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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

June 28, 2022; 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner - Via Telephone

Frank Divilio

Laura E. Price

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Okay. Let's get started,</p> <p>4 everybody. Welcome, everybody.</p> <p>5 Mr. Leshner is a little bit under the</p> <p>6 weather. So he's with us here on speaker.</p> <p>7 And Mr. Pack, he's a little bit under the</p> <p>8 weather, too. So we want to wish him healthy.</p> <p>9 So let's go ahead and stand for the</p> <p>10 prayer. Mr. Divilio is going to say a quick</p> <p>11 prayer, and then we're going to do the Pledge</p> <p>12 of Allegiance of the Flag.</p> <p>13 (Prayer and Pledge of Allegiance.)</p> <p>14 MR. CALLAHAN: Okay. Mr. Divilio, good</p> <p>15 job.</p> <p>16 MR. DIVILIO: Thank you.</p> <p>17 MR. CALLAHAN: Yup. Okay. All right.</p> <p>18 So tonight's agenda is June 28th before</p> <p>19 us. Is there any additions, deletions, or</p> <p>20 corrections to the agenda? Hearing none, the</p> <p>21 chair moves that the agenda be accepted as</p>	<p>1 transfers within our 2022 budget --</p> <p>2 MS. PRICE: Actually can I stop one</p> <p>3 second?</p> <p>4 MS. JONES: Sure.</p> <p>5 MS. PRICE: I see something in the minutes</p> <p>6 that has me voting an aye and I wasn't here on</p> <p>7 that date. On the county manager report item</p> <p>8 ten.</p> <p>9 MR. STAMP: Okay.</p> <p>10 MR. CALLAHAN: Okay.</p> <p>11 MS. PRICE: Callahan, Divilio, Leshner.</p> <p>12 That should be Mr. Pack I believe, rather than</p> <p>13 me.</p> <p>14 I don't think I popped in for two minutes.</p> <p>15 MR. CALLAHAN: Okay.</p> <p>16 MS. PRICE: Other than that, thank you.</p> <p>17 Sorry about that, Sarah.</p> <p>18 MS. JONES: That's okay.</p> <p>19 MR. CALLAHAN: No problem.</p> <p>20 MS. JONES: So what we're requesting is to</p> <p>21 not change the overall amount of our budget, we</p>
Page 3	Page 5
<p>1 unanimous consent. Okay.</p> <p>2 Next on the agenda is the minutes from</p> <p>3 June 14th. The Council has the minutes before</p> <p>4 them and took a look at it. Are there any</p> <p>5 additions, deletions, or corrections to the</p> <p>6 minutes? Okay. Hearing none, the chair moves</p> <p>7 that the minutes be accepted as unanimous</p> <p>8 consent. Okay.</p> <p>9 Next up is going to be the disbursements</p> <p>10 of June 21st and the 28th. We've had a chance</p> <p>11 to review the disbursements. Are there any</p> <p>12 additions, deletions, or corrections to the</p> <p>13 disbursements? Okay. Hearing none, the chair</p> <p>14 moves that the disbursements be accepted as</p> <p>15 unanimous consent. Okay. All right.</p> <p>16 So next on the agenda is the Talbot County</p> <p>17 schools. Ms. Sarah, you want to come on up.</p> <p>18 MS. JONES: Good evening.</p> <p>19 MR. CALLAHAN: Good evening.</p> <p>20 MS. JONES: I'm coming tonight to request</p> <p>21 approval by the County Council for category</p>	<p>1 just want to make a few category transfers.</p> <p>2 We had some unexpected expenses in our</p> <p>3 special education category. We had a legal</p> <p>4 settlement to the tune of close to \$150,000</p> <p>5 that caused us to be overspent there.</p> <p>6 We had in fixed charges, part of the way</p> <p>7 we balanced or got to the same number as our</p> <p>8 appropriation from the County Council and</p> <p>9 reduced our original request to the Council was</p> <p>10 to prepay or plan to prepay what we would have</p> <p>11 normally paid toward OPEB in FY23. So that is</p> <p>12 driving up our fixed charges for this year,</p> <p>13 should we get approval.</p> <p>14 We also do have additional health</p> <p>15 insurance cost this year.</p> <p>16 And finally, in the transportation</p> <p>17 department, we also were hoping to prepay some</p> <p>18 of our bus leases that we would normally be</p> <p>19 paying next year. And again, that's sort of</p> <p>20 how we balanced the FY23 budget and got things</p> <p>21 in line with the appropriation.</p>

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<p>1 So we had some savings in some other</p> <p>2 categories due to vacancies primarily. Also,</p> <p>3 yeah, I think that's really it. Primarily due</p> <p>4 to vacancies.</p> <p>5 Under operation of plant, we didn't spend</p> <p>6 as much. Just it was a mild year. We had some</p> <p>7 savings in some of our utilities cost and our</p> <p>8 snow removal cost, a few different categories</p> <p>9 that kind of added up to that 300,000 savings</p> <p>10 there.</p> <p>11 So we're requesting a net zero transfer by</p> <p>12 transferring money out of the three categories.</p> <p>13 I guess you guys don't have -- you have it in</p> <p>14 Granicus. But by transferring money out of mid</p> <p>15 level administration, instructional salaries,</p> <p>16 and operation of plant, and transferring those</p> <p>17 funds among special education, transportation,</p> <p>18 and fixed charges.</p> <p>19 MS. PRICE: I have a question about</p> <p>20 your -- the OPEB. So you are or are not going</p> <p>21 to be doing a infusion of cash into OPEB?</p>	<p>1 So at this point, we would be only</p> <p>2 obligated to the leases we purchased in FY22,</p> <p>3 the leases that we will be entering into for</p> <p>4 FY23, and one lease that I think maybe is from</p> <p>5 FY21. So all of our other leases would be paid</p> <p>6 off under this scenario. And we would be</p> <p>7 putting in \$200,000 into OPEB.</p> <p>8 MS. PRICE: Oh, so you are?</p> <p>9 MS. JONES: Yes. So this would</p> <p>10 incorporate putting \$200,000 into OPEB. But</p> <p>11 this year, not next year.</p> <p>12 MS. PRICE: Of course, it's, oh, gosh,</p> <p>13 what is it, 60, 70, 80. It's gotten...</p> <p>14 MS. JONES: It's large. It's over</p> <p>15 100 million, our obligation. Exactly.</p> <p>16 MS. PRICE: So again, these little chunks</p> <p>17 of 200, aren't going to go far, you know.</p> <p>18 MS. JONES: No.</p> <p>19 MS. PRICE: You need to do bigger chunks,</p> <p>20 you know, than that.</p> <p>21 MS. JONES: We will put bigger chunks in</p>
Page 7	Page 9
<p>1 MS. JONES: So in FY22, we have already</p> <p>2 done one, our FY22 infusion. And we had wanted</p> <p>3 to do one in FY23, but we took it out of our</p> <p>4 budget. So it is not in our --</p> <p>5 MS. PRICE: What was that amount?</p> <p>6 MS. JONES: 200,000 as well.</p> <p>7 MS. PRICE: So my question to you is</p> <p>8 rather than prepay bus leases, because we know</p> <p>9 how far behind the OPEB is, my question is</p> <p>10 because that's going to be part of a regular</p> <p>11 ongoing thing with the bus leases pretty</p> <p>12 consistent from year to year and rather than</p> <p>13 eliminate the OPEB, which is really important,</p> <p>14 did you consider that?</p> <p>15 Or I'm sure you considered it, but I would</p> <p>16 like you to consider the OPEB as opposed to</p> <p>17 prepaying bus leases.</p> <p>18 MS. