down. 9 And then ultimately, you see kind of a stub-out 10 that kind of leaves the screen. That stub-out 11 would be an access road off of Swan Haven or 12 onto Swan Haven Road. So it's that portion 13 right there. 14 So they were looking at having that 15 alternative access point that would also 16 discharge out onto Swan Haven. 17 We are currently in the process of, one, 18 we were requesting that the developer -- part 19 of I guess of the planning and zoning 20 requirements is that they need to notify the 21 neighboring property owners. We just wanted to</p>	<p>1 talking 200 houses. 2 MR. CALLAHAN: Any other questions, 3 Council? 4 MR. LESHER: I have no other questions. 5 MR. CALLAHAN: Raise our hands to 6 introduce. Okay. 7 Madam Secretary. 8 SECRETARY: The resolution -- 9 MR. DIVILIO: Before you read that bill 10 number out, so this is just introduction of 11 resolutions, right? 12 MR. CALLAHAN: Yeah. 13 MR. DIVILIO: Can I withdraw that and have 14 some more time on this and I can bring it back 15 if I want to? 16 MR. CALLAHAN: I'm sure you can. 17 MR. DIVILIO: I was the only one. 18 MR. CALLAHAN: Yes. As soon as we 19 introduce it, I'm assuming that Patrick, can 20 you tell us, it just goes to the Planning 21 Commission?</p>
Page 11	Page 13
<p>1 confirm that all the property owners on Swan 2 Haven have been notified of the potential 3 increase in road traffic onto their road. 4 At the same time, in accordance with the 5 Talbot County Code, they need to get permission 6 from the county to basically connect that 7 development into the town. Or, I'm sorry, into 8 the county, into a county road system. 9 MR. PACK: Ray, how long has this parcel 10 been S-2, W-2? 11 MR. CLARKE: Oh, it's been a while. I 12 would say at least 15. I know over 15 years. 13 MR. PACK: So have they already exceeded 14 their three to five years? 15 MR. CLARKE: Yes, sir, yes, sir. 16 MR. PACK: And what's the planning unit 17 development there? 18 MR. CLARKE: What's that? 19 MR. PACK: What's the planned unit 20 development? 21 MR. CLARKE: My understanding, they're</p>	<p>1 MR. THOMAS: Right. It's introduction to 2 move this forward to the Planning Commission 3 and the Public Works Advisory Board. 4 MR. CALLAHAN: There's a lot of hoops it's 5 got to go through before we vote, it comes back 6 to us. 7 MR. DIVILIO: And I was the only one, 8 though, right, introducing this? 9 MR. CALLAHAN: Yeah. 10 MR. DIVILIO: Yeah. So I would like to 11 withdraw that at this point in time. 12 Is that okay? Can I do that? 13 MR. THOMAS: It won't be introduced, which 14 means, yeah, because it's not -- well, 15 depending on what happens with the other one we 16 have tonight, it would have to wait until the 17 next, until September. 18 MS. MORRIS: Yeah. 19 MR. CALLAHAN: Go ahead, Ray. 20 MR. CLARKE: I think what their 21 discussion, under the amendment procedures, the</p>

Page 14

1 County Council currently would receive
 2 applications to amend the comp water and sewer
 3 plan once a quarter. At this point in time, it
 4 would be the first legislative day of June.
 5 If it would not introduce today, I would
 6 anticipate that it would have to wait until
 7 September, the first time or first legislative
 8 day in September to be reintroduced.
 9 MR. CALLAHAN: So Ray, what you're seeing
 10 here, and you've explained to us what is
 11 happening here, what's -- help -- dig into the
 12 weeds with me, help me understand a little bit
 13 more.
 14 The development is going to take place,
 15 correct?
 16 MR. CLARKE: Well, in all honesty, they
 17 need to move forward with the comp water and
 18 sewer plan amendment.
 19 MR. CALLAHAN: Okay.
 20 MR. CLARKE: What I would say at this
 21 point in time, this parcel or this land is

Page 15

1 actually within the town boundaries, the Town
 2 of Easton.
 3 MR. CALLAHAN: Right.
 4 MR. CLARKE: So this is basically, they're
 5 seeking to amend the comp water and sewer plan
 6 to reclassify that S-2 and W-2 area to bring in
 7 those parcels or that parcel to basically
 8 become immediate priority status for water and
 9 sewer service.
 10 So once they've done that, they would then
 11 basically, once the Council has let's say
 12 introduced it, then that would go to the
 13 Planning Commission and to the Public Works
 14 Advisory Board for review and recommendation to
 15 the County Council.
 16 With the Planning Commission, it also
 17 means that the Planning Commission needs to
 18 review the comp plan and make sure that the
 19 proposed development is consistent with the
 20 comp plan.
 21 At that point in time, if the Council

Page 16

1 chose during the public hearing or after the
 2 public hearing, the Council then would put it
 3 to a vote for adopting resolution, whatever the
 4 number might be, amending the comp water and
 5 sewer plan.
 6 If the Council chose not to adopt that,
 7 then that applicant would have to wait two
 8 years for the next application date or next
 9 time they can apply.
 10 So I guess the key would be is that from
 11 my standpoint, if you're looking at delaying
 12 this, it would probably have to be delayed
 13 until September if you don't introduce it
 14 tonight.
 15 I know that the applicant, which is the
 16 developer, has requested to have this
 17 introduced. And they did submit their
 18 application to do that.
 19 But again, this is at the pleasure of the
 20 Council I would say.
 21 MR. DIVILIO: So would this affect the

Page 17

1 growth allocation needed in the town or --
 2 MR. CLARKE: This is not -- this really
 3 would only be for dealing with the comp water
 4 and sewer plan amendment.
 5 I can't really tell you it would be
 6 associated with growth allocation, if the
 7 growth --
 8 MR. PACK: That's just the critical area.
 9 This is not in the critical area.
 10 MR. DIVILIO: Yeah.
 11 MR. CALLAHAN: So the Council obviously is
 12 a little bit uneasy about this.
 13 So back to you, Patrick.
 14 MR. THOMAS: Sure.
 15 MR. CALLAHAN: Even though it moves
 16 forward, it's going to go through the process
 17 and make sure everybody goes through the
 18 process and it doesn't look like we're okaying
 19 the project?
 20 MR. THOMAS: Correct. You're just saying
 21 we're going to, somebody wants to move this

Page 18

1 forward.

2 MR. CALLAHAN: Yeah.

3 MR. THOMAS: And then like Ray said, it's

4 going to have to go to the Planning Commission.

5 There's going to be a public hearing, the

6 opportunity for public comment. And

7 presumably, the attorney for the developer,

8 Zach Smith, will present, be able to answer

9 more questions.

10 And then there will also have to be a

11 hearing in front of Council. And again, he'll

12 have the opportunity present and answer any

13 questions and any concerns you might have.

14 MR. CALLAHAN: Okay. I'm okay with that.

15 MR. CLARKE: To answer Mr. Pack's question

16 more clearly, MDE approved Resolution 131 in

17 October of 2006 that reclassified this as S-2,

18 W-2.

19 MR. CALLAHAN: Okay.

20 MR. DIVILIO: Has any of this gone in

21 front of the Town of Easton?

Page 19

1 MR. CLARKE: To my knowledge, yes, sir, it

2 has. This has gone through the Planning

3 Commission for the Town of Easton, and now

4 they're now seeking the comp water and sewer

5 plan amendment at this point.

6 MR. CALLAHAN: I'm a little bit more

7 comfortable with what I'm hearing.

8 MR. DIVILIO: If the town is on board,

9 then I'll hear it through.

10 MR. CALLAHAN: Yup.

11 MR. CLARKE: And as part of the

12 application, I apologize for not mentioning to

13 the County Council, as part of this

14 application, we do request that the town

15 support this.

16 So the town has submitted a letter

17 supporting this application.

18 MR. CALLAHAN: Oh, okay. Good.

19 MR. DIVILIO: Okay.

20 MR. CALLAHAN: Thank you, Ray. I

21 appreciate that.

Page 20

1 MR. DIVILIO: Could you call again for the

2 show of hands?

3 MR. CALLAHAN: Yup.

4 SECRETARY: Okay. This will be known as

5 Resolution Number 331. The public hearing will

6 be on Tuesday, July 12th, at 6:30.

7 MR. CALLAHAN: Okay.

8 SECRETARY: A resolution to place

9 questions on the ballot at the 2022 General

10 Election to amend section 207 of the Charter of

11 Talbot County to increase the compensation of

12 the County Council from \$14,400 per annum to

13 \$25,000 per annum, with the Council president

14 to receive an additional \$1,000 per annum and

15 to provide that the Council may set, by

16 resolution, compensation of Council members and

17 the president of the Council differing from

18 that set forth in section 207. Provided,

19 however, that such resolution shall require at

20 least a four-fifths vote of the Council, be

21 adopted prior to the next General Election for

Page 21

1 the office of Council member, and take effect

2 commencing with the forthcoming Council term.

3 MR. CALLAHAN: Mr. Thomas, you want to go

4 through that with us a little bit.

5 MR. THOMAS: Sure.

6 MR. CALLAHAN: Help the public understand.

7 MR. THOMAS: Is Council Member Price going

8 to join us?

9 MS. MORRIS: She has not indicated she's

10 ready.

11 MR. THOMAS: Okay. Do we want to wait

12 until --

13 MR. PACK: I'll introduce it.

14 MR. THOMAS: Okay. So just to briefly

15 explain, this was requested by Council Member

16 Price. And it really does two things.

17 So one would be -- and of course, because

18 this is a Charter amendment, if the Council

19 ultimately adopts this, it has to go to the

20 ballot and will be decided by the voters at the

21 next election.

Page 22

1 So it really does two things.
 2 It increases the County Council
 3 compensation from 14,400 to 25,000 beginning
 4 with the Council that would take office this
 5 year.
 6 And then it would also give that Council
 7 the authority to set different compensation by
 8 resolution for the Council taking office
 9 beginning in 2026.
 10 So there's two aspects to it.
 11 And there are other counties that do that.
 12 They don't specify an amount of the salary in
 13 their charter. They'll say that the Council
 14 has to set by resolution the compensation for
 15 the next succeeding Council. So it gives the
 16 Council some additional flexibility from having
 17 to do charter amendments every time they might
 18 wish to change the salary.
 19 MR. CALLAHAN: Right, right.
 20 MR. DIVILIO: How do you put a price tag
 21 on this much fun?

Page 23

1 MR. CALLAHAN: How about the president?
 2 MR. DIVILIO: I know.
 3 MR. CALLAHAN: So Mr. Pack.
 4 MR. LESHER: This has been, this was last
 5 adjusted in 2002; is that correct?
 6 MR. THOMAS: I believe that's correct.
 7 And then there was an amendment to
 8 increase it to roughly 16,000 I think at the
 9 last election, and it didn't pass.
 10 MR. CALLAHAN: Right, right. And I will
 11 say a little bit about this.
 12 I mean when I first thought about running
 13 for Council, and I'll be totally honest with
 14 everybody, I didn't even realize you got paid
 15 at all until I started really getting into it
 16 and understood that we were going to be making
 17 14,000.
 18 I understand what Ms. Price is talking
 19 about. You know, Council spends a lot, a lot
 20 of time here. And the compensation is fine,
 21 14, 15,000.

Page 24

1 But me personally, I'm not in this seat
 2 for the money. I just, you know, I don't know
 3 if I sort of agree with her or not. I think it
 4 is up to the public to decide, you know.
 5 If we move forward with this and it goes
 6 on the ballot, I can take it or leave it. But
 7 I will still want to do this job. That's for
 8 sure. And I want everybody to understand that
 9 because it's a hard job.
 10 But you have to really love doing this.
 11 And it's -- the money is a little bit of a
 12 bonus because of our spending so much time
 13 here.
 14 But I just really, me personally, it's
 15 just hard to, hard to put, really hard to put a
 16 salary and a price on what we're really doing
 17 here, you know.
 18 So that's my sort of two cents on that.
 19 Any other Council want to speak about it?
 20 MR. LESHER: Well, this, whatever we do
 21 here, I'm not sure that 25,000 is necessarily

Page 25

1 the right amount, I don't think anybody up here
 2 is doing this for the compensation.
 3 That said, is there -- does Council
 4 compensation actually effectively, with the low
 5 compensation, bar some people from actually
 6 considering doing this.
 7 MR. CALLAHAN: Right.
 8 MR. LESHER: This public service. Would
 9 be my only thought.
 10 I wonder whether 25,000 is the right
 11 amount. It does seem like a significant jump
 12 over the 14,400. But presumably that could be
 13 adjusted by amendment before we move forward
 14 with this?
 15 MR. THOMAS: Yes.
 16 MR. CALLAHAN: Right, yeah. Were you
 17 thinking more?
 18 MR. LESHER: No, no, I was not.
 19 MR. CALLAHAN: Okay. All right.
 20 MR. LESHER: But I think, and I know that
 21 we've taken a preliminary look and it might be

Page 26

1 appropriate for us to look at what Caroline and
 2 Dorchester and Queen Anne's are doing with
 3 their Council.
 4 MR. CALLAHAN: All right. So let's put it
 5 in the voters' hands.
 6 SECRETARY: Show of hands.
 7 MR. CALLAHAN: Yup. Okay.
 8 SECRETARY: This will be known as
 9 Resolution Number 332, and the public hearing
 10 will be on Tuesday, July 12th, at 6:30 p.m.
 11 MR. CALLAHAN: Okay. Sounds good. Thank
 12 you. Thank you, Council. Good discussion on
 13 these.
 14 Okay. The next thing up in the agenda
 15 here is the public hearing on FY23 Community
 16 Development Block Grant project.
 17 MR. STAMP: Right on time.
 18 MR. CALLAHAN: Right on time. That's it.
 19 Ms. Mary Kay is going to help us with
 20 this.
 21 MS. VERDERY: Yes. Thank you.

Page 27

1 MR. CALLAHAN: Welcome.
 2 MS. VERDERY: Thank you very much. Good
 3 evening to all.
 4 In May, we came before you and presented
 5 two projects to the Council for consideration
 6 for an FY23 Community Development Block Grant
 7 funding cycle. And the Council voted to
 8 partner with both Habitat for Humanity Choptank
 9 and with Building African American Minds, BAAM.
 10 The first project before you this evening
 11 for a public hearing is Habitat Choptank.
 12 Since 1992, Habitat Choptank has empowered 97
 13 low income families to build strength,
 14 stability, and self reliance through affordable
 15 home ownership.
 16 Habitat Choptank has a strong base of
 17 support in our community, most recently working
 18 in partnership with DHCD, Talbot County, and
 19 using CDBG funds to construct affordable homes
 20 in the Brooks Lane, St. Michael's area.
 21 The current project will address unmet low

Page 28

1 income housing needs by creating affordable
 2 housing ownership opportunities in the historic
 3 area of Easton known as The Hill.
 4 The funding request for \$100,000 will
 5 support the rising cost of construction,
 6 material, and labor associated with the
 7 rehabilitation of a single-family home located
 8 at 122 South Locust Lane.
 9 Habitat Choptank will begin building four
 10 modular homes on Prospect Street in Easton and
 11 five new homes in The Hill district of Easton
 12 later this year.
 13 In addition to these newly-constructed
 14 homes, another strategy for creating quality
 15 and affordable housing is to rehabilitate
 16 existing homes and abandoned and delapidated
 17 properties.
 18 While at a greater cost than building a
 19 new home, rehabilitating a historic home,
 20 particularly a home in The Hill district of
 21 Easton, is a demonstration of the community's

Page 29

1 commitment to its rich and vibrant history.
 2 The applicants' applications have been
 3 posted on our web page for the past week now.
 4 And we welcome public comment this evening.
 5 I believe there are representatives from
 6 Habitat Choptank here with us this evening. If
 7 you have additional questions, I'm sure they
 8 can help to answer those questions.
 9 MR. CALLAHAN: Okay. Thank you, Mary Kay.
 10 I appreciate it.
 11 So you guys want to come up from Habitat.
 12 Welcome, guys.
 13 MR. SUGGS: Thank you for having us.
 14 MR. PIPAZARA: Thank you.
 15 MR. CALLAHAN: Appreciate it.
 16 MR. SUGGS: My name is Wayne Suggs. I'm
 17 the director of construction for Habitat
 18 Choptank.
 19 MR. PIPAZARA: I'm John Pipazara, critical
 20 home repair and rehab manager for Choptank.
 21 MR. CALLAHAN: Good.

Page 30

1 MR. PIPAZARA: Habitat.
 2 MR. SUGGS: That's a mouthful.
 3 So anyway, the CDBG grant would be used to
 4 rehabilitate the home at 122 South Locust,
 5 which currently has a tree growing through it
 6 and part of, most of its roof still there.
 7 But we would be completely renovating this
 8 home, lift it up, put a new foundation
 9 underneath it, put a new floor system in, put
 10 the house back on it, conditioned crawl space,
 11 and then bring it up to basically new
 12 construction standards, energy efficiency.
 13 And we got the approval for the scope of
 14 work from the Historic, Easton Historic Trust
 15 last night at their meeting. So they've signed
 16 off on the materials and all of those things.
 17 So now, it's just a matter of trying to
 18 get enough money to rehab the house, which is
 19 easily twice the cost of building the other
 20 five houses that we're building from scratch in
 21 The Hill.

Page 31

1 MR. CALLAHAN: Right. Okay. That sounds
 2 great.
 3 MR. LESHER: I want to commend Habitat
 4 Choptank for doing this greater degree of
 5 difficulty to work within the historic
 6 district, to work on rehabilitation of existing
 7 housing stock rather than simply building new
 8 on fresh dirt. That kind of commitment to the
 9 community and to the character of the community
 10 in which you're building is something that
 11 Habitat has come a long way.
 12 And really, I've been to your two most
 13 recent home dedications, which, grant it, both
 14 of those were new builds, they're in the
 15 community, they're in character with the
 16 community.
 17 You're to be commended for what you're
 18 doing. And this is a really deserving project,
 19 and I'm thrilled that we can help channel some
 20 of this Block Grant funding to make this
 21 financially work for the project.

Page 32

1 MR. SUGGS: I'm thrilled that you can as
 2 well.
 3 MR. DIVILIO: The \$100,000, is that the
 4 only money going towards this project or do you
 5 have money from --
 6 MR. SUGGS: It's about a \$400,000
 7 construction project.
 8 I know that at least 200,000 of that will
 9 be out of Habitat Choptank's operating funds.
 10 I think there was some -- and again, I
 11 don't want to go on the record with the exact
 12 numbers because I'm not the grant guy. I'm
 13 just the construction guy. But I think there
 14 were some Legacy funds that were left over.
 15 And I think part of the funding would be from
 16 the Legacy grant.
 17 And then with this, would be close to half
 18 of the cost. And then we would foot the bill
 19 for whatever is left.
 20 MR. CALLAHAN: Okay. Good. Mr. Pack.
 21 MR. PACK: Well, certainly, as Mr. Leshar

Page 33

1 said, I commend you for taking this on.
 2 Probably be cheaper just to knock the house
 3 down and rebuild it on the ground.
 4 MR. SUGGS: Much cheaper.
 5 MR. PACK: Yeah, much cheaper. But in
 6 keeping with the historical aesthetics of the
 7 neighborhood, I can understand why you're
 8 trying to do that.
 9 Same footprint? You're not widening the
 10 home in any way?
 11 MR. SUGGS: It will be the same framing.
 12 So it will be exactly the same.
 13 MR. PACK: Same footprint. Great.
 14 Again, in support of Habitat over the
 15 years.
 16 The project you all did down in
 17 St. Michael's with the property right behind,
 18 lost track of my mind, right behind the
 19 Douglass school.
 20 MR. SUGGS: Brooks Lane.
 21 MR. PACK: Brooks Lane. Thank you.

Page 34

1 MR. SUGGS: Yes, sir.
 2 MR. PACK: I remember when I first toured
 3 that with Ray several years ago, it was under
 4 water. And I said to Ray are they sure they
 5 want to do this.
 6 So congratulations to you on this project.
 7 MR. SUGGS: Thank you very much.
 8 Have you been down to Brooks Lane?
 9 MR. PACK: I have. I went down for the
 10 dedication of one of the homeowners down there
 11 about a year ago. I think before COVID hit.
 12 Gosh, I can't think of his name now. Small
 13 blue house there on Brooks Lane.
 14 Well, you guys did a wonderful job because
 15 when I first went down there, it was clearly
 16 under water. And I said I don't know how
 17 they're going to do this, but you did it.
 18 Great work.
 19 MR. SUGGS: We're very proud of that
 20 project. And we definitely could not have done
 21 it without CDBG help from the county basically

Page 35

1 to pay for all of the infrastructure, to get
 2 all the seven lots on that side of the road
 3 ready, and the cooperation with Ray, who got
 4 tired of my calls at the end.
 5 MR. PACK: There was a culvert issue
 6 there. I think there was a culvert that had
 7 backed up onto a person's property.
 8 MR. SUGGS: There were more than one issue
 9 there.
 10 MR. PACK: It was causing a flooding.
 11 There was a berm infiltration pond. I think
 12 something back there that was flooding out.
 13 There was a host of problems. You guys managed
 14 it.
 15 So God bless you on that.
 16 MR. SUGGS: Thank you very much.
 17 MR. CALLAHAN: Okay, guys. Appreciate it.
 18 We appreciate everything you do.
 19 MR. SUGGS: Thank you so much.
 20 MR. PIPAZARA: Thank you.
 21 MR. PACK: Need a show of hands for

Page 36

1 introduction.
 2 MR. CALLAHAN: Yeah. Show of hands.
 3 MR. LESHER: For introducing this.
 4 MR. SUGGS: Unanimous.
 5 MR. CALLAHAN: Yeah.
 6 MR. PACK: I'm sorry. We didn't have a
 7 public hearing yet. Got ahead of myself. We
 8 didn't have a public hearing yet.
 9 MR. CALLAHAN: Yeah. I was wondering.
 10 MR. PACK: Didn't have a public hearing
 11 yet.
 12 MR. CALLAHAN: Sorry. (Inaudible.) Okay.
 13 Up next is the building for BAAM. You
 14 guys want to come on up?
 15 MR. PACK: Ray, you might want to grab
 16 them.
 17 MR. CALLAHAN: Yup.
 18 MR. PACK: Not that I think anything is
 19 going to change. You might want to grab them.
 20 MS. VERDERY: So just a real quick review
 21 of the project.

Page 37

1 Founded in 2005, Building African American
 2 Minds, BAAM, is a nonprofit organization that
 3 has been providing after school and summer
 4 programs to area youth and various services to
 5 their families.
 6 The plans are to demolish the existing
 7 1,040 square foot two-story building and
 8 replace it with a state-of-the-art three-story
 9 2,400 square foot academic center located at 31
 10 Jowite Street here in Easton.
 11 The interior space will include
 12 administrative and facility offices, commercial
 13 kitchen, dining room, library, 11 classrooms,
 14 student and teacher lounges, wellness and
 15 counseling center, computer lab, and conference
 16 rooms. It will also have a rooftop solar array
 17 that will supplement their electricity needs.
 18 The CDBG request is for \$347,138. And
 19 this is a small portion of the nearly
 20 \$7 million of the overall project total.
 21 BAAM will continue to provide after and

Page 38

1 summer school programs and expand into new
 2 services that will include workforce
 3 development programming for youth ages 18 to
 4 25, services to parents and community members,
 5 such as financial literacy workshops, job
 6 skills, behavioral health service, parenting
 7 education training, as well as other program
 8 services.

9 With the facility dedicated to BAAM's
 10 academic programs, the organization will be
 11 able to increase its services, thereby
 12 increasing its impact in the community.

13 The addition of the academic center will
 14 double the number of BAAM students program
 15 participants to approximately 130, while
 16 increasing its outreach to the adult population
 17 with the addition of workforce development
 18 services.

19 It is anticipated that the academic center
 20 will provide the necessary space for resources
 21 and services to serve upward of 400 to 500

Page 39

1 adults in a historically underserved community.
 2 And before I ask, you have them come up to
 3 speak, I would like to just say a thank you, a
 4 huge thank you to the representatives from both
 5 of these organizations. Getting this
 6 application together, that is over 100 pages
 7 for each application. The amount of
 8 information that we needed to share with one
 9 another. They were always extremely responsive
 10 and very helpful to get me the information I
 11 needed and bounce ideas back and forth of how
 12 to include certain information in the
 13 applications.

14 So I'm very thankful for their willingness
 15 to participate and to help us get these
 16 applications completed, and just wanted to make
 17 sure that I had a chance to say that before I
 18 step away from the microphone.

19 MR. CALLAHAN: Okay. Thank you.
 20 MS. VERDERY: Thank you.
 21 MR. CALLAHAN: Good evening.

Page 40

1 MS. DALY: Good evening. I'm Dina Daly.
 2 I'm the cofounder and executive director of
 3 Building African American Minds. And with me
 4 tonight, I have my student Malcolm Richards,
 5 who is doing an internship for the summer.
 6 He's a rising senior at Bowie State.

7 MR. RICHARDS: Morgan State.
 8 MS. DALY: Morgan State.
 9 MR. RICHARDS: I'm from Bowie.
 10 MS. DALY: From Bowie, but Morgan State.
 11 Yesterday we had a Bowie student coming.
 12 So my mind is still relaying yesterday's
 13 events.

14 Apologize, Malcolm.
 15 But yes. I welcome any questions you may
 16 have regarding my project. Thank you for
 17 having me tonight.

18 MR. CALLAHAN: No problem.
 19 Council.
 20 MR. LESHER: I just want to congratulate
 21 you on the recognition received by BAAM. And

Page 41

1 this is an exciting next step for the
 2 organization. And I'm thrilled that we can be
 3 here to help move this forward.

4 MS. DALY: Thank you.
 5 MR. DIVILIO: Thank you for answering some
 6 questions that I had today.

7 In today's world, it just, it seems
 8 strange to me to have a facility built for one
 9 race and just for men, just for boys. And so I
 10 always try to think about bringing the
 11 community together to benefit all and one
 12 another.

13 So I reached out, knowing that this is an
 14 educational facility. And in the grant,
 15 there's a lot of great information where there
 16 are some plans to partner with Chesapeake
 17 College.

18 So I reached out to Dr. Cliff Coppersmith
 19 up at Chesapeake College. And I said help me
 20 get over that hump, you know. Just give me
 21 some information and let's share some ideas and

Page 42

1 talk.

2 And one of the things that came out of it,

3 which really surprised me, I never would have

4 known, but at Chesapeake College, their

5 for-credit enrollment for the fall is

6 67 percent women. And across the country,

7 they're seeing a very steep slide in men not

8 going to college and not extending their

9 academics.

10 And so knowing that you are trying to set

11 up a program that will allow individuals just

12 the first step to get your GED, as well as then

13 to partner, because I love Chesapeake College.

14 All the programs that they have, they're all

15 five counties, and there's no other way to

16 provide that service than what's being

17 provided.

18 And in hearing an individual that I think

19 very highly of in that field speak highly of

20 you, certainly got me over the hump and any

21 concerns that I had.

Page 43

1 So I'm glad to see the partnerships that

2 you're making, and they are valuable and

3 they're showing.

4 MS. DALY: Thank you.

5 MR. DIVILIO: So the work that you've

6 already started is growing, and I'm very

7 impressed.

8 MS. DALY: Well, we did start a girls

9 program. So we heard from the community and

10 our families as well. And this past year, we

11 started a first grade program for our girls.

12 And we are adding, just like we did with the

13 boys, we'll add a class each year.

14 So in the summer, we'll have rising first

15 graders for the girls who just finished first

16 grade going into second grade.

17 So we do try to meet what the community

18 needs are and hear from our parents and

19 partners, like Chesapeake College.

20 I also sit on a committee at Chesapeake

21 College. So I know Dr. Coppersmith very well.

Page 44

1 That is the reason why we're here and

2 helping the youth in our community to expand.

3 We do serve predominantly African American

4 students, but it's open to all. And we have,

5 on occasion, had other youth participate and

6 asked to be part of our programming. So it may

7 not happen all the time. But if they choose to

8 register their youth, we do not turn them down.

9 So just because we're targeting a specific

10 population that we know statistically is doing

11 worse than any other group, it does not mean

12 that if a student, your student, wants to join

13 us, that we would turn them away.

14 MR. CALLAHAN: That's great.

15 MS. DALY: Thank you.

16 MR. CALLAHAN: Mr. Pack.

17 MR. PACK: I'm good. Support it. I think

18 anytime we can add to our students' learning

19 capacity, we should take advantage of it.

20 So this is quite the endeavor, quite a

21 bold endeavor. But again, BAAM has taken on

Page 45

1 challenges like this in the past and they seem

2 to rise to the occasion. So I don't have any

3 doubt that this will not be one that they won't

4 achieve.

5 And you know, when it comes to programs

6 that deal with closing the achievement gap, and

7 I remember going back 20 years ago talking to

8 Derek about this idea, which was the concept

9 behind BAAM, which is how to close the

10 achievement gap in Talbot County Public Schools

11 when it comes to primarily African American

12 males. It used to be called Building African

13 American Males, and then the name changed.

14 So but we have work to do in that realm.

15 So I think that they're just trying to make

16 sure that they check all the boxes and give

17 these students the best chance they possibly

18 can.

19 MR. CALLAHAN: Thank you, Mr. Pack.

20 I would agree 100 percent. And

21 yesterday's event was great. Very proud to be

Page 46	Page 48
<p>1 there, and it was special with you and Derek, 2 too. 3 MS. DALY: Thank you very much. 4 MR. CALLAHAN: My whole family. 5 Yup. We all support it. So looking 6 forward to it. 7 MS. DALY: Thank you. I appreciate it. 8 MR. CALLAHAN: Okay, okay. Madam 9 Secretary, we have introduction of 10 administrative resolutions. 11 MR. PACK: Are we going to consider those 12 two as our public hearing? 13 MR. CALLAHAN: We got to close it I guess 14 first. 15 MS. VERDERY: You want to ask anybody 16 else? 17 MR. PACK: Anybody else want to speak on 18 it? 19 MR. CALLAHAN: Anybody else like to speak? 20 MR. PACK: Going to close? 21 MR. CALLAHAN: Okay. Madam Secretary,</p>	<p>1 MR. CALLAHAN: Yeah. 2 MR. PACK: Habitat was first. 3 MR. CALLAHAN: Right. 4 SECRETARY: Whereas, the State of 5 Maryland, through the Department of Housing and 6 Community Development, has solicited 7 applications from eligible jurisdictions to 8 apply for funding under the Maryland Community 9 Development Block Grant, CDBG, program. 10 And whereas, Talbot County is eligible to 11 apply for funds from the Maryland Community 12 Development Block Grant program through the 13 Maryland Department of Housing and Community 14 Development. 15 And whereas, the Talbot County Council 16 held the required public hearing related to the 17 formulation of Community Development Block 18 Grant application on June 14, 2022. 19 And whereas, the Talbot County Council 20 understands and acknowledges that they would be 21 responsible for the completion of grant</p>
Page 47	Page 49
<p>1 we'll close the public hearing. 2 SECRETARY: Okay. 3 MS. VERDERY: I'd just like to add one 4 quick thing in response to Mr. Divilio's 5 question. 6 For the Habitat, they're asking for the 7 100,000 through CDBG, but Habitat is providing 8 \$191,000 and they have 119,000 through 9 Community Legacy and other grant opportunities. 10 And in regard to the BAAM project, they're 11 asking for the 347,000, but they have 12 approximately 3.3 million in donations and then 13 3.3 million through other grant opportunities. 14 MR. CALLAHAN: Okay. Great. 15 MR. PACK: Thank you. 16 MR. CALLAHAN: That's great. 17 SECRETARY: Do you want me to read each 18 administrative resolution which pertains to 19 BAAM and Habitat? 20 MR. LESHER: Let's reed them into the 21 record.</p>	<p>1 activities and any corrective actions, 2 including the repayment of funds, if necessary. 3 Now, therefore, be it resolved that the 4 Talbot County Council hereby authorizes the 5 submittal of an application for Community 6 Development Block Grant funds in the amount of 7 \$100,000 for Habitat for Humanity Choptank to 8 support the rising cost of construction, 9 material, and labor associated with the 10 rehabilitation of a home located in the 11 historic area of Easton at 122 South Locust 12 Lane, Easton, Maryland. 13 Be it further resolved that the Talbot 14 County manager is authorized and empowered to 15 execute any and all documents required for the 16 submission of the application. 17 Given under our hands in the great seal of 18 Talbot County this 14th day of June in the year 19 of our Lord, 2022. 20 MR. CALLAHAN: Okay. 21 SECRETARY: Do you want me to read all of</p>

Page 50	Page 52
<p>1 the other one or just vote on this one?</p> <p>2 MR. CALLAHAN: Yeah.</p> <p>3 SECRETARY: Okay.</p> <p>4 MR. DIVILIO: You want to take the first</p> <p>5 one.</p> <p>6 MR. PACK: Need to introduce it, right?</p> <p>7 SECRETARY: Vote on it, the first one.</p> <p>8 MR. LESHHER: Show of hands for those</p> <p>9 introducing it.</p> <p>10 MR. CALLAHAN: Right. Show of hands, yup.</p> <p>11 MR. PACK: Mr. President, as this is an</p> <p>12 administrative resolution, it is eligible for</p> <p>13 vote this evening. I would ask Council that we</p> <p>14 move this to final vote this evening.</p> <p>15 MR. DIVILIO: I'll second that.</p> <p>16 MR. CALLAHAN: Madam Secretary, got a</p> <p>17 motion and second to move it to the vote.</p> <p>18 SECRETARY: Mr. Callahan.</p> <p>19 MR. CALLAHAN: Aye.</p> <p>20 SECRETARY: Mr. Divilio.</p> <p>21 MR. DIVILIO: Aye.</p>	<p>1 responsible for the completion of grant</p> <p>2 activities and any corrective actions,</p> <p>3 including the repayment of funds, if necessary.</p> <p>4 Now, therefore, be it resolved that the</p> <p>5 Talbot County Council authorizes the submittal</p> <p>6 of an application for Community Development</p> <p>7 Block Grant funds in the amount of \$347,138 for</p> <p>8 the Building African American Minds, BAAM,</p> <p>9 Academic Center construction project located at</p> <p>10 31 Jowite Street, Easton, Maryland 21601.</p> <p>11 The main objectives of BAAM's programs are</p> <p>12 after school summer child care program and</p> <p>13 educational program for youth, parents, and the</p> <p>14 community in areas such as financial literacy</p> <p>15 and budgeting, job skills, enhancement</p> <p>16 training, GED courses, and wellness and arts</p> <p>17 programming serving a predominantly low to</p> <p>18 moderate income area.</p> <p>19 Be it further resolved that the Talbot</p> <p>20 County manager is authorized and empowered to</p> <p>21 execute any and all documents required for the</p>
Page 51	Page 53
<p>1 SECRETARY: Mr. Leshher.</p> <p>2 MR. LESHHER: Aye.</p> <p>3 SECRETARY: Mr. Pack.</p> <p>4 MR. PACK: Aye.</p> <p>5 SECRETARY: Okay. Whereas, the State of</p> <p>6 Maryland, through the Department of Housing and</p> <p>7 Community Development, has solicited</p> <p>8 applications from eligible jurisdictions to</p> <p>9 apply for funding under the Maryland Community</p> <p>10 Development Block Grant, CDBG, program.</p> <p>11 And whereas, Talbot County is eligible to</p> <p>12 apply for funds from the Maryland Community</p> <p>13 Development Block Grant program through the</p> <p>14 Maryland Department of Housing and Community</p> <p>15 Development.</p> <p>16 And whereas, the Talbot County Council</p> <p>17 held the required public hearing related to the</p> <p>18 formulation of the Community Development Block</p> <p>19 Grant application on June 14, 2022.</p> <p>20 And whereas, the Talbot County Council</p> <p>21 understands and acknowledges that they would be</p>	<p>1 submission of the application.</p> <p>2 Given under our hands in the great seal of</p> <p>3 Talbot County this 14th day of June in the year</p> <p>4 of our Lord, 2022.</p> <p>5 MR. CALLAHAN: Okay. Council, show of</p> <p>6 hands.</p> <p>7 MR. PACK: Mr. Council President, as this</p> <p>8 is an administrative resolution, it is eligible</p> <p>9 for vote this evening. I would ask Council to</p> <p>10 move this to vote.</p> <p>11 MR. DIVILIO: And I'll second.</p> <p>12 MR. PACK: Okay. We got a motion and</p> <p>13 second. Madam Secretary, could you call the</p> <p>14 vote.</p> <p>15 SECRETARY: Mr. Callahan.</p> <p>16 MR. CALLAHAN: Aye.</p> <p>17 SECRETARY: Mr. Divilio.</p> <p>18 MR. DIVILIO: Aye.</p> <p>19 SECRETARY: Mr. Leshher.</p> <p>20 MR. LESHHER: Aye.</p> <p>21 SECRETARY: Mr. Pack.</p>

Page 54

1 MR. PACK: Aye.
 2 MR. CALLAHAN: Okay.
 3 MS. VERDERY: Thank you.
 4 The CDBG process is a competitive process.
 5 So we will forward these applications, and we
 6 wish them both the best of luck.
 7 MR. CALLAHAN: Okay. Sounds great. Good
 8 job, Mary Kay.
 9 MS. VERDERY: Thank you.
 10 MR. PACK: Congratulations. Good luck to
 11 both of you.
 12 MR. SUGGS: Thank you.
 13 MS. DALY: Thank you.
 14 MR. CALLAHAN: Okay. We'll move on to the
 15 public hearing. So Madam Secretary, you want
 16 to read the bill into the record.
 17 SECRETARY: Bill Number 1499, a bill to
 18 amend Chapter 56, electrical standards of the
 19 Talbot County Code, for the purposes of
 20 incorporating amendments to the Maryland
 21 Electricians Act, enacted by the Maryland

Page 55

1 General Assembly pursuant to Senate Bill 762,
 2 Chapter 702, Acts of 2021. And incorporating
 3 the National Electrical Code, as updated from
 4 time to time, as the minimum standard for
 5 electrical work in Talbot County, Maryland.
 6 MR. CALLAHAN: Okay. Thank you, Madam
 7 Secretary.
 8 So this is the public hearing. So I'm
 9 going to open it. So you have three minutes as
 10 an individual. If you want to speak for an
 11 organization, I'll give you five minutes.
 12 So we'll go ahead and open the floor here
 13 to my left, if anybody on the left here wants
 14 to speak about 1499. Okay.
 15 You guys want to come up here and talk
 16 about 1499? Okay.
 17 So I guess at this time, we don't have
 18 anybody that's coming up here. So...
 19 MR. PACK: So close the public hearing.
 20 MR. CALLAHAN: Yeah. We want to keep the
 21 public hearing open or can we go ahead and...

Page 56

1 MR. PACK: So this is the second reader of
 2 the bill. You can move it to third reader.
 3 MR. THOMAS: Correct.
 4 MR. PACK: Can we move it to third reader?
 5 MR. CALLAHAN: Can we move it to third
 6 reader?
 7 MR. THOMAS: By a vote. You have to make
 8 a vote, because normally the rules require you
 9 would do it at a separate meeting. So you'd be
 10 voting to waive the requirement that the third
 11 reader be held at a separate meeting.
 12 MR. PACK: I mean is there a reason to
 13 wait? Can we move on this tonight?
 14 MR. CALLAHAN: Sure.
 15 MR. DIVILIO: I'm comfortable moving
 16 forward.
 17 MR. CALLAHAN: I'm fine with it.
 18 MR. PACK: Mr. President, I would ask.
 19 This is a numbered bill. It has to be moved to
 20 third reader.
 21 MR. CALLAHAN: Right.

Page 57

1 MR. PACK: If there's no objection of
 2 Council, I would ask that Bill 1499 be moved to
 3 third reader.
 4 MR. DIVILIO: I'll second.
 5 MR. CALLAHAN: Okay. Madam Secretary,
 6 could we move this to third reader, please.
 7 SECRETARY: Bill Number 1499, a bill to
 8 amend --
 9 MR. PACK: Ms. President, I would ask so
 10 much be considered a reading of the bill.
 11 MR. CALLAHAN: Okay.
 12 MR. DIVILIO: Thank you, Ms. Price.
 13 MR. PACK: If there's no objection.
 14 MR. CALLAHAN: Yeah.
 15 MR. PACK: The matter is now before
 16 Council for a vote, Mr. President.
 17 MR. CALLAHAN: Okay. Is there a motion?
 18 Do we need a motion?
 19 MR. LESHAR: Just call for the vote.
 20 MR. CALLAHAN: Okay. We just call for the
 21 vote. Okay.

Page 58

1 Madam Secretary, could you call the vote,
 2 please.
 3 SECRETARY: Mr. Callahan.
 4 MR. CALLAHAN: Aye.
 5 SECRETARY: Mr. Divilio.
 6 MR. DIVILIO: Aye.
 7 SECRETARY: Mr. Leshner.
 8 MR. LESHER: Aye.
 9 SECRETARY: Mr. Pack.
 10 MR. PACK: Aye.
 11 MR. CALLAHAN: Okay. That's great.
 12 Madam Secretary, would you like to go
 13 ahead and read Bill 1500, please.
 14 SECRETARY: Bill Number 1500, a bill to
 15 amendment Chapter 60, ethics provisions, of the
 16 Talbot County Code for the purposes of
 17 incorporating amendments enacted by the
 18 Maryland General Assembly pursuant to House
 19 Bill 879, Chapter 31, Acts of 2017, House Bill
 20 363, Chapter 252, Acts of 2021, and House Bill
 21 1058, Chapter 425, Acts of 2021, and providing

Page 59

1 that the members of certain county boards,
 2 commissions, and committees shall be subject to
 3 Chapter 60 as non-elected officials.
 4 MR. CALLAHAN: Okay. Thank you. Thank
 5 you, Madam Secretary.
 6 Since this is a public hearing, I'll open
 7 it to the floor, if anybody wants to talk
 8 individually for three minutes and then an
 9 organization for five minutes.
 10 I'm going to open the floor up here to the
 11 left. Anybody wants to talk about 1500?
 12 Here to my right, anybody? Okay.
 13 Is this another one that's eligible?
 14 MR. PACK: You got to close the public
 15 hearing.
 16 MR. CALLAHAN: Okay. So I guess we'll go
 17 ahead and close the public hearing.
 18 MR. PACK: Mr. Callahan, before we
 19 proceed, if I may.
 20 MR. CALLAHAN: Yeah, sure.
 21 MR. PACK: If I may turn to Mr. Thomas for

Page 60

1 just a bit more explanation on 1500.
 2 MR. CALLAHAN: Okay.
 3 MR. PACK: We started this process dealing
 4 with the Police Accountability Board, and that
 5 had to be incorporated into this Ethics Code.
 6 But while we were looking at that, we
 7 noticed that there were a number of other
 8 boards under County Council purview that we
 9 felt that also needed to be covered under the
 10 Ethics Code for various reasons.
 11 Some of those boards dealt with direct
 12 lease that was being dealt with out at the
 13 airport, some dealt with certain rulings of
 14 whether or not a person could enter into a
 15 license with the county under the Short-Term
 16 Rental Review Board.
 17 And so we wanted to make sure that we
 18 included those boards and committees also
 19 underneath this umbrella.
 20 And if I could ask Mr. Thomas to take a
 21 moment to speak to that before we move into any

Page 61

1 other direction.
 2 MR. CALLAHAN: Sure.
 3 MR. THOMAS: Sure. So currently, in
 4 addition to the county manager, county
 5 attorney, department heads, the code compliance
 6 officer, the alcoholic beverages inspector, the
 7 following boards and commissions are also
 8 subject or defined as non-elected officials in
 9 the Ethics Code: The Electrical Board, the
 10 Board of Appeals, and the Planning Commission.
 11 And as Council Member Pack mentioned,
 12 under the State law which required us to have a
 13 Police Accountability Board and Administrative
 14 Charging Committee, those boards are also
 15 required by the State law to be subject to the
 16 Ethics Code.
 17 So as a part of the process of amending
 18 the code, we looked at the other boards and
 19 commissions that it made sense to include under
 20 the Ethics Code. So that adds the Agricultural
 21 Resolution Board, the Ethics Commission, the

Page 62	Page 64
<p>1 Golf Board, the Airport Board, the Historic 2 Preservation Commission, the Public Works 3 Advisory Board, the Short-Term Rental Review 4 Board, the Parks and Recreation Advisory Board, 5 and then, as I mentiond, the Accountability 6 Board and the Administrative Charging 7 Committee. 8 MR. CALLAHAN: Okay. 9 MR. THOMAS: And then it also makes other 10 changes that are required by State law. 11 MR. CALLAHAN: Right. 12 MR. THOMAS: On ethics provisions 13 generally. 14 MR. CALLAHAN: Mr. Divilio. 15 MR. DIVILIO: I would like to just say I 16 really appreciate Mr. Pack and Mr. Thomas 17 working together on this. 18 Obviously in Talbot County, you can run 19 around and tell everybody you have integrity 20 when you have none. But with this, it takes 21 ethics to be on any of these boards and</p>	<p>1 everyone in this. 2 And I just want to take the time to say 3 thank you to all those individuals. When you 4 look at the number of boards and committees 5 that we work with who advise us, that is a very 6 large crosscut of the community. It's a very 7 diverse group and it's a lot of individuals. 8 And there's absolutely no way I could do it 9 without them. There's just way too much for 10 any of us to know and be experts on. And so 11 these individuals are, in my opinion, the ones 12 who stepped up and deserve the most respect out 13 of the community. 14 MR. CALLAHAN: Yup. 15 MR. PACK: And if I may, Mr. Chairman. 16 MR. CALLAHAN: Yeah. Go ahead, Mr. Pack. 17 MR. PACK: I just want to add, because we 18 are a small community in number, you can have 19 an individual who may sit on one board but also 20 be a part of another association, which may be 21 in litigation with the county or with a</p>
Page 63	Page 65
<p>1 commissions. 2 And there are times when all of us have 3 had to recuse ourselves, as well as individuals 4 on these boards. And because we're a small 5 town, it is a small community, we all do know 6 one another, and we try to take care of one 7 another. 8 So it is very important to me that all 9 boards and commissions are included in this 10 ethics and practice it. 11 You know, it's one of those things that 12 when you step up to take a leadership role, 13 you're no longer just that person that can sit 14 back and write letters to the editor and lie 15 and commit fraud and admit to it in court and 16 then still tell everybody that you're an 17 upstanding citizen. You're not. 18 These are the individuals who step up, 19 deserve our respect and our admiration for 20 doing so, as well as they have to prove it. 21 And so I'm glad that we are including</p>	<p>1 particular project. 2 And we want to make sure that we are above 3 board in our dealings. We don't want those 4 advisory boards and those commissions that 5 report to this body in any way feeling that 6 they're not operating in an ethical manner. 7 So just to be, for full disclosure, for 8 transparency, we felt that it was prudent to 9 put those boards and commissions in underneath 10 this bill so that those members could be 11 advised by Council, could be advised by a 12 department head to say look, you know, we feel 13 that there's an ethical cause here and you need 14 to recuse yourself from the discussion on that, 15 as many of us have done many, many times. 16 I had to step out on issues dealing with 17 the State when I was employed with the State. 18 Mr. Callahan, I think you've stepped out more 19 than anybody on the Council over the last, 20 other than probably Mr. Bartlett when he was a 21 member of Council. But we have to do that.</p>

Page 66

1 And I think it's just to make sure that we
 2 keep ourselves above board in our dealings. So
 3 that's the whole crux of why we want to do
 4 this.
 5 MR. CALLAHAN: Thank you, Mr. Pack.
 6 Mr. Leshner.
 7 MR. LESHNER: Nothing further on this.
 8 MR. CALLAHAN: Okay.
 9 MR. LESHNER: I'm glad that we're upping
 10 this.
 11 MR. CALLAHAN: And I would agree with my
 12 colleagues, too.
 13 It's extremely important being in these
 14 seats that, you know, we come across many,
 15 many, many hundreds of decisions and hundreds
 16 of projects come in front of us. And we are a
 17 small community. Very, very hard to do this
 18 job.
 19 But there's situations you come in that
 20 you have to separate yourself, recuse yourself.
 21 So I'm glad Patrick you and Mr. Pack sort

Page 67

1 of weeded all that stuff out because it's
 2 extremely important to kind of keep everybody
 3 even keel. So okay.
 4 MR. PACK: Mr. Chairman, if you don't
 5 mind, this is a numbered bill, Bill 1500.
 6 MR. CALLAHAN: Right.
 7 MR. PACK: It has to be moved to third
 8 reader in order for us to take a vote on this
 9 tonight.
 10 If there's no objection, I would ask that
 11 Bill 1500 be moved to third reader tonight.
 12 MR. CALLAHAN: Okay.
 13 MR. DIVILIO: I'll second.
 14 MR. CALLAHAN: We got a motion and second.
 15 Madam Secretary, call the vote.
 16 SECRETARY: Mr. Callahan.
 17 MR. CALLAHAN: Aye.
 18 SECRETARY: Mr. Divilio.
 19 MR. DIVILIO: Aye.
 20 SECRETARY: Mr. Leshner.
 21 MR. LESHNER: Aye.

Page 68

1 SECRETARY: Mr. Pack.
 2 MR. PACK: Aye.
 3 MR. CALLAHAN: Okay.
 4 MR. LESHNER: So should we read the title?
 5 MR. CALLAHAN: Yup.
 6 SECRETARY: Bill Number 1500, a bill to
 7 amend Chapter 60, ethics provisions of the
 8 Talbot County Code --
 9 MR. DIVILIO: I ask that such be
 10 considered a third reading.
 11 MR. PACK: No objection.
 12 MR. CALLAHAN: Okay. Madam Secretary,
 13 could you call the vote, please.
 14 SECRETARY: Mr. Callahan.
 15 MR. CALLAHAN: Aye.
 16 SECRETARY: Mr. Divilio.
 17 MR. DIVILIO: Aye.
 18 SECRETARY: Mr. Leshner.
 19 MR. LESHNER: Aye.
 20 SECRETARY: Mr. Pack.
 21 MR. PACK: Aye.

Page 69

1 MR. CALLAHAN: Thank you. Thank you,
 2 Council. Okay.
 3 Next on the list, eligible for vote.
 4 Madam Secretary, Resolution 328.
 5 SECRETARY: Resolution Number 328, a
 6 resolution to amend the Talbot County
 7 comprehensive water and sewer plan to revise
 8 Chapter Three, amendment procedures.
 9 MR. CALLAHAN: Okay. Mr. Thomas, you want
 10 to help us with that, help everybody
 11 understand.
 12 MR. THOMAS: Sure. So this resolution, as
 13 initially introduced, would have provided that
 14 comprehensive water and sewer plan amendments
 15 initiated by the county can be introduced at
 16 any legislative day, instead of on the first
 17 legislative day on a quarterly basis, as it
 18 currently stands.
 19 It also provided that the application
 20 provisions set forth in Chapter Three of the
 21 comprehensive water and sewer plan don't apply

Page 70

1 when the county is the one initiating the
 2 amendment.
 3 Subsequently, the Council introduced
 4 amendment number one to this resolution, which
 5 deletes the language about the application
 6 provisions not applying to the county.
 7 So if amendment number one were adopted,
 8 then it would amend Resolution 328 to simply
 9 state that amendments initiated by the county
 10 may be introduced at any legislative day.
 11 MR. CALLAHAN: Okay. All right.
 12 Discussion.
 13 MR. PACK: Well, Ms. Price isn't here, but
 14 I think she's the one that spearheaded this
 15 effort.
 16 MR. CALLAHAN: Yeah.
 17 MR. PACK: And I will give her credit for
 18 that.
 19 MR. CALLAHAN: Yeah.
 20 MR. PACK: I think it's needed. The
 21 quarterly requirement in order to amend the

Page 71

1 comprehensive water and sewer plan could be
 2 seen somewhat as labor some.
 3 We just dealt with Resolution 331 earlier
 4 today.
 5 MR. CALLAHAN: Yeah.
 6 MR. PACK: And if we didn't take action on
 7 it this evening, it would have to be pushed
 8 probably back to September. We couldn't even
 9 put it back on to next month for
 10 reconsideration. It has to go back into
 11 September.
 12 So I mean it just allows Council some more
 13 flexibility, if you would, consider those
 14 amendments. And so I think on that ground, I
 15 certainly will support this.
 16 MR. CALLAHAN: Okay.
 17 MR. DIVILIO: One of the things that I've
 18 said from the beginning is that I'm extremely
 19 frustrated with the time delays in government.
 20 And this is one of those where we can
 21 eliminate that delay, allow the applicant to

Page 72

1 apply anytime, but still have to go through all
 2 the same channels, all the same checklists.
 3 Just they don't have that delay in the quarter.
 4 So I'm happy to move forward with this.
 5 It doesn't do anything but just improve
 6 customer service, as well as I would assume
 7 it's going to speed things up in Brent's office
 8 that you're not going to have a file just
 9 sitting there for two months waiting for that
 10 deadline to show up, which gets frustrating
 11 sitting there looking at something that you
 12 can't even handle or work at.
 13 MR. THOMAS: Again, just to clarify. This
 14 would only affect amendments initiated by the
 15 county. It wouldn't affect any other.
 16 MR. DIVILIO: Oh.
 17 MR. THOMAS: Because then the problem
 18 would become, there could be a problem where
 19 every meeting we've got a handful of
 20 comprehensive water and sewer plan resolutions.
 21 But sometimes if the county needs to

Page 73

1 initiate one, they don't have to rush to get it
 2 done in order to meet the quarterly deadline or
 3 act upon it three months. So that was really
 4 the idea.
 5 MR. DIVILIO: Got you. Yeah. I'm still
 6 okay with that.
 7 MR. THOMAS: Sorry. I just wanted to
 8 clarify that.
 9 MR. PACK: So in question to (inaudible)
 10 331 that we just handled, that would not fall
 11 underneath this purview, although...
 12 MR. THOMAS: No. Because that was an
 13 applicant. I think it was initiated by the
 14 developer.
 15 MR. PACK: Okay, okay.
 16 MR. LESHAR: We have an amendment to this
 17 resolution that was recommended to us by the
 18 Public Works Advisory Board. We requested that
 19 that amendment be drawn up. We have that
 20 language in front of us.
 21 And so I would introduce, I would offer

Page 74	Page 76
<p>1 that amendment at this time before we move the 2 bill to final passage. 3 SECRETARY: Mr. Leshner, Mr. Callahan, 4 Mr. Divilio, Ms. Price. And it was introduced 5 on May 10th. So it just needs to be voted. 6 MR. LESHNER: So it just needs to be voted 7 on. 8 SECRETARY: Right. 9 MR. LESHNER: I will move that amendment 10 one to a vote. 11 MR. CALLAHAN: Okay. I going to put -- is 12 that a motion? 13 MR. LESHNER: Yes. 14 MR. CALLAHAN: Okay. Do I have a second? 15 MR. DIVILIO: I'll second that. 16 MR. CALLAHAN: Okay. 17 MR. DIVILIO: And that's amendment one, 18 that deletes proposed language in Resolution 19 Number 328 as introduced expressly stating that 20 the application procedures set forth in Chapter 21 Three of the comprehensive water and sewer plan</p>	<p>1 clarification, the way it's been reworded here 2 is that the county still goes through all of 3 the same procedures. 4 MR. THOMAS: Right. 5 MR. LESHNER: I think that the initial 6 language proposed left some question about 7 whether some of those requirements would be 8 skirted. This will ensure that they are not. 9 MR. CALLAHAN: Okay. Any other questions? 10 Any other discussion? 11 MR. PACK: Ray, just one question for you. 12 As far as the change to the comprehensive 13 water and sewer plan, will the State receive 14 those every month? If there's a change that 15 the Council has and it doesn't fall within that 16 quarterly time frame, will the State receive 17 that change in the interim? 18 MR. CLARKE: What's going to happen is 19 let's say the County Council is introducing or 20 we're moving for the county, any time the 21 County Council has adopted a resolution, after</p>
Page 75	Page 77
<p>1 do not apply to amendments initiated by the 2 county? 3 MR. THOMAS: Correct. 4 MR. DIVILIO: So then that will -- 5 MR. THOMAS: It just leaves the language 6 intact. It doesn't -- the proposed added 7 language would have the effect of saying that 8 the county is not subject to the application 9 procedures. 10 And as I think Ray mentioned at perhaps 11 the last meeting, the county is in the process 12 of having its plan reviewed with Rauch anyway. 13 So that's something that's going to get looked 14 at in the course of that process. So... 15 MR. DIVILIO: Okay. 16 MR. THOMAS: It will be addressed at the 17 appropriate time. 18 MR. CALLAHAN: Okay. All right. So we've 19 got a motion and a second. 20 SECRETARY: Yes. 21 MR. LESHNER: And this language, just for</p>	<p>1 the Council's adopted that resolution, I would 2 then draft a letter to MDE and forward it to 3 them for their review. 4 So their review would take place at that 5 moment in time for about a 90-day period. It 6 would not fall into that quarterly cycle. 7 MR. PACK: So we're not prohibited from 8 sending them up? 9 MR. CLARKE: No. 10 MR. PACK: Okay. That's fine. 11 MR. CALLAHAN: Okay. Good, Mr. Pack? 12 MR. PACK: That's good. 13 MR. CALLAHAN: Okay. Council good? Okay. 14 So we have a motion and second on the 15 floor. Madam Secretary, could you call the 16 vote. 17 SECRETARY: Mr. Callahan. 18 MR. CALLAHAN: Aye. 19 SECRETARY: Mr. Divilio. 20 MR. DIVILIO: Aye. 21 SECRETARY: Mr. Leshner.</p>

Page 78	Page 80
<p>1 MR. LESHHER: Aye.</p> <p>2 SECRETARY: Mr. Pack.</p> <p>3 MR. PACK: Aye.</p> <p>4 MR. CALLAHAN: Okay.</p> <p>5 MR. LESHHER: That amends Resolution 328.</p> <p>6 So 328 as amended is now eligible for a vote?</p> <p>7 MR. DIVILIO: Yes.</p> <p>8 MR. CALLAHAN: Yes.</p> <p>9 MR. DIVILIO: I'll make a motion that we</p> <p>10 accept Resolution 328 as amended.</p> <p>11 MR. LESHHER: Second.</p> <p>12 MR. CALLAHAN: Okay. Madam Secretary, we</p> <p>13 got a motion and a second that the amendment is</p> <p>14 ready to be voted on.</p> <p>15 SECRETARY: Mr. Callahan.</p> <p>16 MR. CALLAHAN: Aye.</p> <p>17 SECRETARY: Mr. Divilio.</p> <p>18 MR. DIVILIO: Aye.</p> <p>19 SECRETARY: Mr. Leshher.</p> <p>20 MR. LESHHER: Aye.</p> <p>21 SECRETARY: Mr. Pack.</p>	<p>1 Section 190-48.3 to add a new subsection F,</p> <p>2 expansion of the uses and structures of a</p> <p>3 country club in the RC district.</p> <p>4 MR. CALLAHAN: Okay. Mr. Thomas.</p> <p>5 MR. THOMAS: Sure. So I can just briefly</p> <p>6 explain the process here because this is a</p> <p>7 citizen-initiated zoning text amendment.</p> <p>8 This is just a preliminary step tonight</p> <p>9 where the Council shall review the proposed</p> <p>10 amendment. And any member of the Council can</p> <p>11 determine that the subject matter of the</p> <p>12 amendment has comprehensive impacts to the</p> <p>13 general welfare of the county and direct staff</p> <p>14 to assist in drafting the amendment, which I</p> <p>15 think in both cases we have drafted amendments.</p> <p>16 So we would just be reviewing those with the</p> <p>17 applicant.</p> <p>18 Or that the subject matter of the</p> <p>19 amendment is focused on a specific land use,</p> <p>20 zoning, or other topic, and authorize the</p> <p>21 application to proceed. Or alternatively,</p>
Page 79	Page 81
<p>1 MR. PACK: I'm confused. The first vote</p> <p>2 we just took was to amend 328, correct?</p> <p>3 MR. DIVILIO: Yes.</p> <p>4 MR. CALLAHAN: Correct.</p> <p>5 MR. PACK: Okay. So now 328 is before us</p> <p>6 as amended. So this is the final vote.</p> <p>7 I thought someone said amended. Maybe my</p> <p>8 ear didn't pick that up correctly. So you're</p> <p>9 voting on 328 as amended?</p> <p>10 SECRETARY: Correct.</p> <p>11 MR. PACK: Okay. Yes.</p> <p>12 MR. CALLAHAN: We good, Council? Okay.</p> <p>13 Let's move on to Council discussion on</p> <p>14 these text amendments.</p> <p>15 The first, Madam Secretary, could you read</p> <p>16 the first applicant, please, into the record.</p> <p>17 SECRETARY: Application by Talbot Country</p> <p>18 Club, Inc., 6141 Country Club Drive, Easton,</p> <p>19 Maryland to amend the Talbot County Code</p> <p>20 Section 190-78, terms defined, to add a</p> <p>21 definition of the term country club. And</p>	<p>1 determine that the amendment is inconsistent</p> <p>2 with the zoning code and the general policies</p> <p>3 of the Comprehensive Plan and not be processed.</p> <p>4 So once that happens, if it gets a</p> <p>5 favorable determination, then it has to go to</p> <p>6 the Planning Commission for review and</p> <p>7 recommendation back to Council.</p> <p>8 And at that point, Council decides whether</p> <p>9 to introduce the bill, the zoning text</p> <p>10 amendment bill, and then proceed.</p> <p>11 MR. CALLAHAN: Okay.</p> <p>12 MR. LESHHER: And this creates this</p> <p>13 definition. The definition would apply only to</p> <p>14 the RC district.</p> <p>15 I presume that this is not a by right,</p> <p>16 that this is by special exception or something</p> <p>17 to that effect. In other words, you can't get,</p> <p>18 anybody in the RC zone, can't by right get a</p> <p>19 country club on their property?</p> <p>20 MR. THOMAS: No. I'm going to defer to</p> <p>21 Mr. Parker, who is here, to speak more to the</p>

Page 82

1 specifics of the language.
 2 MR. CALLAHAN: Mr. Parker, you want to
 3 come up.
 4 MR. PARKER: Good evening. Willard Parker
 5 representing Talbot Country Club.
 6 MR. CALLAHAN: Yup.
 7 MR. PARKER: Currently under the
 8 ordinance --
 9 MR. CALLAHAN: Could you sit in the chair.
 10 MR. PARKER: Yes, certainly.
 11 MR. CALLAHAN: I'd appreciate that. Thank
 12 you.
 13 MR. PARKER: Currently under the zoning
 14 ordinance, the table of land uses permits
 15 something called golf courses and country
 16 clubs, public or private. They are permitted
 17 in several zones, the AC zone, the -- several
 18 other zones. The RR zone, for example.
 19 They're permitted uses.
 20 They are, neither are permitted in the RC
 21 zone. So golf courses and country clubs in the

Page 83

1 county, we have two golf courses, Hog Neck and
 2 we have The Links at Perry Cabin that I don't
 3 think you'd characterize those as country clubs
 4 because they don't have the other usual
 5 amenities of a country club such as a swimming
 6 pool, tennis courts, bocce courts, other
 7 activities. They're sort of strictly golf
 8 venues.
 9 And under the ordinance in terms, golf
 10 courses are defined. So you have golf courses
 11 and country clubs listed as permitted uses, but
 12 only golf courses are a defined term. Country
 13 clubs are not a defined term.
 14 And country clubs include, as part of
 15 their overall operations, and being a golf
 16 course, in usual situations.
 17 And so as a result of the oversight in the
 18 definition section of the ordinance, you then
 19 fall to the fact that in the RC zone, golf
 20 courses and country clubs are nonconforming
 21 uses and are not permitted in the RC zone.

Page 84

1 And in order to expand or modify those
 2 uses, they have to go before the Board of
 3 Appeals, like other commercial nonconforming
 4 uses.
 5 A few years ago, there was an amendment to
 6 the ordinance that restricted the expansion of
 7 in-play areas of golf courses. Didn't say
 8 anything about country clubs because country
 9 clubs were never defined, even though they're
 10 permitted uses in several zones.
 11 And in the case of Talbot Country Club, it
 12 has been in continuous existence in this county
 13 for 112 years. And it is facing the need to
 14 expand its amenities for its membership.
 15 For example, Talbot Country Club has only
 16 two tennis courts. And in the last ten years,
 17 something called pickleball has become the
 18 fastest growing racket sport in the country.
 19 And Talbot Country Club has no place, no room
 20 on its non-RC zoned lands to build a couple of
 21 pickleball courts.

Page 85

1 These are not big courts. You can fit two
 2 courts, if not two and a half courts, on one
 3 tennis court.
 4 So what the club is having to do, it's
 5 having to temporarily reline and put a
 6 different net up for pickleball, take it down.
 7 So then tennis players can come back.
 8 And it's just the language of the
 9 ordinance I think is having an unintended
 10 consequence on the operations of a
 11 long-standing nonconforming use.
 12 So the definition and the language that
 13 I've suggested will allow the country club to
 14 come before the Board of Appeals, as other
 15 nonconforming commercial uses can, and ask to
 16 modify or expand those uses, consistent with
 17 the protections and objection or objectives of
 18 the RC zone.
 19 And that's the purpose of the amendment
 20 language.
 21 MR. CALLAHAN: Great. That's good.

Page 86

1 MR. LESHER: So Mr. Parker, this amendment
 2 will not have the effect of enabling other uses
 3 to call themselves country clubs to be
 4 established in the RC zone?
 5 MR. PARKER: No, no.
 6 MR. LESHER: This will not open a loophole
 7 in that direction?
 8 MR. PARKER: It will only apply to those
 9 existing nonconforming country clubs that were
 10 legal at the time of the adoption of the
 11 Critical Area Ordinance.
 12 MR. LESHER: Okay.
 13 MR. DIVILIO: So The Links at Perry Cabin,
 14 so I guess they've removed their tennis courts
 15 and pool.
 16 MR. PARKER: They did.
 17 MR. DIVILIO: They did, okay.
 18 And then the clubhouse and the wedding
 19 venue, how would that...
 20 MR. PARKER: I'm not specifically familiar
 21 with how that operates down there.

Page 87

1 But I know that the golf course is indeed
 2 a golf course.
 3 And I don't know that it functions as a
 4 country club in the sense that I don't believe
 5 they have a clubhouse, for example, dedicated
 6 to the golf operation. But I'm not sure about
 7 that.
 8 MR. DIVILIO: Okay.
 9 MR. PARKER: I mean clearly Hog Neck
 10 doesn't have a pool and tennis courts. It is
 11 strictly a golf course.
 12 MR. DIVILIO: And that makes sense.
 13 I'm just trying to think how this would
 14 affect another location, like Perry Cabin, The
 15 Links.
 16 And if a private club would make more
 17 sense than country club in the terminology for
 18 it.
 19 And I guess I'm trying to figure out by
 20 having this wording in there, how that would
 21 allow you to add pickleball courts.

Page 88

1 MR. PARKER: Because the definition of a
 2 country club -- keep in mind, under the current
 3 ordinance, both golf courses and country clubs
 4 are permitted uses in the table of uses in
 5 certain zones.
 6 Golf courses are defined in the ordinance,
 7 country clubs are not.
 8 I think we all have an idea of what a golf
 9 course is, and it's defined in the ordinance as
 10 greens, fairways, sand traps, and other hazards
 11 and things like that that typically appear on
 12 the golf course.
 13 There is no definition of a country club.
 14 The definition that I propose includes all
 15 of the amenities that country clubs
 16 traditionally have. And that is a golf course,
 17 a clubhouse, racket sports venues. Bocce
 18 courts now are in more than half of the country
 19 clubs nationwide. And other such amenities,
 20 structures, and uses.
 21 So I've adopted or suggested a definition

Page 89

1 of country club that mirrors what country clubs
 2 are today.
 3 MR. PACK: Did you take this definition,
 4 I'm looking at it in blue under the section
 5 190-78, the terms, country club. Land, area,
 6 structure that may contain golf course,
 7 recreational facilities, clubhouses, dining
 8 and/or banquet facilities, spar, fitness
 9 facilities, swimming pool, tennis, racket
 10 sports, racket courts, and other customary and
 11 incidental use instructions open to members and
 12 their guests.
 13 This language is all new language that you
 14 drafted?
 15 MR. PARKER: Well, it would be new
 16 language to your ordinance.
 17 It is not new language. I pirated it from
 18 other ordinances of counties in Maryland as
 19 well as other states and submitted it to Miguel
 20 and Brennan and to Patrick. And they did a
 21 little wordsmithing on it.

Page 90

1 But generally it's something that I
 2 plagiarized.
 3 MR. PACK: It's well defined. I mean I
 4 think you hit all the other points on it.
 5 I'm just surprised that we never have
 6 defined country club. Okay.
 7 MR. CALLAHAN: Okay. Council.
 8 MR. PACK: Brennan, have you looked at the
 9 language? Any questions about it from your
 10 standpoint?
 11 MR. TARLETON: No. I don't have any
 12 questions about it.
 13 But I did want to say that we did take a
 14 look at this language. And it would make sense
 15 to add, at the very minimum, a definition of a
 16 country club, considering the fact that it is
 17 listed in the table of land uses.
 18 And it's a unique instance that we have
 19 land use that's specifically identified within
 20 our table without actually having specific
 21 definition attached to it as well. So I think

Page 91

1 that there is important.
 2 And I mean Mr. Parker had already given
 3 you the testimony that this would essentially
 4 allow them to further expand that use on a
 5 restricted property that they are today.
 6 With regard to your questions about The
 7 Links at Perry Cabin, we probably have to go
 8 back and assess their special exception
 9 granting that they previously had. So I'm not
 10 necessarily sure that they were granted a
 11 special exception for a country club or if it
 12 was just for a golf course.
 13 But I can tell you today based on what
 14 they've done, they've worked within the
 15 existing footprint and lot coverage of what
 16 they had in order to provide the amenities that
 17 they do for the facility that they have. So
 18 they actually haven't been able to expand their
 19 facility either within the RC. They've just
 20 been merely working within the footprint of
 21 what's already in the confines of the property.

Page 92

1 MR. PACK: To Mr. Leshner's question,
 2 Brennan, I want to direct you under conforming
 3 uses, number F1. It says such expansion does
 4 not cause an increase in the impervious surface
 5 of the county club's RC zoned land use beyond
 6 15 percent. It then goes on. I'll stop there.
 7 So to his point about not creating other
 8 entities into country clubs, is this saying
 9 that the existing entity must be already
 10 identified as a country club?
 11 MR. TARLETON: Yes, that's correct. So I
 12 think Mr. Parker already addressed that with
 13 you by saying that this would only be
 14 applicable to country clubs that were already
 15 in effect or approved or existing prior to the
 16 zoning ordinance dating this language, should
 17 it be approved. If that makes sense.
 18 So in other words, you would have already
 19 had to be given the distinction of a country
 20 club prior to this language becoming enacted
 21 for this to be applicable to the property. You

Page 93

1 could not apply to be a new country club in the
 2 RC and then further then expand that.
 3 MR. PACK: Is this language strong enough
 4 to say that?
 5 I think that it kind of gets to what his
 6 question is.
 7 I'm just wondering is it strong enough to
 8 say what is that we want it to say?
 9 MR. TARLETON: I think we can further
 10 evaluate that.
 11 Personally in my evaluation, I thought it
 12 was strong enough to say that.
 13 But if you'd like us to look into that
 14 further, we will obviously, if this moves
 15 forward, as Patrick stated, we would be taking
 16 this to the Planning Commission as well. And
 17 we'd provide a very thorough staff report at
 18 that point in time.
 19 MR. PACK: Let me wait until the Planning
 20 Commission looks at it.
 21 MR. TARLETON: Okay.

Page 94

1 MR. PARKER: Any other questions?
 2 MR. PACK: Okay.
 3 MR. PARKER: Thank you.
 4 MR. CALLAHAN: By a show of hands to move
 5 this forward.
 6 MR. LESHER: Are we taking action on this?
 7 MR. CALLAHAN: Do we need to do anything?
 8 Do we need a show of hands to move this
 9 forward?
 10 MR. THOMAS: There needs to be a
 11 determination either that the proposed
 12 amendment has comprehensive impacts to the
 13 general welfare of the county or that it is
 14 focused on a specific land use, zoning, or
 15 other topic and that staff is authorized to
 16 proceed with processing the amendment.
 17 It says any Council member can make that
 18 determination, but I think you all could.
 19 MR. PACK: I will make such determination
 20 as stated by the county attorney that staff be
 21 directed to proceed, that it go to the Planning

Page 95

1 Commission for their review and their submittal
 2 back to the Council for final vote.
 3 MR. CALLAHAN: Okay. Sounds good. Thank
 4 you, Mr. Parker.
 5 MR. PARKER: Thank you all.
 6 MR. CALLAHAN: Okay. Next. Madam
 7 Secretary, you want to read the next text
 8 amendment, please.
 9 SECRETARY: Application by Ryan Showalter,
 10 esquire, MDSW, 100 North West Street, Easton,
 11 Maryland. To amend the Talbot County Code,
 12 Sections 190-15, critical area overlay
 13 district, CAO, 190-31, marine uses, 190-33
 14 accessory uses, and 190-78, terms defined
 15 regarding erosion control measures, piers, and
 16 riparian structures.
 17 MR. CALLAHAN: Okay. Do you want to talk
 18 or do you want Ryan?
 19 MR. THOMAS: Yeah. I'll defer to
 20 Mr. Showalter to give an overview of the
 21 proposed amendment.

Page 96

1 MR. CALLAHAN: Mr. Showalter.
 2 MR. SHOWALTER: Thank you.
 3 Members of the Council, Ryan Showalter,
 4 100 North West Street, Easton, Maryland.
 5 Appearing on behalf of the application that's
 6 before you tonight for consideration.
 7 This is the culmination of more than a
 8 year and a half worth of effort to identify and
 9 resolve issues that have been uncovered through
 10 application of the county's current riparian
 11 structures; pier, bulkhead, shoreline erosion
 12 control provisions.
 13 So this effort started with Mary Kay. It
 14 continued with Miguel and Brennan. And we've
 15 had a variety of different applications where
 16 circumstances have been identified that don't
 17 quite fit the county code but warrant
 18 modifications or consideration to deal with
 19 issues. And principally they relate to
 20 nonconforming piers and dealing with shore
 21 erosion control.

Page 97

1 So there are a few other provisions in
 2 here where the county is far more restrictive
 3 than MDE and most other counties.
 4 One, for example, is finger piers. And
 5 for those of you who are not familiar, a finger
 6 pier is the narrow component of a pier not more
 7 than three feet wide that extends perpendicular
 8 generally to the pier structure and parallel to
 9 the slip. So it provides access to the full
 10 length of the vessel that's in a boat slip.
 11 The State of Maryland and the Corps of
 12 Engineers permit finger piers to run the full
 13 length of the boat slip so that you can access
 14 a piling to tie off bow lines, you can access
 15 the full length of the boat for maintenance.
 16 Talbot County's regulations limit finger
 17 pier lengths to no more than 50 percent of the
 18 length of the slip. So it gives you access to
 19 the back, to the stern and the back half or
 20 third of the boat, but not the rest of it.
 21 And so we proposed a series of text

Page 98	Page 100
<p>1 amendments to the county planning staff</p> <p>2 initially with Mary Kay's efforts. The</p> <p>3 planning staff identified some issues and</p> <p>4 discrepancies that they worked on to be</p> <p>5 included. That first draft was submitted to</p> <p>6 both the Critical Area Commission and MDE's</p> <p>7 tidal wetlands staff for review and comment.</p> <p>8 They came back with some questions and</p> <p>9 comments, which I think were very constructive.</p> <p>10 The proposed amendments were refined to</p> <p>11 address their comments and questions and</p> <p>12 clarify a few points.</p> <p>13 And what we've submitted is sort of the</p> <p>14 consolidated effort.</p> <p>15 Happy to answer any particular questions</p> <p>16 that you might have.</p> <p>17 MR. CALLAHAN: Council. Mr. Divilio.</p> <p>18 MR. DIVILIO: So are we sending this over</p> <p>19 to the Planning Commission to review?</p> <p>20 MR. THOMAS: Right. So again, the</p> <p>21 Planning Commission would receive this and then</p>	<p>1 150 feet. The county has had varying</p> <p>2 interpretations about whether that could occur.</p> <p>3 A pier that's constructed prior to the</p> <p>4 change in the law that's 175 feet long, it is</p> <p>5 most appropriate to put a boatlift or a slip</p> <p>6 with mooring pilings at the end of the pier for</p> <p>7 two reasons. The first is depth for access to</p> <p>8 vessels. And more recently, MDE and the Corps</p> <p>9 have been very focused on minimizing crop wash,</p> <p>10 minimizing shading SAVs.</p> <p>11 And so they want to see the docking</p> <p>12 activity occur over deeper water where there's</p> <p>13 less impact to SAVs.</p> <p>14 And there's been varying interpretations</p> <p>15 about whether you can add a slip or a lift</p> <p>16 beyond the 150,000 limit.</p> <p>17 So the purpose here is to not permit it to</p> <p>18 expand. So this is not intended to allow you</p> <p>19 to put it at the end of the pier, effectively</p> <p>20 making the pier longer. But if the pier is</p> <p>21 nonconforming with respect to length, as long</p>
Page 99	Page 101
<p>1 review and make recommendations back to</p> <p>2 Council. And then Council would decide whether</p> <p>3 they wish to actually introduce a bill to amend</p> <p>4 the zoning code to allow for this.</p> <p>5 MR. DIVILIO: Okay. I'm comfortable.</p> <p>6 I'll wait for their recommendation and ask them</p> <p>7 questions.</p> <p>8 MR. LESHER: Mr. Showalter, can you</p> <p>9 explain the provision about conforming and</p> <p>10 legal nonconforming piers beyond the 150-foot</p> <p>11 lengths limitation and the intended change</p> <p>12 here?</p> <p>13 What is the problem that we're getting at</p> <p>14 on this text amendment?</p> <p>15 MR. SHOWALTER: So there are two general</p> <p>16 circumstances, and this may not be exclusive or</p> <p>17 exhaustive of all of them.</p> <p>18 But the two circumstances that often</p> <p>19 arise, one is the question about adding a boat</p> <p>20 slip, adding a mooring piling, or doing</p> <p>21 something with the pier that's beyond the</p>	<p>1 as you are inside of that nonconforming</p> <p>2 component, you're not making it more</p> <p>3 nonconforming, you could use the full length of</p> <p>4 the pier for those improvements.</p> <p>5 Another example deals with modifications.</p> <p>6 So there are sometimes piers that have a</p> <p>7 platform area that's larger than is allowed</p> <p>8 today or there's an orientation that isn't</p> <p>9 ideal and somebody wants to make a</p> <p>10 modification.</p> <p>11 And in the current county code, allows</p> <p>12 those piers to be replaced in kind but not to</p> <p>13 be modified. And so there are times where we</p> <p>14 have conflict between MDE and the Corps. And</p> <p>15 you want to say take this platform area and</p> <p>16 move it out of the shallows, move it out to the</p> <p>17 end of the pier so that we have less shading of</p> <p>18 the SAV. The county says you can replace it in</p> <p>19 kind, but you can't move that nonconforming</p> <p>20 component.</p> <p>21 If the only thing that's nonconforming is</p>

Page 102

1 length, you're not making it longer. You
 2 should be able to modify the pier to be more
 3 environmentally sensitive, but right now the
 4 code doesn't permit that.
 5 MR. LESHER: Okay. Thank you.
 6 MR. PACK: No. I have no additional
 7 questions at this time. I'll wait for the
 8 review from the Planning Commission.
 9 MR. CALLAHAN: Yeah. Okay. Any other
 10 questions, discussions? Okay.
 11 MR. PACK: Mr. Callahan, I would ask that
 12 as we did in the previous text amendment, that
 13 we move this to the staff to make their reviews
 14 and send it over to the Planning Commission for
 15 their review and submit back to Council for
 16 final vote.
 17 MR. CALLAHAN: Okay. Sounds good.
 18 MR. SHOWALTER: Thank you.
 19 MR. CALLAHAN: Thank you, Ryan.
 20 Appreciate it. All right.
 21 County manager.

Page 103

1 MR. STAMP: Thank you. Ray, you want to
 2 come up.
 3 Council, under county manager report this
 4 evening, we have a request from the Department
 5 of Public Works to award Bid Number 22-06,
 6 Talbot County sanitary district septic system
 7 connections to county sewer. Three-year
 8 contract. Talbot County, Maryland.
 9 As you read in your packet, requesting
 10 Council approval to award Bid 22-06 to CHT
 11 Excavating, LLC and Eastcom, LTD to install
 12 grinder pump systems and septic tank effluent
 13 pump step systems throughout the Talbot County
 14 sanitary district.
 15 The Department of Public Works will
 16 negotiate best pricing and installation
 17 strategies for an actual project.
 18 And Ray is here to fill in the blanks for
 19 you.
 20 Ray, greetings.
 21 MR. CLARKE: Council, again, we actually

Page 104

1 bid this project out back in April. And I
 2 think we had about four to five companies that
 3 picked up bid packages.
 4 Currently we have two contractors that are
 5 working under this three-year agreement with
 6 the county. And the current contractors are
 7 Eastcom as well as Duvall.
 8 Unfortunately, Duvall did not choose to I
 9 guess submit a bid at this time.
 10 So we have CHT Excavating as the other
 11 bidder.
 12 Again, this is one of those where we
 13 receive funding through the State, primarily
 14 through the Bay Restoration Funds. And we're
 15 going to have a septic system upgraded with
 16 let's say a connection to the wastewater
 17 treatment plant.
 18 We have to go through this bid process.
 19 And then that way, we have let's say a
 20 prequalified firm that can now do the
 21 installation of that work. And then it puts us


Page 105

1 in the position to basically pulling the
 2 proposals together from the contractors we've
 3 selected, either Eastcom or CHT.
 4 And then after we've done that, we work
 5 with the property owner, MDE, and the
 6 contractor to go ahead and make that sewer
 7 connection.
 8 MR. CALLAHAN: Okay. Any discussion,
 9 questions?
 10 MR. DIVILIO: Channel my Laura Price. Can
 11 you explain why you recommended the higher
 12 bidder?
 13 MR. CLARKE: Well, in this case, what we
 14 do have, these are both bidders. We received
 15 both bids.
 16 One bid I guess was from CHT, which is
 17 \$20,000. The other bidder, which is Eastcom,
 18 is \$14,500.
 19 And it was basically on the selection of
 20 those prices that we provided them.
 21 This was kind of like a, how can I say it,

Page 106	Page 108
<p>1 this was kind of like a project where we're</p> <p>2 looking at this is what we need.</p> <p>3 There are some pricing that were a little</p> <p>4 higher I think with CHT versus Eastcom.</p> <p>5 However, there are going to be situations where</p> <p>6 job specific. We could see better pricing from</p> <p>7 CHT versus Eastcom and vice versa. So it will</p> <p>8 be a negotiation process for both the bidders</p> <p>9 on this.</p> <p>10 MR. DIVILIO: Excellent. I appreciate</p> <p>11 your confidence and I stand by your side.</p> <p>12 MR. PACK: I'm good.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MR. LESHER: So Mr. Clarke, if you could</p> <p>15 just expand on that.</p> <p>16 It's unusual, of course, to award a bid to</p> <p>17 more than one bidder. And we're doing this</p> <p>18 because this is a recurring sort of occurrence.</p> <p>19 And this gives you the flexibility to award it</p> <p>20 to one or the other. You'll keep both these</p> <p>21 firms busy presumably in the coming three</p>	<p>1 could you call the vote, please.</p> <p>2 SECRETARY: Mr. Callahan.</p> <p>3 MR. CALLAHAN: Aye.</p> <p>4 SECRETARY: Mr. Divilio.</p> <p>5 MR. DIVILIO: Aye.</p> <p>6 SECRETARY: Mr. Leshner.</p> <p>7 MR. LESHER: Aye.</p> <p>8 SECRETARY: Mr. Pack.</p> <p>9 MR. PACK: Aye.</p> <p>10 MR. CLARKE: Thank you.</p> <p>11 MR. CALLAHAN: Thank you, Ray. Good job.</p> <p>12 MR. STAMP: Thank you, Ray.</p> <p>13 And under announcements, County Council, I</p> <p>14 have two. County offices will be closed on</p> <p>15 Monday, June 20th, for Juneteenth Holiday.</p> <p>16 And the second item is the State Highway</p> <p>17 Administration will be resurfacing Maryland</p> <p>18 Route 329, Royal Oak Road, between Tuesday,</p> <p>19 June 21st, and Friday, July 15th.</p> <p>20 Work on Monday through Thursday seven a.m.</p> <p>21 to six p.m., excluding holiday.</p>
Page 107	Page 109
<p>1 years.</p> <p>2 MR. CLARKE: And typically sometimes this</p> <p>3 can happen as well, is one contractor is busy,</p> <p>4 cannot get to the work. And so we have to go</p> <p>5 to the other contractor and secure a proposal</p> <p>6 to have them do that work.</p> <p>7 At the same time, we were hoping to do, as</p> <p>8 we move forward with sewer extensions, is we</p> <p>9 potentially can bundle these. And instead of</p> <p>10 just giving them one property to connect,</p> <p>11 hopefully we can give them four or five</p> <p>12 properties to connect at one time in an effort</p> <p>13 to lower the overall prices.</p> <p>14 MR. LESHER: Thank you.</p> <p>15 MR. CALLAHAN: Okay.</p> <p>16 MR. DIVILIO: I'll make a motion that we</p> <p>17 award the Bid Number 22-06.</p> <p>18 MR. CALLAHAN: Do I have a second?</p> <p>19 MR. PACK: Second.</p> <p>20 MR. CALLAHAN: Okay. We've got a motion</p> <p>21 and second it to award 22-06. Madam Secretary,</p>	<p>1 This will create a bit of an imposition</p> <p>2 for people in that area. And we are working,</p> <p>3 along with SHA, to try to get the word out to</p> <p>4 the public so they can make appropriate plans.</p> <p>5 MR. CALLAHAN: Okay.</p> <p>6 MR. STAMP: Other than that, that</p> <p>7 completes the county manager's report for this</p> <p>8 evening. Thank you.</p> <p>9 MR. CALLAHAN: Okay. Good job, Mr. Stamp.</p> <p>10 Appreciate it.</p> <p>11 We're going to move on to public comment.</p> <p>12 Jess, anybody?</p> <p>13 MS. MORRIS: Nobody this evening.</p> <p>14 MR. CALLAHAN: Nobody this evening. And</p> <p>15 nobody -- okay. Sounds good.</p> <p>16 Now we got Council comments.</p> <p>17 MR. DIVILIO: None this evening.</p> <p>18 MR. CALLAHAN: None?</p> <p>19 MR. DIVILIO: None.</p> <p>20 MR. SHOWALTER: Mr. Vice President.</p> <p>21 MR. LESHER: I would just offer my</p>

Page 110	Page 112
<p>1 congratulations to the 57 graduates of 2 St. Michael's Middle High School on May 31st 3 and the 278 graduates of Easton High School on 4 June 3rd. They would have graduated June 2nd 5 but for a summer squall that was passing 6 through. 7 MR. DIVILIO: Call them back. 8 MR. LESHER: I was privileged to be able 9 to attend the commencement for both of these 10 groups of students. 11 These students, what our school systems 12 are doing today, is truly amazing. 13 When I was going through high school, 14 plenty dropped off. And not everybody who made 15 it to the end did graduate. 16 That simply isn't happening anymore. They 17 really are not letting students fall between 18 the cracks. These students are -- and they are 19 not lowering standards to do it. These 20 students are college or career ready. We have 21 many of them heading off to college this fall,</p>	<p>1 out there, also to even county employees who 2 may want to take some time off to help out. 3 They need your help, they need your help. 4 This is a big election coming in in July. 5 You have a governor's race, you have 6 comptroller, you have County Council. So a 7 full slate. I'm sure there's going to be 8 something for somebody out there to look at and 9 decide on. 10 So if you wouldn't mind, please, madam, 11 sir, consider being an election judge or 12 election official. They could use your help. 13 That's all. Thanks. 14 MR. CALLAHAN: Thank you, Mr. Pack. 15 I don't have a whole lot other than me and 16 Mr. Leshner were at the 100th Anniversary at the 17 Avalon the other night. That was pretty 18 special for Talbot County and the Town of 19 Easton. 20 So there was probably four or 500 people, 21 at least two or 300 at the Avalon and people</p>
Page 111	Page 113
<p>1 including my own daughter. And many others are 2 now freshly graduated and already entering our 3 workforce locally, where they are most needed, 4 as we have seen. And we have a few who 5 committedly are signing up to serve in the 6 Armed Forces of the United States. 7 So my congratulations to all of those 8 graduates. 9 MR. CALLAHAN: That's great. 10 Mr. Pack, you're very quiet over there. 11 MR. PACK: Yeah. Well. 12 MR. CALLAHAN: Are you okay over there? 13 MR. PACK: I'm good. I just want to make 14 a public plea if I could regarding we have a 15 big primary coming in January. I'm sorry. In 16 July. 17 And the last I heard, not just here in 18 Talbot County, but across the State, we're 19 running short on election judges and election 20 officials. 21 So I just want to make a plea to citizens</p>	<p>1 packing the streets. So it really just showed 2 you how special this community is. So proud to 3 be a part of it and appreciate it. 4 So other than that, you want to go ahead 5 and close the session. 6 MR. LESHER: The County Council's next 7 meeting will be held on Tuesday, June 28th, 8 beginning at six o'clock p.m. The Council will 9 be convening in open session at 4:30 p.m. and 10 then adjourning into closed session to discuss 11 real estate, legal, and personnel matters, as 12 listed on the statement for closing that 13 meeting. 14 Therefore, is there a motion to adjourn 15 this meeting and reconvene as noted? 16 MR. PACK: So moved. 17 MR. DIVILIO: Second. 18 MR. CALLAHAN: Okay. We got a motion and 19 second, Madam Secretary. 20 SECRETARY: Mr. Callahan. 21 MR. CALLAHAN: Aye.</p>

1 SECRETARY: Mr. Divilio.
 2 MR. DIVILIO: Aye.
 3 SECRETARY: Mr. Leshner.
 4 MR. LESHER: Aye.
 5 SECRETARY: Mr. Pack.
 6 MR. PACK: Aye.
 7 MR. CALLAHAN: Okay.
 8 (Meeting concluded at: 7:47 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 this 17th day of
 June, 2022.
 14
 15 
 16 _____
 Diane Houlihan
 Notary Public
 17
 18
 19
 20 My commission expires September 16, 2025
 21

1	175 100:4	252 58:20	6:30 5:7 20:6
1 5:20,20 6:7,7,15	17th 115:13	26 5:16,18	26:10
6:16 8:16,16 9:1,1	18 38:3	278 110:3	7
1,000 20:14	186 5:18 9:6	28th 113:7	7 37:20
1,040 37:7	190-15 95:12	29659 5:15	702 55:2
1.5 3:18	190-31 95:13	2nd 110:4	762 55:1
100 39:6 45:20	190-33 95:13	3	7:47 114:8
95:10 96:4	190-48.3 80:1	3.3 47:12,13	7th 2:17
100,000 28:4 32:3	190-78 79:20 89:5	300 112:21	8
47:7 49:7	95:14	31 37:9 52:10	879 58:19
100th 112:16	191,000 47:8	58:19	9
1058 58:21	1992 27:12	31st 110:2	90 77:5
10th 74:5	2	328 5:15 69:4,5	97 27:12
11 37:13	2 5:19,19 6:9,9	70:8 74:19 78:5,6	a
112 84:13	11:10,10 15:6,6	78:10 79:2,5,9	a.m. 108:20
119,000 47:8	18:17,18	329 108:18	abandoned 28:16
122 28:8 30:4	2,400 37:9	330 5:6	able 18:8 38:11
49:11	20 45:7	331 20:5 71:3	91:18 102:2 110:8
12th 5:7 20:6	20,000 105:17	73:10	absolutely 64:8
26:10	200 6:17 12:1	332 26:9	ac 82:17
130 38:15	200,000 32:8	347,000 47:11	academic 37:9
131 18:16	2002 23:5	347,138 37:18	38:10,13,19 52:9
1362 115:15	2005 37:1	52:7	academics 42:9
14 1:7 23:21 48:18	2006 18:17	363 58:20	accept 78:10
51:19	2017 58:19	3rd 110:4	accepted 2:15,21
14,000 23:17	2021 55:2 58:20	4	3:7
14,400 20:12 22:3	58:21	400 38:21	access 10:3,4,11
25:12	2022 1:7 20:9	400,000 32:6	10:15 97:9,13,14
14,500 105:18	48:18 49:19 51:19	425 58:21	97:18 100:7
1499 54:17 55:14	53:4 115:13	45 5:17	accessory 95:14
55:16 57:2,7	2023 3:17	4:30 113:9	accomplished
14th 2:11 3:3	2024 3:17	5	9:18
49:18 53:3	2025 115:20	50 97:17	accountability
15 11:12,12 92:6	2026 22:9	500 38:21 112:20	60:4 61:13 62:5
15,000 23:21	207 20:10,18	56 54:18	accurate 115:7
150 99:10 100:1	20th 108:15	57 110:1	achieve 45:4
150,000 100:16	21601 52:10	6	achievement 45:6
1500 58:13,14	21st 108:19	60 58:15 59:3 68:7	45:10
59:11 60:1 67:5	22-06 103:5,10	6141 79:18	acknowledges
67:11 68:6	107:17,21	67 42:6	48:20 51:21
15th 108:19	24th 2:17	6:00 1:7	act 54:21 73:3
16 115:20	25 38:4		
16,000 23:8	25,000 20:13 22:3		
	24:21 25:10		

<p>action 71:6 94:6 115:12</p> <p>actions 49:1 52:2</p> <p>active 8:15</p> <p>activities 49:1 52:2 83:7</p> <p>activity 100:12</p> <p>acts 55:2 58:19,20 58:21</p> <p>actual 103:17</p> <p>add 3:17 43:13 44:18 47:3 64:17 79:20 80:1 87:21 90:15 100:15</p> <p>added 75:6</p> <p>adding 3:15 43:12 99:19,20</p> <p>addition 6:18 10:4 28:13 38:13,17 61:4</p> <p>additional 20:14 22:16 29:7 102:6</p> <p>additions 2:13,19 3:4</p> <p>address 27:21 98:11</p> <p>addressed 75:16 92:12</p> <p>adds 61:20</p> <p>adjourn 113:14</p> <p>adjourning 113:10</p> <p>adjusted 23:5 25:13</p> <p>administration 108:17</p> <p>administrative 37:12 46:10 47:18 50:12 53:8 61:13 62:6</p> <p>admiration 63:19</p> <p>admit 63:15</p> <p>adopt 16:6</p>	<p>adopted 20:21 70:7 76:21 77:1 88:21</p> <p>adopting 16:3</p> <p>adoption 86:10</p> <p>adopts 21:19</p> <p>adult 38:16</p> <p>adults 39:1</p> <p>advantage 44:19</p> <p>advise 64:5</p> <p>advised 65:11,11</p> <p>advisory 13:3 15:14 62:3,4 65:4 73:18</p> <p>aesthetics 33:6</p> <p>affect 16:21 72:14 72:15 87:14</p> <p>affordable 27:14 27:19 28:1,15</p> <p>african 27:9 37:1 40:3 44:3 45:11 45:12 52:8</p> <p>agenda 2:10,11,12 2:14,15 3:9 26:14</p> <p>ages 38:3</p> <p>ago 34:3,11 45:7 84:5</p> <p>agree 24:3 45:20 66:11</p> <p>agreement 104:5</p> <p>agricultural 61:20</p> <p>ahead 2:4 3:11 4:3 9:12 13:19 36:7 55:12,21 58:13 59:17 64:16 105:6 113:4</p> <p>airport 60:13 62:1</p> <p>alcoholic 61:6</p> <p>allegiance 2:5,7</p> <p>alley 9:3</p> <p>allocation 17:1,6</p> <p>allow 42:11 71:21 85:13 87:21 91:4 99:4 100:18</p>	<p>allowed 101:7</p> <p>allows 71:12 101:11</p> <p>alternative 10:15</p> <p>alternatively 80:21</p> <p>amazing 110:12</p> <p>amend 3:13 4:17 5:11 14:2 15:5 20:10 54:18 57:8 68:7 69:6 70:8,21 79:2,19 95:11 99:3</p> <p>amended 4:15 78:6,10 79:6,7,9</p> <p>amending 16:4 61:17</p> <p>amendment 10:2 13:21 14:18 17:4 19:5 21:18 23:7 25:13 58:15 69:8 70:2,4,7 73:16,19 74:1,9,17 78:13 80:7,10,12,14,19 81:1,10 84:5 85:19 86:1 94:12 94:16 95:8,21 99:14 102:12</p> <p>amendments 22:17 54:20 58:17 69:14 70:9 71:14 72:14 75:1 79:14 80:15 98:1,10</p> <p>amends 78:5</p> <p>amenities 83:5 84:14 88:15,19 91:16</p> <p>american 27:9 37:1 40:3 44:3 45:11,13 52:8</p> <p>amount 3:18 22:12 25:1,11 39:7 49:6 52:7</p>	<p>anne's 26:2</p> <p>anniversary 112:16</p> <p>announce 5:2</p> <p>announcements 108:13</p> <p>annum 20:12,13 20:14</p> <p>answer 18:8,12,15 29:8 98:15</p> <p>answering 41:5</p> <p>anticipate 14:6</p> <p>anticipated 38:19</p> <p>anybody 25:1 46:15,17,19 55:13 55:18 59:7,11,12 65:19 81:18 109:12</p> <p>anymore 110:16</p> <p>anytime 44:18 72:1</p> <p>anyway 30:3 75:12</p> <p>apologize 19:12 40:14</p> <p>appeals 61:10 84:3 85:14</p> <p>appear 88:11</p> <p>appeared 115:3</p> <p>appearing 96:5</p> <p>applicable 92:14 92:21</p> <p>applicant 16:7,15 71:21 73:13 79:16 80:17</p> <p>applicants 29:2</p> <p>application 16:8 16:18 19:12,14,17 39:6,7 48:18 49:5 49:16 51:19 52:6 53:1 69:19 70:5 74:20 75:8 79:17 80:21 95:9 96:5 96:10</p>
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<p>applications 14:2 29:2 39:13,16 48:7 51:8 54:5 96:15</p> <p>apply 16:9 48:8,11 51:9,12 69:21 72:1 75:1 81:13 86:8 93:1</p> <p>applying 70:6</p> <p>appreciate 2:9 19:21 29:10,15 35:17,18 46:7 62:16 82:11 102:20 106:10 109:10 113:3</p> <p>appropriate 26:1 75:17 100:5 109:4</p> <p>approval 30:13 103:10</p> <p>approved 18:16 92:15,17</p> <p>approximately 38:15 47:12</p> <p>april 104:1</p> <p>area 6:14,16 7:1 7:21 8:7,14 9:5 15:6 17:8,9 27:20 28:3 37:4 49:11 52:18 86:11 89:5 95:12 98:6 101:7 101:15 109:2</p> <p>areas 52:14 84:7</p> <p>ark 10:8</p> <p>armed 111:6</p> <p>array 37:16</p> <p>art 37:8</p> <p>arts 52:16</p> <p>asked 44:6</p> <p>asking 47:6,11</p> <p>aspects 22:10</p> <p>assembly 55:1 58:18</p> <p>assess 91:8</p>	<p>assist 80:14</p> <p>assisted 115:7</p> <p>associated 17:6 28:6 49:9</p> <p>association 64:20</p> <p>assume 72:6</p> <p>assuming 12:19</p> <p>attached 90:21</p> <p>attend 110:9</p> <p>attorney 18:7 61:5 94:20</p> <p>audio 115:3</p> <p>authority 22:7</p> <p>authorize 80:20</p> <p>authorized 49:14 52:20 94:15</p> <p>authorizes 49:4 52:5</p> <p>avalon 112:17,21</p> <p>award 103:5,10 106:16,19 107:17 107:21</p> <p>aware 9:20</p> <p>aye 50:19,21 51:2 51:4 53:16,18,20 54:1 58:4,6,8,10 67:17,19,21 68:2 68:15,17,19,21 77:18,20 78:1,3 78:16,18,20 108:3 108:5,7,9 113:21 114:2,4,6</p>	<p>99:1 102:15 104:1 110:7</p> <p>backed 35:7</p> <p>ballot 20:9 21:20 24:6</p> <p>baltimore 115:2</p> <p>banquet 89:8</p> <p>bar 25:5</p> <p>bartlett 65:20</p> <p>base 27:16</p> <p>based 91:13</p> <p>basically 11:6 15:4,7,11 30:11 34:21 105:1,19</p> <p>basis 69:17</p> <p>bay 104:14</p> <p>becoming 92:20</p> <p>beginning 22:3,9 71:18 113:8</p> <p>behalf 96:5</p> <p>behavioral 38:6</p> <p>believe 23:6 29:5 87:4</p> <p>benefit 41:11</p> <p>berm 35:11</p> <p>best 45:17 54:6 103:16</p> <p>better 106:6</p> <p>beverages 61:6</p> <p>beyond 92:5 99:10 99:21 100:16</p> <p>bid 103:5,10 104:1 104:3,9,18 105:16 106:16 107:17</p> <p>bidder 104:11 105:12,17 106:17</p> <p>bidders 105:14 106:8</p> <p>bids 105:15</p> <p>big 85:1 111:15 112:4</p> <p>bill 12:9 32:18 54:16,17,17 55:1 56:2,19 57:2,7,7</p>	<p>57:10 58:13,14,14 58:19,19,20 65:10 67:5,5,11 68:6,6 74:2 81:9,10 99:3</p> <p>bit 4:4 14:12 17:12 19:6 21:4 23:11 24:11 60:1 109:1</p> <p>blanks 103:18</p> <p>bless 35:15</p> <p>block 26:16 27:6 31:20 48:9,12,17 49:6 51:10,13,18 52:7</p> <p>blue 34:13 89:4</p> <p>board 13:3 15:14 19:8 60:4,16 61:9 61:10,13,21 62:1 62:1,3,4,4,6 64:19 65:3 66:2 73:18 84:2 85:14</p> <p>boards 59:1 60:8 60:11,18 61:7,14 61:18 62:21 63:4 63:9 64:4 65:4,9</p> <p>boat 97:10,13,15 97:20 99:19</p> <p>boatlift 100:5</p> <p>bocce 83:6 88:17</p> <p>body 65:5</p> <p>bold 44:21</p> <p>bonus 24:12</p> <p>bounce 39:11</p> <p>boundaries 15:1</p> <p>bow 97:14</p> <p>bowie 40:6,9,10 40:11</p> <p>boxes 45:16</p> <p>boys 41:9 43:13</p> <p>brennan 89:20 90:8 92:2 96:14</p> <p>brent's 72:7</p> <p>briefly 21:14 80:5</p>
	b		
	<p>baam 27:9 36:13 37:2,21 38:14 40:21 44:21 45:9 47:10,19 52:8</p> <p>baam's 38:9 52:11</p> <p>back 12:14 13:5 17:13 30:10 35:12 39:11 45:7 63:14 71:8,9,10 81:7 85:7 91:8 95:2 97:19,19 98:8</p>		

<p>bring 12:14 15:6 30:11</p> <p>bringing 6:21 8:20 41:10</p> <p>brooks 27:20 33:20,21 34:8,13</p> <p>brought 6:15</p> <p>budgeting 52:15</p> <p>build 27:13 84:20</p> <p>building 27:9 28:9 28:18 30:19,20 31:7,10 36:13 37:1,7 40:3 45:12 52:8</p> <p>builds 31:14</p> <p>built 41:8</p> <p>bulkhead 96:11</p> <p>bundle 107:9</p> <p>busy 106:21 107:3</p>	<p>47:14,16 48:1,3 49:20 50:2,10,16 50:18,19 53:5,15 53:16 54:2,7,14 55:6,20 56:5,14 56:17,21 57:5,11 57:14,17,20 58:3 58:4,11 59:4,16 59:18,20 60:2 61:2 62:8,11,14 64:14,16 65:18 66:5,8,11 67:6,12 67:14,16,17 68:3 68:5,12,14,15 69:1,9 70:11,16 70:19 71:5,16 74:3,11,14,16 75:18 76:9 77:11 77:13,17,18 78:4 78:8,12,15,16 79:4,12 80:4 81:11 82:2,6,9,11 85:21 90:7 94:4,7 95:3,6,17 96:1 98:17 102:9,11,17 102:19 105:8 106:13 107:15,18 107:20 108:2,3,11 109:5,9,14,18 111:9,12 112:14 113:18,20,21 114:7</p> <p>called 45:12 82:15 84:17</p> <p>calls 35:4</p> <p>camac 5:17</p> <p>cao 95:13</p> <p>capacity 44:19</p> <p>capital 3:16,17 4:7 4:18</p> <p>care 52:12 63:6</p> <p>career 110:20</p> <p>caroline 26:1</p>	<p>case 84:11 105:13</p> <p>cases 80:15</p> <p>cause 65:13 92:4</p> <p>causing 35:10</p> <p>cdbg 27:19 30:3 34:21 37:18 47:7 48:9 51:10 54:4</p> <p>center 37:9,15 38:13,19 52:9</p> <p>cents 24:18</p> <p>certain 39:12 59:1 60:13 88:5</p> <p>certainly 32:21 42:20 71:15 82:10</p> <p>certify 115:3,5,8 115:10</p> <p>chair 2:14,20 3:6 82:9</p> <p>chairman 64:15 67:4</p> <p>challenges 45:1</p> <p>chambers 1:10</p> <p>chance 2:18 39:17 45:17</p> <p>change 22:18 36:19 76:12,14,17 99:11 100:4</p> <p>changed 45:13</p> <p>changes 62:10</p> <p>channel 31:19 105:10</p> <p>channels 72:2</p> <p>chapter 54:18 55:2 58:15,19,20 58:21 59:3 68:7 69:8,20 74:20</p> <p>character 31:9,15</p> <p>characterize 83:3</p> <p>charging 61:14 62:6</p> <p>charter 20:10 21:18 22:13,17</p> <p>cheaper 33:2,4,5</p>	<p>check 45:16</p> <p>checklists 72:2</p> <p>chesapeake 41:16 41:19 42:4,13 43:19,20</p> <p>child 52:12</p> <p>choose 44:7 104:8</p> <p>choptank 27:8,11 27:12,16 28:9 29:6,18,20 31:4 49:7</p> <p>choptank's 32:9</p> <p>chose 16:1,6</p> <p>cht 103:10 104:10 105:3,16 106:4,7</p> <p>chuck 1:14</p> <p>circumstances 96:16 99:16,18</p> <p>citizen 63:17 80:7</p> <p>citizens 111:21</p> <p>city 115:2</p> <p>clarification 76:1</p> <p>clarify 72:13 73:8 98:12</p> <p>clarke 4:2,5,7 6:3 7:20 8:5,10,18 9:8 9:16,19 11:11,15 11:18,21 13:20 14:16,20 15:4 17:2 18:15 19:1 19:11 76:18 77:9 103:21 105:13 106:14 107:2 108:10</p> <p>class 43:13</p> <p>classified 6:7,9</p> <p>classrooms 37:13</p> <p>clearly 18:16 34:15 87:9</p> <p>cliff 41:18</p> <p>close 32:17 45:9 46:13,20 47:1 55:19 59:14,17 113:5</p>
c			
<p>cabin 83:2 86:13 87:14 91:7</p> <p>call 20:1 53:13 57:19,20 58:1 67:15 68:13 77:15 86:3 108:1 110:7</p> <p>callahan 1:14 2:3 2:8 3:20 4:3,6,19 5:8 6:1 7:4 9:10 12:2,5,12,16,18 13:4,9,19 14:9,19 15:3 17:11,15 18:2,14,19 19:6 19:10,18,20 20:3 20:7 21:3,6 22:19 23:1,3,10 25:7,16 25:19 26:4,7,11 26:18 27:1 29:9 29:15,21 31:1 32:20 35:17 36:2 36:5,9,12,17 39:19,21 40:18 44:14,16 45:19 46:4,8,13,19,21</p>			

<p>closed 108:14 113:10</p> <p>closing 45:6 113:12</p> <p>club 79:18,18,21 80:3 81:19 82:5 83:5 84:11,15,19 85:4,13 87:4,16 87:17 88:2,13 89:1,5 90:6,16 91:11 92:10,20 93:1</p> <p>club's 92:5</p> <p>clubhouse 86:18 87:5 88:17</p> <p>clubhouses 89:7</p> <p>clubs 82:16,21 83:3,11,13,14,20 84:8,9 86:3,9 88:3 88:7,15,19 89:1 92:8,14</p> <p>code 11:5 54:19 55:3 58:16 60:5 60:10 61:5,9,16 61:18,20 68:8 79:19 81:2 95:11 96:17 99:4 101:11 102:4</p> <p>cofounder 40:2</p> <p>colleagues 66:12</p> <p>college 41:17,19 42:4,8,13 43:19 43:21 110:20,21</p> <p>come 4:1 6:2 29:11 31:11 36:14 39:2 55:15 66:14 66:16,19 82:3 85:7,14 103:2</p> <p>comes 13:5 45:5 45:11</p> <p>comfortable 19:7 56:15 99:5</p> <p>coming 7:7 40:11 55:18 106:21</p>	<p>111:15 112:4</p> <p>commencement 110:9</p> <p>commencing 21:2</p> <p>commend 31:3 33:1</p> <p>commended 31:17</p> <p>comment 18:6 29:4 98:7 109:11</p> <p>comments 98:9,11 109:16</p> <p>commercial 37:12 84:3 85:15</p> <p>commission 12:21 13:2 15:13,16,17 18:4 19:3 61:10 61:21 62:2 81:6 93:16,20 95:1 98:6,19,21 102:8 102:14 115:20</p> <p>commissions 59:2 61:7,19 63:1,9 65:4,9</p> <p>commit 63:15</p> <p>commitment 29:1 31:8</p> <p>committedly 111:5</p> <p>committee 43:20 61:14 62:7</p> <p>committees 59:2 60:18 64:4</p> <p>community 8:6,14 9:5 26:15 27:6,17 31:9,9,15,16 38:4 38:12 39:1 41:11 43:9,17 44:2 47:9 48:6,8,11,13,17 49:5 51:7,9,12,14 51:18 52:6,14 63:5 64:6,13,18 66:17 113:2</p> <p>community's 28:21</p>	<p>comp 4:14,17 10:1 14:2,17 15:5,18 15:20 16:4 17:3 19:4</p> <p>companies 104:2</p> <p>compensation 20:11,16 22:3,7 22:14 23:20 25:2 25:4,5</p> <p>competitive 54:4</p> <p>completed 39:16</p> <p>completely 30:7</p> <p>completes 109:7</p> <p>completion 48:21 52:1</p> <p>compliance 61:5</p> <p>component 97:6 101:2,20</p> <p>comprehensive 3:14 5:12 69:7,14 69:21 71:1 72:20 74:21 76:12 80:12 81:3 94:12</p> <p>comptroller 112:6</p> <p>computer 37:15 115:7</p> <p>concept 7:15 45:8</p> <p>concerns 18:13 42:21</p> <p>concluded 114:8</p> <p>conditioned 30:10</p> <p>conference 37:15</p> <p>confidence 106:11</p> <p>confines 91:21</p> <p>confirm 11:1</p> <p>conflict 101:14</p> <p>conforming 92:2 99:9</p> <p>confused 79:1</p> <p>congratulate 40:20</p> <p>congratulations 34:6 54:10 110:1 111:7</p>	<p>connect 11:6 107:10,12</p> <p>connection 104:16 105:7</p> <p>connections 103:7</p> <p>consent 2:15 3:1,7</p> <p>consequence 85:10</p> <p>consider 46:11 71:13 112:11</p> <p>consideration 27:5 96:6,18</p> <p>considered 57:10 68:10</p> <p>considering 25:6 90:16</p> <p>consist 6:17</p> <p>consistent 15:19 85:16</p> <p>consolidated 98:14</p> <p>construct 27:19</p> <p>constructed 28:13 100:3</p> <p>construction 3:18 28:5 29:17 30:12 32:7,13 49:8 52:9</p> <p>constructive 98:9</p> <p>contain 89:6</p> <p>contained 115:9</p> <p>continuation 8:13 8:16</p> <p>continue 37:21</p> <p>continued 96:14</p> <p>continuous 84:12</p> <p>contract 103:8</p> <p>contractor 105:6 107:3,5</p> <p>contractors 104:4 104:6 105:2</p> <p>control 95:15 96:12,21</p> <p>convening 113:9</p>
---	--	--	---

cooperation 35:3 coppersmith 41:18 43:21 corey 1:17 corps 97:11 100:8 101:14 correct 7:20 9:16 14:15 17:20 23:5 23:6 56:3 75:3 79:2,4,10 92:11 corrections 2:13 2:19 3:5 corrective 49:1 52:2 correctly 79:8 cost 28:5,18 30:19 32:18 49:8 council 1:1,4,10 1:13 2:17 3:3 4:20 6:3 9:20 12:3 14:1 15:11,15,21 16:2 16:6,20 17:11 18:11 19:13 20:12 20:13,15,16,17,20 21:1,2,7,15,18 22:2,4,6,8,13,15 22:16 23:13,19 24:19 25:3 26:3 26:12 27:5,7 40:19 48:15,19 49:4 50:13 51:16 51:20 52:5 53:5,7 53:9 57:2,16 60:8 61:11 65:11,19,21 69:2 70:3 71:12 76:15,19,21 77:13 79:12,13 80:9,10 81:7,8 90:7 94:17 95:2 96:3 98:17 99:2,2 102:15 103:3,10,21 108:13 109:16 112:6 113:8 115:3	council's 77:1 113:6 counsel 115:4,9,10 115:11 counseling 37:15 counties 22:11 42:15 89:18 97:3 country 42:6 79:17,18,21 80:3 81:19 82:5,15,21 83:3,5,11,12,14 83:20 84:8,8,11 84:15,18,19 85:13 86:3,9 87:4,17 88:2,3,7,13,15,18 89:1,1,5 90:6,16 91:11 92:8,10,14 92:19 93:1 county 1:1,1 3:14 3:16 5:12 11:5,6,8 11:8 14:1 15:15 19:13 20:11,12 22:2 27:18 34:21 45:10 48:10,15,19 49:4,14,18 51:11 51:16,20 52:5,20 53:3 54:19 55:5 58:16 59:1 60:8 60:15 61:4,4 62:18 64:21 68:8 69:6,15 70:1,6,9 72:15,21 75:2,8 75:11 76:2,19,20 76:21 79:19 80:13 83:1 84:12 92:5 94:13,20 95:11 96:17 97:2 98:1 100:1 101:11,18 102:21 103:3,6,7 103:8,13 104:6 108:13,14 109:7 111:18 112:1,6,18 113:6 115:2,3	county's 96:10 97:16 couple 84:20 course 21:17 75:14 83:16 87:1 87:2,11 88:9,12 88:16 89:6 91:12 106:16 courses 52:16 82:15,21 83:1,10 83:10,12,20 84:7 88:3,6 court 63:15 85:3 courts 83:6,6 84:16,21 85:1,2,2 86:14 87:10,21 88:18 89:10 coverage 91:15 covered 60:9 covid 34:11 cracks 110:18 crawl 30:10 create 109:1 creates 81:12 creating 28:1,14 92:7 credit 42:5 70:17 critical 17:8,9 29:19 86:11 95:12 98:6 crop 100:9 crosscut 64:6 crux 66:3 culmination 96:7 culvert 35:5,6 current 7:19 27:21 88:2 96:10 101:11 104:6 currently 8:18 10:17 14:1 30:5 61:3 69:18 82:7 82:13 104:4 customary 89:10	customer 72:6 cycle 27:7 77:6 d daly 40:1,1,8,10 41:4 43:4,8 44:15 46:3,7 54:13 date 5:3 16:8 dating 92:16 daughter 111:1 day 14:4,8 49:18 53:3 69:16,17 70:10 77:5 115:13 deadline 72:10 73:2 deal 45:6 96:18 dealing 17:3 60:3 65:16 96:20 dealings 65:3 66:2 deals 101:5 dealt 60:11,12,13 71:3 decide 24:4 99:2 112:9 decided 7:2 21:20 decides 81:8 decisions 66:15 dedicated 38:9 87:5 dedication 34:10 dedications 31:13 deeper 100:12 defer 81:20 95:19 defined 61:8 79:20 83:10,12,13 84:9 88:6,9 90:3,6 95:14 definitely 34:20 definition 79:21 81:13,13 83:18 85:12 88:1,13,14 88:21 89:3 90:15 90:21 degree 31:4
---	--	---	---

<p>delapidated 28:16 delay 71:21 72:3 delayed 16:12 delaying 16:11 delays 71:19 deletes 70:5 74:18 deletions 2:13,19 3:5 demolish 37:6 demonstration 28:21 department 4:12 48:5,13 51:6,14 61:5 65:12 103:4 103:15 depending 13:15 depth 100:7 derek 45:8 46:1 deserve 63:19 64:12 deserving 31:18 determination 81:5 94:11,18,19 determine 80:11 81:1 developer 6:11,12 10:18 16:16 18:7 73:14 development 7:6 7:21 11:7,17,20 14:14 15:19 26:16 27:6 38:3,17 48:6 48:9,12,14,17 49:6 51:7,10,13 51:15,18 52:6 dhcd 27:18 diane 1:21 115:2 115:16 different 22:7 85:6 96:15 differing 20:17 difficulty 31:5 dig 14:11</p>	<p>dina 40:1 dining 37:13 89:7 direct 60:11 80:13 92:2 directed 94:21 direction 61:1 86:7 director 29:17 40:2 dirt 31:8 disbursements 3:2 3:7 discharge 10:16 disclosure 65:7 discrepancies 98:4 discuss 113:10 discussion 4:20 9:13 13:21 26:12 65:14 70:12 76:10 79:13 105:8 discussions 102:10 distinction 92:19 district 28:11,20 31:6 80:3 81:14 95:13 103:6,14 diverse 64:7 divilio 1:16 12:9 12:13,17 13:7,10 16:21 17:10 18:20 19:8,19 20:1 22:20 23:2 32:3 41:5 43:5 50:4,15 50:20,21 53:11,17 53:18 56:15 57:4 57:12 58:5,6 62:14,15 67:13,18 67:19 68:9,16,17 71:17 72:16 73:5 74:4,15,17 75:4 75:15 77:19,20 78:7,9,17,18 79:3 86:13,17 87:8,12</p>	<p>98:17,18 99:5 105:10 106:10 107:16 108:4,5 109:17,19 110:7 113:17 114:1,2 divilio's 47:4 docking 100:11 documents 49:15 52:21 doing 24:10,16 25:2,6 26:2 31:4 31:18 40:5 44:10 63:20 99:20 106:17 110:12 donations 47:12 dorchester 26:2 double 38:14 doubt 45:3 douglass 33:19 dr 41:18 43:21 draft 77:2 98:5 drafted 80:15 89:14 drafting 80:14 drawn 73:19 drive 79:18 dropped 110:14 duvall 104:7,8</p>	<p>editor 63:14 education 38:7 educational 41:14 52:13 effect 21:1 75:7 81:17 86:2 92:15 effectively 25:4 100:19 efficiency 30:12 effluent 103:12 effort 70:15 96:8 96:13 98:14 107:12 efforts 98:2 either 91:19 94:11 105:3 elected 59:3 61:8 election 20:10,21 21:21 23:9 111:19 111:19 112:4,11 112:12 electrical 54:18 55:3,5 61:9 electricians 54:21 electricity 37:17 eligible 48:7,10 50:12 51:8,11 53:8 59:13 69:3 78:6 eliminate 71:21 employed 65:17 employee 115:11 employees 112:1 empowered 27:12 49:14 52:20 enabling 86:2 enacted 54:21 58:17 92:20 endeavor 44:20,21 energy 30:12 engineers 97:12 enhancement 52:15</p>
		<p>e</p>	
		<p>ear 79:8 earlier 71:3 easier 9:2 easily 30:19 eastcom 103:11 104:7 105:3,17 106:4,7 easton 1:10 3:19 4:8 5:16,17 6:15 6:21 8:4 15:2 18:21 19:3 28:3 28:10,11,21 30:14 37:10 49:11,12 52:10 79:18 95:10 96:4 110:3 112:19</p>	

enrollment 42:5 ensure 76:8 enter 60:14 entered 115:9 entering 111:2 entities 92:8 entity 92:9 environment 4:13 environmentally 102:3 erosion 95:15 96:11,21 esquire 95:10 essentially 91:3 established 86:4 estate 113:11 ethical 65:6,13 ethics 58:15 60:5 60:10 61:9,16,20 61:21 62:12,21 63:10 68:7 evaluate 93:10 evaluation 93:11 evening 27:3,10 29:4,6 39:21 40:1 50:13,14 53:9 71:7 82:4 103:4 109:8,13,14,17 event 7:1 45:21 events 40:13 everybody 2:3 17:17 23:14 24:8 62:19 63:16 67:2 69:10 110:14 exact 32:11 exactly 33:12 examination 115:5 example 82:18 84:15 87:5 97:4 101:5 excavating 103:11 104:10	exceeded 11:13 excellent 106:10 exception 81:16 91:8,11 exciting 41:1 excluding 108:21 exclusive 99:16 execute 49:15 52:21 executive 40:2 exhaustive 99:17 exhibit 7:9,11,12 7:18 existence 84:12 existing 28:16 31:6 37:6 86:9 91:15 92:9,15 expand 38:1 44:2 84:1,14 85:16 91:4,18 93:2 100:18 106:15 expansion 80:2 84:6 92:3 experts 64:10 expires 115:20 explain 4:4 21:15 80:6 99:9 105:11 explained 14:10 explanation 60:1 expressly 74:19 extending 42:8 extends 97:7 extensions 107:8 extremely 39:9 66:13 67:2 71:18	fact 9:17 83:19 90:16 fairways 88:10 fall 42:5 73:10 76:15 77:6 83:19 110:17,21 familiar 86:20 97:5 families 27:13 37:5 43:10 family 28:7 46:4 far 76:12 97:2 fastest 84:18 favorable 81:5 feel 65:12 feeling 65:5 feet 97:7 100:1,4 felt 60:9 65:8 field 42:19 fifths 20:20 figure 87:19 file 72:8 fill 103:18 final 50:14 74:2 79:6 95:2 102:16 financial 38:5 52:14 financially 31:21 fine 23:20 56:17 77:10 finger 97:4,5,12 97:16 finished 43:15 firm 104:20 firms 106:21 first 3:12 14:4,7,7 23:12 27:10 34:2 34:15 42:12 43:11 43:14,15 46:14 48:2 50:4,7 69:16 79:1,15,16 98:5 100:7 fiscal 3:16	fit 85:1 96:17 fitness 89:8 five 5:20 11:14 28:11 30:20 42:15 55:11 59:9 104:2 107:11 flag 2:6 flexibility 22:16 71:13 106:19 flooding 35:10,12 floor 30:9 55:12 59:7,10 77:15 focused 80:19 94:14 100:9 following 61:7 foot 32:18 37:7,9 99:10 footprint 33:9,13 91:15,20 forces 111:6 formulation 48:17 51:18 forth 20:18 39:11 69:20 74:20 forthcoming 21:2 forward 4:16 10:1 13:2 14:17 17:16 18:1 24:5 25:13 41:3 46:6 54:5 56:16 72:4 77:2 93:15 94:5,9 107:8 foundation 30:8 founded 37:1 four 20:20 28:9 104:2 107:11 112:20 frame 76:16 framing 33:11 frank 1:16 fraud 63:15 fresh 31:8 freshly 111:2
	f f 1:14 80:1 f1 92:3 facilities 89:7,8,9 facility 7:3 37:12 38:9 41:8,14 91:17,19 facing 84:13		

<p>friday 108:19 front 3:4 18:11,21 66:16 73:20 frustrated 71:19 frustrating 72:10 full 65:7 97:9,12 97:15 101:3 112:7 fun 22:21 functions 87:3 funding 4:11 27:7 28:4 31:20 32:15 48:8 51:9 104:13 funds 27:19 32:9 32:14 48:11 49:2 49:6 51:12 52:3,7 104:14 further 49:13 52:19 66:7 91:4 93:2,9,14 115:5,8 115:10 future 6:13 fy23 26:15 27:6</p>	<p>go 2:4 3:11 4:3 7:8 7:11 9:12 13:5,19 15:12 17:16 18:4 21:3,19 32:11 55:12,21 58:12 59:16 64:16 71:10 72:1 81:5 84:2 91:7 94:21 104:18 105:6 107:4 113:4 god 35:15 goes 12:20 17:17 24:5 76:2 92:6 going 2:16 3:2 14:14 17:16,21 18:4,5 21:7 23:16 26:19 32:4 34:17 36:19 42:8 43:16 45:7 46:11,20 55:9 59:10 72:7,8 74:11 75:13 76:18 81:20 104:15 106:5 109:11 110:13 112:7</p>	<p>graders 43:15 graduate 110:15 graduated 110:4 111:2 graduates 110:1,3 111:8 grant 26:16 27:6 30:3 31:13,20 32:12,16 41:14 47:9,13 48:9,12 48:18,21 49:6 51:10,13,19 52:1 52:7 granted 91:10 granting 91:9 great 5:8 31:2 33:13 34:18 41:15 44:14 45:21 47:14 47:16 49:17 53:2 54:7 58:11 85:21 111:9 greater 28:18 31:4 green 9:2 greens 88:10 greetings 103:20 grinder 103:12 ground 33:3 71:14 group 44:11 64:7 groups 110:10 growing 30:5 43:6 84:18 growth 17:1,6,7 guess 6:4,11,13 8:12 10:3,6,19 16:10 46:13 55:17 59:16 86:14 87:19 104:9 105:16 guests 89:12 guy 32:12,13 guys 29:11,12 34:14 35:13,17 36:14 55:15</p>	<p>h habitat 27:8,11,12 27:16 28:9 29:6 29:11,17 30:1 31:3,11 32:9 33:14 47:6,7,19 48:2 49:7 half 32:17 85:2 88:18 96:8 97:19 hand 115:13 handful 72:19 handle 72:12 handled 73:10 hands 4:21 12:5 20:2 26:5,6 35:21 36:2 49:17 50:8 50:10 53:2,6 94:4 94:8 happen 44:7 76:18 107:3 happening 14:11 110:16 happens 13:15 81:4 happy 72:4 98:15 hard 24:9,15,15 24:15 66:17 haven 9:14 10:5 10:11,12,16 11:2 hazards 88:10 he'll 18:11 head 65:12 heading 110:21 heads 61:5 health 38:6 hear 4:6 19:9 43:18 heard 43:9 111:17 hearing 2:14,20 3:6 5:3,6 16:1,2 18:5,11 19:7 20:5 26:9,15 27:11 36:7,8,10 42:18 46:12 47:1 48:16</p>
<p>g</p>			
<p>gap 45:6,10 ged 42:12 52:16 general 20:9,21 55:1 58:18 80:13 81:2 94:13 99:15 generally 62:13 90:1 97:8 getting 23:15 39:5 99:13 girls 43:8,11,15 give 22:6 41:20 45:16 55:11 70:17 95:20 107:11 given 49:17 53:2 91:2 92:19 gives 22:15 97:18 106:19 giving 107:10 glad 43:1 63:21 66:9,21</p>	<p>golf 62:1 82:15,21 83:1,7,9,10,12,15 83:19 84:7 87:1,2 87:6,11 88:3,6,8 88:12,16 89:6 91:12 good 2:20 8:1 19:18 26:11,12 27:2 29:21 32:20 39:21 40:1 44:17 54:7,10 77:11,12 77:13 79:12 82:4 85:21 95:3 102:17 106:12 108:11 109:9,15 111:13 gosh 34:12 government 71:19 governor's 112:5 grab 36:15,19 grade 43:11,16,16</p>		

51:17 54:15 55:8 55:19,21 59:6,15 59:17 held 48:16 51:17 56:11 113:7 help 14:11,12 21:6 26:19 29:8 31:19 34:21 39:15 41:3 41:19 69:10,10 112:2,3,3,12 helpful 39:10 helping 44:2 high 110:2,3,13 higher 105:11 106:4 highly 42:19,19 highway 108:16 hill 28:3,11,20 30:21 historic 28:2,19 30:14,14 31:5 49:11 62:1 historical 33:6 historically 39:1 history 29:1 hit 34:11 90:4 hog 83:1 87:9 holiday 108:15,21 home 27:15 28:7 28:19,19,20 29:20 30:4,8 31:13 33:10 49:10 homeowners 34:10 homes 27:19 28:10,11,14,16 honest 23:13 honesty 14:16 hoops 13:4 hopefully 107:11 hoping 107:7 host 35:13 houlihan 1:21 115:2,16	house 30:10,18 33:2 34:13 58:18 58:19,20 houses 6:17 12:1 30:20 housing 28:1,2,15 31:7 48:5,13 51:6 51:14 huge 39:4 humanity 27:8 49:7 hump 41:20 42:20 hundreds 66:15 66:15	includes 88:14 including 49:2 52:3 63:21 111:1 income 27:13 28:1 52:18 inconsistent 81:1 incorporated 60:5 incorporating 54:20 55:2 58:17 increase 11:3 20:11 23:8 38:11 92:4 increases 22:2 increasing 38:12 38:16 indicated 21:9 individual 42:18 55:10 64:19 individually 59:8 individuals 42:11 63:3,18 64:3,7,11 infiltration 35:11 information 39:8 39:10,12 41:15,21 infrastructure 35:1 initial 76:5 initially 69:13 98:2 initiate 73:1 initiated 69:15 70:9 72:14 73:13 75:1 80:7 initiating 70:1 inside 101:1 inspector 61:6 install 103:11 installation 103:16 104:21 instance 90:18 instructions 89:11 intact 75:6 integrity 62:19	intended 99:11 100:18 interested 115:12 interim 76:17 interior 37:11 internship 40:5 interpretations 100:2,14 interrogated 115:4 introduce 4:21 12:6,19 14:5 16:13 21:13 50:6 73:21 81:9 99:3 introduced 13:13 15:12 16:17 69:13 69:15 70:3,10 74:4,19 introducing 13:8 36:3 50:9 76:19 introduction 3:10 12:10 13:1 36:1 46:9 issue 35:5,8 issues 65:16 96:9 96:19 98:3 item 108:16
	i		j
	idea 45:8 73:4 88:8 ideal 101:9 ideas 39:11 41:21 identified 6:19 90:19 92:10 96:16 98:3 identify 96:8 immediate 5:21 15:8 impact 38:12 100:13 impacts 80:12 94:12 impervious 92:4 important 63:8 66:13 67:2 91:1 imposition 109:1 impressed 43:7 improve 72:5 improvements 101:4 inaudible 36:12 73:9 incidental 89:11 include 37:11 38:2 39:12 61:19 83:14 included 60:18 63:9 98:5		january 111:15 jess 109:12 jessica 7:9 job 24:7,9 34:14 38:5 52:15 54:8 66:18 106:6 108:11 109:9 john 29:19 join 21:8 44:12 jowite 37:10 52:10 judge 112:11 judges 111:19 july 5:7 20:6 26:10 108:19 111:16 112:4

jump 25:11	land 6:8,10 14:21	51:1,2 53:19,20	locust 28:8 30:4
june 1:7 2:11,17	80:19 82:14 89:5	57:19 58:7,8 66:6	49:11
3:3 14:4 48:18	90:17,19 92:5	66:7,9 67:20,21	long 11:9 31:11
49:18 51:19 53:3	94:14	68:4,18,19 73:16	85:11 100:4,21
108:15,19 110:4,4	lands 84:20	74:3,6,9,13 75:21	longer 63:13
113:7 115:13	lane 27:20 28:8	76:5 77:21 78:1,5	100:20 102:1
juneteenth 108:15	33:20,21 34:8,13	78:11,19,20 81:12	look 2:12,18 8:6
jurisdictions 48:7	49:12	86:1,6,12 94:6	17:18 25:21 26:1
51:8	language 70:5	99:8 102:5 106:14	64:4 65:12 90:14
k	73:20 74:18 75:5	107:14 108:6,7	93:13 112:8
kay 26:19 29:9	75:7,21 76:6 82:1	109:21 110:8	looked 6:4 61:18
54:8 96:13	85:8,12,20 89:13	112:16 113:6	75:13 90:8
kay's 98:2	89:13,16,17 90:9	114:3,4	looking 10:2,14
keel 67:3	90:14 92:16,20	lesher's 92:1	16:11 46:5 60:6
keep 55:20 66:2	93:3	letter 19:16 77:2	72:11 89:4 106:2
67:2 88:2 106:20	large 64:6	letters 63:14	looks 93:20
keeping 33:6	larger 101:7	letting 110:17	loophole 86:6
key 16:10	laura 105:10	library 37:13	lord 49:19 53:4
kind 6:19 7:2 8:5	law 61:12,15	license 60:15	lost 33:18
8:19 9:3 10:6,7,7	62:10 100:4 115:4	lie 63:14	lot 13:4 23:19,19
10:8,9,10 31:8	leadership 63:12	lift 30:8 100:15	41:15 64:7 91:15
67:2 93:5 101:12	learning 44:18	limit 97:16 100:16	112:15
101:19 105:21	lease 60:12	limitation 99:11	lots 35:2
106:1	leave 24:6	line 8:21	lounges 37:14
kitchen 37:13	leaves 10:10 75:5	lines 97:14	love 24:10 42:13
knock 33:2	left 32:14,19 55:13	links 83:2 86:13	low 25:4 27:13,21
know 11:12 16:15	55:13 59:11 76:6	87:15 91:7	52:17
23:2,19 24:2,2,4	legacy 32:14,16	list 69:3	lower 107:13
24:17 25:20 32:8	47:9	listed 83:11 90:17	lowering 110:19
34:16 41:20 43:21	legal 86:10 99:10	113:12	luck 54:6,10
44:10 45:5 63:5	113:11	literacy 38:5	m
63:11 64:10 65:12	legislative 14:4,7	52:14	madam 3:11,20
66:14 87:1,3	69:16,17 70:10	litigation 64:21	5:2,9 12:7 46:8,21
knowing 41:13	length 97:10,13,15	little 4:4 9:3 14:12	50:16 53:13 54:15
42:10	97:18 100:21	17:12 19:6 21:4	55:6 57:5 58:1,12
knowledge 19:1	101:3 102:1	23:11 24:11 89:21	59:5 67:15 68:12
known 5:5 20:4	lengths 97:17	106:3	69:4 77:15 78:12
26:8 28:3 42:4	99:11	llc 103:11	79:15 95:6 107:21
l	lesher 1:15 2:8 8:3	locally 111:3	112:10 113:19
l 6:19 9:6,9	8:9,17 9:11,12,13	located 5:14,17	main 52:11
lab 37:15	9:17 12:4 23:4	28:7 37:9 49:10	maintenance
labor 28:6 49:9	24:20 25:8,18,20	52:9	97:15
71:2	31:3 32:21 36:3	location 87:14	making 23:16
	40:20 47:20 50:8		43:2 100:20 101:2

102:1 malcolm 40:4,14 males 45:12,13 managed 35:13 manager 29:20 49:14 52:20 61:4 102:21 103:3 manager's 109:7 manner 65:6 115:7 map 5:16,18 7:9 marine 95:13 mary 26:19 29:9 54:8 96:13 98:2 maryland 1:1,10 4:12 5:15,16,18 48:5,8,11,13 49:12 51:6,9,12 51:14 52:10 54:20 54:21 55:5 58:18 79:19 89:18 95:11 96:4 97:11 103:8 108:17 115:1,2 material 28:6 49:9 materials 30:16 matter 30:17 57:15 80:11,18 115:7 matters 113:11 matthewstown 5:15 6:5,6 10:3 mde 18:16 77:2 97:3 100:8 101:14 105:5 mde's 98:6 mdsw 95:10 mean 23:12 44:11 56:12 71:12 87:9 90:3 91:2 means 13:14 15:17 115:7 measures 95:15 meet 43:17 73:2	meeting 1:4 30:15 56:9,11 72:19 75:11 113:7,13,15 114:8 member 21:1,7,15 61:11 65:21 80:10 94:17 members 1:13 20:16 38:4 59:1 65:10 89:11 96:3 membership 84:14 men 41:9 42:7 mentioned 62:5 mentioned 61:11 75:10 mentioning 19:12 merely 91:20 michael's 27:20 33:17 110:2 microphone 39:18 middle 110:2 miguel 89:19 96:14 million 3:18 37:20 47:12,13 mind 33:18 40:12 67:5 88:2 112:10 minds 27:9 37:2 40:3 52:8 minimizing 100:9 100:10 minimum 55:4 90:15 minutes 2:16,20 2:21 55:9,11 59:8 59:9 mirrors 89:1 moderate 52:18 modification 101:10 modifications 96:18 101:5	modified 101:13 modify 84:1 85:16 102:2 modifying 3:15 modular 28:10 moment 60:21 77:5 monday 108:15,20 money 24:2,11 30:18 32:4,5 month 71:9 76:14 months 72:9 73:3 mooring 99:20 100:6 morgan 40:7,8,10 morris 7:5,10 13:18 21:9 109:13 motion 50:17 53:12 57:17,18 67:14 74:12 75:19 77:14 78:9,13 107:16,20 113:14 113:18 mouthful 30:2 move 13:2 14:17 17:21 24:5 25:13 41:3 50:14,17 53:10 54:14 56:2 56:4,5,13 57:6 60:21 72:4 74:1,9 79:13 94:4,8 101:16,16,19 102:13 107:8 109:11 moved 56:19 57:2 67:7,11 113:16 moves 2:14,21 3:6 17:15 93:14 moving 9:21 56:15 76:20	named 115:3 narrow 97:6 national 55:3 nationwide 88:19 nearly 37:19 necessarily 24:21 91:10 necessary 38:20 49:2 52:3 neck 83:1 87:9 need 7:17 10:20 11:5 14:17 35:21 50:6 57:18 65:13 84:13 94:7,8 106:2 112:3,3 needed 17:1 39:8 39:11 60:9 70:20 111:3 needs 15:17 28:1 37:17 43:18 72:21 74:5,6 94:10 negotiate 103:16 negotiation 106:8 neighborhood 33:7 neighboring 10:21 neither 82:20 net 85:6 never 42:3 84:9 90:5 new 3:17,19 28:11 28:19 30:8,9,11 31:7,14 38:1 80:1 89:13,15,17 93:1 newly 28:13 nice 7:18 night 30:15 112:17 non 59:3 61:8 84:20 nonconforming 83:20 84:3 85:11 85:15 86:9 96:20 99:10 100:21
		n	
		name 29:16 34:12 45:13	

<p>101:1,3,19,21 nonprofit 37:2 normally 56:8 north 95:10 96:4 notary 115:2,17 notches 8:19 noted 113:15 notes 4:8 115:6 noticed 60:7 notification 9:14 notified 11:2 notify 10:20 number 5:3,6 12:10 16:4 20:5 26:9 38:14 54:17 57:7 58:14 60:7 64:4,18 68:6 69:5 70:4,7 74:19 92:3 103:5 107:17 numbered 3:10 56:19 67:5 numbers 32:12</p>	<p>officials 59:3 61:8 111:20 oh 11:11 19:18 72:16 okay 2:9,11,20 3:5 3:8,20 4:19,20 5:8 5:8 6:1 7:4,17 8:2 8:9 9:9,10 12:6 13:12 14:19 18:14 18:14,19 19:18,19 20:4,7 21:11,14 25:19 26:7,11,14 29:9 31:1 32:20 35:17 36:12 39:19 46:8,8,21 47:2,14 49:20 50:3 51:5 53:5,12 54:2,7,14 55:6,14,16 57:5 57:11,17,20,21 58:11 59:4,12,16 60:2 62:8 66:8 67:3,12 68:3,12 69:2,9 70:11 71:16 73:6,15,15 74:11,14,16 75:15 75:18 76:9 77:10 77:11,13,13 78:4 78:12 79:5,11,12 80:4 81:11 86:12 86:17 87:8 90:6,7 93:21 94:2 95:3,6 95:17 99:5 102:5 102:9,10,17 105:8 106:13 107:15,20 109:5,9,15 111:12 113:18 114:7 okaying 17:18 once 14:3 15:10 15:11 81:4 ones 64:11 open 44:4 55:9,12 55:21 59:6,10 86:6 89:11 113:9</p>	<p>operates 86:21 operating 32:9 65:6 operation 87:6 operations 83:15 85:10 opinion 64:11 opportunities 28:2 47:9,13 opportunity 18:6 18:12 order 67:8 70:21 73:2 84:1 91:16 ordinance 82:8,14 83:9,18 84:6 85:9 86:11 88:3,6,9 89:16 92:16 ordinances 89:18 organization 37:2 38:10 41:2 55:11 59:9 organizations 39:5 orientation 101:8 originally 6:4 outcome 115:12 outreach 38:16 outside 9:5 overall 37:20 83:15 107:13 overlay 95:12 oversight 83:17 overview 95:20 owned 6:20 8:4,10 owner 105:5 owners 10:21 11:1 ownership 27:15 28:2</p>	<p>9:12 11:9,13,16 11:19 17:8 21:13 23:3 32:20,21 33:5,13,21 34:2,9 35:5,10,21 36:6 36:10,15,18 44:16 44:17 45:19 46:11 46:17,20 47:15 48:2 50:6,11 51:3 51:4 53:7,12,21 54:1,10 55:19 56:1,4,12,18 57:1 57:9,13,15 58:9 58:10 59:14,18,21 60:3 61:11 62:16 64:15,16,17 66:5 66:21 67:4,7 68:1 68:2,11,20,21 70:13,17,20 71:6 73:9,15 76:11 77:7,10,11,12 78:2,3,21 79:1,5 79:11 89:3 90:3,8 92:1 93:3,19 94:2 94:19 102:6,11 106:12 107:19 108:8,9 111:10,11 111:13 112:14 113:16 114:5,6 pack's 18:15 packages 104:3 packet 9:14 103:9 packing 113:1 page 29:3 pages 39:6 paid 23:14 parallel 97:8 parcel 5:17,18 6:18,20,21 8:7 11:9 14:21 15:7 parcels 5:14 15:7 parenting 38:6 parents 38:4 43:18 52:13</p>
o			
<p>o'clock 113:8 oak 108:18 objection 57:1,13 67:10 68:11 85:17 objectives 52:11 85:17 obviously 17:11 62:18 93:14 occasion 44:5 45:2 occur 100:2,12 occurrence 106:18 october 18:17 offer 73:21 109:21 office 21:1 22:4,8 72:7 officer 61:6 offices 37:12 108:14 official 112:12</p>			
		p	
		<p>p.m. 1:7 5:7 26:10 108:21 113:8,9 114:8 pack 1:17 7:8,11 7:14,17 8:1 9:6,9</p>	

park 8:6,13,14 9:5	84:10 88:4	15:13,16,17 18:4	preliminary 25:21
parker 81:21 82:2	perpendicular	19:2 61:10 81:6	80:8
82:4,4,7,10,13	97:7	93:16,19 94:21	prequalified
86:1,5,8,16,20	perry 83:2 86:13	98:1,3,19,21	104:20
87:9 88:1 89:15	87:14 91:7	102:8,14	presence 115:9
91:2 92:12 94:1,3	person 60:14	plans 37:6 41:16	present 18:8,12
95:4,5	63:13	109:4	presented 27:4
parks 62:4	person's 35:7	plant 104:17	preservation 62:2
part 6:4 9:6,6,7	personally 24:1,14	platform 101:7,15	president 20:13
10:18 19:11,13	93:11 115:3	play 84:7	20:17 23:1 50:11
30:6 32:15 44:6	personnel 113:11	players 85:7	53:7 56:18 57:9
61:17 64:20 83:14	pertains 47:18	plea 111:14,21	57:16 109:20
113:3	pete 1:15	please 3:12 5:2,4	presumably 18:7
participants 38:15	pick 79:8	5:10 57:6 58:2,13	25:12 106:21
participate 39:15	picked 104:3	68:13 79:16 95:8	presume 81:15
44:5	pickleball 84:17	108:1 112:10	pretty 112:17
particular 65:1	84:21 85:6 87:21	pleasure 16:19	previous 102:12
98:15	picture 7:6	pledge 2:5,7	previously 91:9
particularly 28:20	pier 96:11 97:6,6	plenty 110:14	price 21:7,16
parties 115:11,11	97:8,17 99:21	point 4:11 10:15	22:20 23:18 24:16
partner 27:8	100:3,6,19,20,20	13:11 14:3,21	57:12 70:13 74:4
41:16 42:13	101:4,17 102:2	15:21 19:5 81:8	105:10
partners 43:19	piers 95:15 96:20	92:7 93:18	prices 105:20
partnership 27:18	97:4,12 99:10	points 90:4 98:12	107:13
partnerships 43:1	101:6,12	police 60:4 61:13	pricing 103:16
pass 23:9	piling 97:14 99:20	policies 81:2	106:3,6
passage 74:2	pilings 100:6	polygon 9:4,4	primarily 45:11
passing 110:5	pipazara 29:14,19	pond 35:11	104:13
passive 8:15	29:19 30:1 35:20	pool 83:6 86:15	primary 111:15
patrick 12:19	pirated 89:17	87:10 89:9	principally 96:19
17:13 66:21 89:20	place 14:14 20:8	population 38:16	printed 115:6
93:15	77:4 84:19 115:4	44:10	prior 9:21 20:21
pay 35:1	plagiarized 90:2	portion 6:6,8 8:3	92:15,20 100:3
people 25:5 109:2	plan 3:15 4:15,17	8:20 10:12 37:19	priority 5:21 15:8
112:20,21	5:13 7:15 10:1	position 105:1	private 82:16
percent 42:6	14:3,18 15:5,18	possibly 45:17	87:16
45:20 92:6 97:17	15:20 16:5 17:4	posted 29:3	privileged 110:8
period 77:5	19:5 69:7,14,21	potential 11:2	probably 16:12
permission 11:5	71:1 72:20 74:21	potentially 107:9	33:2 65:20 71:8
permit 97:12	75:12 76:13 81:3	practice 63:10	91:7 112:20
100:17 102:4	planned 5:19 6:14	prayer 2:5,7	problem 40:18
permits 82:14	11:19	predominantly	72:17,18 99:13
permitted 82:16	planning 10:19	44:3 52:17	problems 35:13
82:19,20 83:11,21	11:16 12:20 13:2		

<p>procedures 13:21 69:8 74:20 75:9 76:3</p> <p>proceed 59:19 80:21 81:10 94:16 94:21</p> <p>proceedings 2:1</p> <p>process 9:19 10:17 17:16,18 54:4,4 60:3 61:17 75:11 75:14 80:6 104:18 106:8</p> <p>processed 81:3</p> <p>processing 94:16</p> <p>program 38:7,14 42:11 43:9,11 48:9,12 51:10,13 52:12,13</p> <p>programming 38:3 44:6 52:17</p> <p>programs 37:4 38:1,10 42:14 45:5 52:11</p> <p>prohibited 77:7</p> <p>project 3:16,17 4:7,15,18 6:3 17:19 26:16 27:10 27:21 31:18,21 32:4,7 33:16 34:6 34:20 36:21 37:20 40:16 47:10 52:9 65:1 103:17 104:1 106:1</p> <p>projects 27:5 66:16</p> <p>properties 10:8 28:17 107:12</p> <p>property 5:14 8:21 10:21 11:1 33:17 35:7 81:19 91:5,21 92:21 105:5 107:10</p> <p>proposal 107:5</p>	<p>proposals 105:2</p> <p>propose 88:14</p> <p>proposed 7:19 15:19 74:18 75:6 76:6 80:9 94:11 95:21 97:21 98:10</p> <p>prospect 28:10</p> <p>protections 85:17</p> <p>proud 34:19 45:21 113:2</p> <p>prove 63:20</p> <p>provide 20:15 37:21 38:20 42:16 91:16 93:17</p> <p>provided 20:18 42:17 69:13,19 105:20</p> <p>provides 97:9</p> <p>providing 37:3 47:7 58:21</p> <p>provision 99:9</p> <p>provisions 58:15 62:12 68:7 69:20 70:6 96:12 97:1</p> <p>prudent 65:8</p> <p>public 4:6 5:3,6 13:3 15:13 16:1,2 18:5,6 20:5 21:6 24:4 25:8 26:9,15 27:11 29:4 36:7,8 36:10 45:10 46:12 47:1 48:16 51:17 54:15 55:8,19,21 59:6,14,17 62:2 73:18 82:16 103:5 103:15 109:4,11 111:14 115:2,17</p> <p>pulling 105:1</p> <p>pump 103:12,13</p> <p>purpose 3:15 5:13 85:19 100:17</p> <p>purposes 54:19 58:16</p>	<p>pursuant 55:1 58:18</p> <p>purview 60:8 73:11</p> <p>pushed 71:7</p> <p>put 16:2 22:20 24:15,15 26:4 30:8,9,9 65:9 71:9 74:11 85:5 100:5 100:19</p> <p>puts 104:21</p> <p style="text-align: center;">q</p> <p>quality 28:14</p> <p>quarter 14:3 72:3</p> <p>quarterly 69:17 70:21 73:2 76:16 77:6</p> <p>queen 26:2</p> <p>question 18:15 47:5 73:9 76:6,11 92:1 93:6 99:19</p> <p>questions 9:10,21 12:2,4 18:9,13 20:9 29:7,8 40:15 41:6 76:9 90:9,12 91:6 94:1 98:8,11 98:15 99:7 102:7 102:10 105:9</p> <p>quick 36:20 47:4</p> <p>quiet 111:10</p> <p>quite 44:20,20 96:17</p> <p style="text-align: center;">r</p> <p>race 41:9 112:5</p> <p>racket 84:18 88:17 89:9,10</p> <p>raise 4:21 12:5</p> <p>raised 9:21</p> <p>rauch 75:12</p> <p>ray 4:1,19 6:1 7:5 11:9 13:19 14:9 18:3 19:20 34:3,4 35:3 36:15 75:10</p>	<p>76:11 103:1,18,20 108:11,12</p> <p>rc 80:3 81:14,18 82:20 83:19,21 84:20 85:18 86:4 91:19 92:5 93:2</p> <p>reached 41:13,18</p> <p>read 3:12 5:9 12:9 47:17 49:21 54:16 58:13 68:4 79:15 95:7 103:9</p> <p>reader 56:1,2,4,6 56:11,20 57:3,6 67:8,11</p> <p>reading 57:10 68:10</p> <p>ready 21:10 35:3 78:14 110:20</p> <p>real 5:14 36:20 113:11</p> <p>realize 23:14</p> <p>really 17:2,5 21:16 22:1 23:15 24:10,14,15,16 31:12,18 42:3 62:16 73:3 110:17 113:1</p> <p>realm 45:14</p> <p>reason 44:1 56:12</p> <p>reasons 60:10 100:7</p> <p>rebuild 33:3</p> <p>receive 14:1 20:14 76:13,16 98:21 104:13</p> <p>received 40:21 105:14</p> <p>reclassified 18:17</p> <p>reclassify 6:13 15:6</p> <p>reclassifying 5:13</p> <p>recognition 40:21</p> <p>recommendation 15:14 81:7 99:6</p>
--	---	---	--

recommendations 99:1 recommended 73:17 105:11 reconsideration 71:10 reconvene 113:15 record 32:11 47:21 54:16 79:16 recorded 115:6 recreation 62:4 recreational 89:7 recurring 106:18 recuse 63:3 65:14 66:20 reed 47:20 refer 6:13 refined 98:10 regard 47:10 91:6 regarding 40:16 95:15 111:14 register 44:8 regulations 97:16 rehab 29:20 30:18 rehabilitate 28:15 30:4 rehabilitating 28:19 rehabilitation 28:7 31:6 49:10 reintroduced 14:8 relate 96:19 related 48:16 51:17 115:11 relaying 40:12 reliance 27:14 reline 85:5 remapping 5:14 remember 34:2 45:7 removed 86:14 renovating 30:7 rental 60:16 62:3	repair 29:20 repayment 49:2 52:3 replace 4:9 37:8 101:18 replaced 101:12 report 65:5 93:17 103:3 109:7 reported 1:20 representatives 29:5 39:4 representing 82:5 request 4:16 19:14 28:4 37:18 103:4 requested 16:16 21:15 73:18 requesting 10:18 103:9 require 20:19 56:8 required 48:16 49:15 51:17 52:21 61:12,15 62:10 requirement 56:10 70:21 requirements 10:20 76:7 residents 9:15 resolution 3:13 4:4 5:1,6,11 12:8 16:3 18:16 20:5,8 20:16,19 22:8,14 26:9 47:18 50:12 53:8 61:21 69:4,5 69:6,12 70:4,8 71:3 73:17 74:18 76:21 77:1 78:5 78:10 resolutions 3:10 12:11 46:10 72:20 resolve 96:9 resolved 49:3,13 52:4,19 resources 38:20	respect 63:19 64:12 100:21 response 47:4 responsible 48:21 52:1 responsive 39:9 rest 7:2 97:20 restoration 104:14 restricted 84:6 91:5 restrictive 97:2 result 83:17 resurfacing 108:17 review 15:14,18 36:20 60:16 62:3 77:3,4 80:9 81:6 95:1 98:7,19 99:1 102:8,15 reviewed 75:12 reviewing 80:16 reviews 102:13 revise 69:7 reworded 76:1 rich 29:1 richards 40:4,7,9 right 2:9 7:20 9:4 10:7,13 12:11 13:1,8 15:3 22:19 22:19 23:10,10 25:1,7,10,16,19 26:4,17,18 31:1 33:17,18 48:3 50:6,10 56:21 59:12 62:11 67:6 70:11 74:8 75:18 76:4 81:15,18 98:20 102:3,20 riparian 95:16 96:10 rise 45:2 rising 28:5 40:6 43:14 49:8	road 5:15 9:15 10:3,11,12 11:3,3 11:8 35:2 108:18 role 63:12 roof 30:6 rooftop 37:16 room 7:2 37:13 84:19 rooms 37:16 roughly 23:8 route 5:15 108:18 row 9:3 royal 108:18 rr 82:18 rules 56:8 rulings 60:13 run 6:5,6 62:18 97:12 running 23:12 111:19 rush 73:1 ryan 95:9,18 96:3 102:19
			s
			s 5:19,20 6:7,9,16 8:16 9:1 11:10 15:6 18:17 salary 22:12,18 24:16 sand 88:10 sanitary 103:6,14 sav 101:18 savs 100:10,13 saying 17:20 75:7 92:8,13 says 9:2 92:3 94:17 101:18 school 33:19 37:3 38:1 52:12 110:2 110:3,11,13 schools 45:10 scope 30:13 scratch 30:20

<p>screen 10:10 seal 49:17 53:2 seat 24:1 seats 66:14 second 43:16 50:15,17 53:11,13 56:1 57:4 67:13 67:14 74:14,15 75:19 77:14 78:11 78:13 107:18,19 107:21 108:16 113:17,19 secretary 3:11,13 3:21 5:2,5,9,11 7:13,15 12:7,8 20:4,8 26:6,8 46:9 46:21 47:2,17 48:4 49:21 50:3,7 50:16,18,20 51:1 51:3,5 53:13,15 53:17,19,21 54:15 54:17 55:7 57:5,7 58:1,3,5,7,9,12,14 59:5 67:15,16,18 67:20 68:1,6,12 68:14,16,18,20 69:4,5 74:3,8 75:20 77:15,17,19 77:21 78:2,12,15 78:17,19,21 79:10 79:15,17 95:7,9 107:21 108:2,4,6 108:8 113:19,20 114:1,3,5 section 8:7 20:10 20:18 79:20 80:1 83:18 89:4 sections 95:12 secure 4:11 107:5 see 7:4,17,18 8:5 10:7,9 43:1 100:11 106:6 seeing 10:6 14:9 42:7</p>	<p>seeking 6:12 15:5 19:4 seen 71:2 111:4 selected 105:3 selection 105:19 self 27:14 senate 55:1 send 102:14 sending 77:8 98:18 senior 40:6 sense 61:19 87:4 87:12,17 90:14 92:17 sensitive 102:3 separate 56:9,11 66:20 september 13:17 14:7,8 16:13 71:8 71:11 115:20 septic 103:6,12 104:15 series 97:21 serve 38:21 44:3 111:5 service 5:20 6:14 7:1 15:9 25:8 38:6 42:16 72:6 services 37:4 38:2 38:4,8,11,18,21 servicing 52:17 session 113:5,9,10 set 20:15,18 22:7 22:14 42:10 69:20 74:20 115:4 seven 35:2 108:20 sewer 3:14 4:14 4:17 5:12,19 6:14 7:1 10:1 14:2,18 15:5,9 16:5 17:4 19:4 69:7,14,21 71:1 72:20 74:21 76:13 103:7 105:6 107:8</p>	<p>sha 109:3 shading 100:10 101:17 shallows 101:16 shape 9:9 shaped 6:19 9:6 share 39:8 41:21 shore 96:20 shoreline 96:11 short 60:15 62:3 111:19 show 20:2 26:6 35:21 36:2 50:8 50:10 53:5 72:10 94:4,8 showalter 95:9,20 96:1,2,3 99:8,15 102:18 109:20 showed 113:1 showing 8:14 43:3 shown 5:16,18 8:19 shows 7:19 side 35:2 106:11 signature 115:15 signed 30:15 significant 25:11 signing 111:5 simply 31:7 70:8 110:16 single 28:7 sir 9:8 11:15,15 19:1 34:1 112:11 sit 43:20 63:13 64:19 82:9 sitting 72:9,11 situations 66:19 83:16 106:5 six 108:21 113:8 skills 38:6 52:15 skirted 76:8 slate 112:7 slide 42:7</p>	<p>slip 97:9,10,13,18 99:20 100:5,15 small 34:12 37:19 63:4,5 64:18 66:17 smith 18:8 solar 37:16 sold 6:11 solicited 48:6 51:7 somebody 17:21 101:9 112:8 somewhat 71:2 soon 12:18 sorry 11:7 36:6,12 73:7 111:15 sort 24:3,18 66:21 83:7 98:13 106:18 sounds 26:11 31:1 54:7 95:3 102:17 109:15 south 3:19 4:9 28:8 30:4 49:11 space 30:10 37:11 38:20 spar 89:8 speak 24:19 39:3 42:19 46:17,19 55:10,14 60:21 81:21 spearheaded 70:14 special 46:1 81:16 91:8,11 112:18 113:2 specific 44:9 80:19 90:20 94:14 106:6 specifically 86:20 90:19 specifics 82:1 specify 22:12 speed 72:7 spending 24:12 spends 23:19</p>
---	---	---	--

<p>sport 84:18 sports 88:17 89:10 squall 110:5 square 37:7,9 st 27:20 33:17 110:2 stability 27:14 staff 80:13 93:17 94:15,20 98:1,3,7 102:13 stamp 26:17 103:1 108:12 109:6,9 stand 2:4 106:11 standard 55:4 standards 30:12 54:18 110:19 standing 85:11 standpoint 16:11 90:10 stands 69:18 start 3:11 43:8 started 2:10 23:15 43:6,11 60:3 96:13 state 37:8 40:6,7,8 40:10 48:4 51:5 61:12,15 62:10 65:17,17 70:9 76:13,16 97:11 104:13 108:16 111:18 115:1,2 stated 93:15 94:20 statement 113:12 states 89:19 111:6 stating 74:19 statistically 44:10 status 5:21 15:8 steep 42:7 stenographic 115:6 stenographically 115:6 step 39:18 41:1 42:12 63:12,18</p>	<p>65:16 80:8 103:13 stepped 64:12 65:18 stern 97:19 stipulations 115:8 stock 31:7 stop 92:6 story 37:7,8 straight 8:21 strange 41:8 strategies 103:17 strategy 28:14 street 5:17 28:10 37:10 52:10 95:10 96:4 streets 113:1 strength 27:13 strictly 83:7 87:11 strong 27:16 93:3 93:7,12 structure 89:6 97:8 structures 80:2 88:20 95:16 96:11 stub 10:9,10 student 37:14 40:4 40:11 44:12,12 students 38:14 44:4,18 45:17 110:10,11,17,18 110:20 stuff 67:1 subdivision 6:5,6 6:7 subject 59:2 61:8 61:15 75:8 80:11 80:18 submission 49:16 53:1 submit 16:17 102:15 104:9 submittal 49:5 52:5 95:1</p>	<p>submitted 19:16 89:19 98:5,13 subsection 80:1 subsequently 70:3 succeeding 22:15 suggested 85:13 88:21 suggs 29:13,16,16 30:2 32:1,6 33:4 33:11,20 34:1,7 34:19 35:8,16,19 36:4 54:12 summer 37:3 38:1 40:5 43:14 52:12 110:5 supplement 37:17 support 19:15 27:17 28:5 33:14 44:17 46:5 49:8 71:15 supporting 19:17 sure 4:2,2,5 12:16 15:18 17:14,17 21:5 24:8,21 29:7 34:4 39:17 45:16 56:14 59:20 60:17 61:2,3 65:2 66:1 69:12 80:5 87:6 91:10 112:7 surface 92:4 surprised 42:3 90:5 swan 9:14 10:5,11 10:12,16 11:1 swimming 83:5 89:9 system 11:8 30:9 103:6 104:15 systems 103:12,13 110:11</p>	<p>tag 22:20 take 2:18 14:14 21:1 22:4 24:6 44:19 50:4 60:20 63:6,12 64:2 67:8 71:6 77:4 85:6 89:3 90:13 101:15 112:2 taken 25:21 44:21 takes 62:20 talbot 1:1 3:14,16 5:12 11:5 20:11 27:18 45:10 48:10 48:15,19 49:4,13 49:18 51:11,16,20 52:5,19 53:3 54:19 55:5 58:16 62:18 68:8 69:6 79:17,19 82:5 84:11,15,19 95:11 97:16 103:6,8,13 111:18 112:18 115:3 talk 42:1 55:15 59:7,11 95:17 talking 12:1 23:18 45:7 tan 10:8 tank 103:12 targeting 44:9 tarleton 90:11 92:11 93:9,21 tax 5:16,18 teacher 37:14 tell 12:20 17:5 62:19 63:16 91:13 temporarily 85:5 ten 84:16 tennis 83:6 84:16 85:3,7 86:14 87:10 89:9 term 21:2 60:15 62:3 79:21 83:12 83:13</p>
		t	
		table 82:14 88:4 90:17,20	

terminology 87:17	104:2 106:4	title 68:4	113:7
terms 79:20 83:9 89:5 95:14	thinking 25:17	today 14:5 41:6 71:4 89:2 91:5,13 101:8 110:12	turn 44:8,13 59:21
testimony 91:3	third 56:2,4,5,10 56:20 57:3,6 67:7 67:11 68:10 97:20	today's 41:7	twice 30:19
text 79:14 80:7 81:9 95:7 97:21 99:14 102:12	thomas 13:1,13 17:14,20 18:3 21:3,5,7,11,14 23:6 25:15 56:3,7 59:21 60:20 61:3 62:9,12,16 69:9 69:12 72:13,17 73:7,12 75:3,5,16 76:4 80:4,5 81:20 94:10 95:19 98:20	tonight 2:4 13:16 16:14 40:4,17 56:13 67:9,11 80:8 96:6	two 5:14 16:7 21:16 22:1,10 24:18 27:5 31:12 37:7 46:12 72:9 83:1 84:16 85:1,2 99:15,18 100:7 104:4 108:14 112:21
thank 2:8 3:20 4:19 19:20 26:11 26:12,21 27:2 29:9,13,14 33:21 34:7 35:16,19,20 39:3,4,19,20 40:16 41:4,5 43:4 44:15 45:19 46:3 46:7 47:15 54:3,9 54:12,13 55:6 57:12 59:4,4 64:3 66:5 69:1,1 82:11 94:3 95:3,5 96:2 102:5,18,19 103:1 107:14 108:10,11 108:12 109:8 112:14	thorough 93:17	totally 23:13	typically 88:11 107:2
thankful 39:14	thought 23:12 25:9 79:7 93:11	toured 34:2	u
thanks 112:13	three 5:20 11:14 37:8 55:9 59:8 69:8,20 73:3 74:21 97:7 103:7 104:5 106:21	town 3:19 4:8,10 6:12,15,20 8:4,11 8:20 9:7 11:7 15:1 15:1 17:1 18:21 19:3,8,14,16 63:5 112:18	ultimately 6:8 10:9 21:19
thing 4:5 26:14 47:4 101:21	thursday 108:20	track 33:18	umbrella 60:19
things 4:10,13 21:16 22:1 30:16 42:2 63:11 71:17 72:7 88:11	tidal 98:7	traditionally 88:16	unanimous 2:15 2:21 3:7 36:4
think 7:5,8 13:20 23:8 24:3 25:1,20 32:10,13,15 34:11 34:12 35:6,11 36:18 41:10 42:18 44:17 45:15 65:18 66:1 70:14,20 71:14 73:13 75:10 76:5 80:15 83:3 85:9 87:13 88:8 90:4,21 92:12 93:5,9 94:18 98:9	tie 97:14	traffic 11:3	uncovered 96:9
	time 4:11 5:4 11:4 12:14 13:11 14:3 14:7,21 15:21 16:9 22:17 23:20 24:12 26:17,18 44:7 55:4,4,17 64:2 71:19 74:1 75:17 76:16,20 77:5 86:10 93:18 102:7 104:9 107:7 107:12 112:2 115:4	training 38:7 52:16	underneath 30:9 60:19 65:9 73:11
	times 63:2 65:15 101:13	transcribed 115:6	underserved 39:1
	tired 35:4	transcript 2:1	understand 14:12 21:6 23:18 24:8 33:7 69:11
		transcription 115:7	understanding 6:10 8:12 11:21
		transparency 65:8	understands 48:20 51:21
		traps 88:10	understood 23:16
		treatment 104:17	uneasy 17:12
		tree 30:5	unfortunately 104:8
		treelines 8:18	unintended 85:9
		true 115:7	unique 90:18
		truly 110:12	unit 11:16,19
		trust 30:14	united 111:6
		try 41:10 43:17 63:6 109:3	unmet 27:21
		trying 4:10 30:17 33:8 42:10 45:15 87:13,19	unusual 106:16
		tuesday 5:7 20:6 26:10 108:18	updated 55:3
			upgraded 104:15
			upping 66:9

<p>upstanding 63:17 upward 38:21 use 80:19 85:11 89:11 90:19 91:4 92:5 94:14 101:3 112:12 uses 80:2 82:14,19 83:11,21 84:2,4 84:10 85:15,16 86:2 88:4,4,20 90:17 92:3 95:13 95:14 usual 83:4,16</p>	<p>w</p> <p>w 1:17 5:19,20 6:7 6:9,15 8:16 9:1 11:10 15:6 18:18 wait 13:16 14:6 16:7 21:11 56:13 93:19 99:6 102:7 waiting 72:9 waive 56:10 want 2:3 4:1,21 5:9 6:1 7:8 12:15 21:3,11 24:7,8,19 29:11 31:3 32:11 34:5 36:14,15,19 40:20 46:15,17 47:17 49:21 50:4 54:15 55:10,15,20 64:2,17 65:2,3 66:3 69:9 82:2 90:13 92:2 93:8 95:7,17,18 100:11 101:15 103:1 111:13,21 112:2 113:4 wanted 10:4,21 39:16 60:17 73:7 wants 17:21 44:12 55:13 59:7,11 101:9 warrant 96:17 wash 100:9 wastewater 104:16 water 3:14 4:14 4:17 5:12,19 6:14 10:1 14:2,17 15:5 15:8 16:4 17:3 19:4 34:4,16 69:7 69:14,21 71:1 72:20 74:21 76:13 100:12 way 31:11 33:10 42:15 64:8,9 65:5 76:1 104:19</p>	<p>115:11 wayne 29:16 we've 25:21 72:19 75:18 96:14 98:13 105:2,4 107:20 web 29:3 wedding 86:18 weeded 67:1 weeds 14:12 week 29:3 welcome 2:3 27:1 29:4,12 40:15 welfare 80:13 94:13 wellness 37:14 52:16 went 34:9,15 west 95:10 96:4 wetlands 98:7 white 9:4 wide 97:7 widening 33:9 willard 82:4 willingness 39:14 wish 22:18 54:6 99:3 withdraw 12:13 13:11 witness 115:13 women 42:6 wonder 25:10 wonderful 34:14 wondering 36:9 93:7 word 109:3 wording 87:20 words 81:17 92:18 wordsmithing 89:21 work 30:14 31:5,6 31:21 34:18 43:5 45:14 55:5 64:5 72:12 104:21 105:4 107:4,6</p>	<p>108:20 worked 91:14 98:4 workforce 38:2,17 111:3 working 27:17 62:17 91:20 104:5 109:2 works 13:3 15:13 62:2 73:18 103:5 103:15 workshops 38:5 world 41:7 worse 44:11 worth 96:8 write 63:14</p> <p>y</p> <p>yeah 9:12 12:12 13:9,10,14,18 17:10 18:2 25:16 33:5 36:2,5,9 48:1 50:2 55:20 57:14 59:20 64:16 70:16 70:19 71:5 73:5 95:19 102:9 111:11 year 22:5 28:12 34:11 43:10,13 49:18 53:3 96:8 103:7 104:5 years 3:16 5:20 11:12,14 16:8 33:15 34:3 45:7 84:5,13,16 107:1 yesterday 40:11 yesterday's 40:12 45:21 youth 37:4 38:3 44:2,5,8 52:13 yup 4:3 19:10 20:3 26:7 36:17 46:5 50:10 64:14 68:5 82:6</p>
--	---	---	--

[zach - zoning]

z
zach 18:8
zone 81:18 82:17 82:18,21 83:19,21 85:18 86:4
zoned 84:20 92:5
zones 82:17,18 84:10 88:5
zoning 10:19 80:7 80:20 81:2,9 82:13 92:16 94:14 99:4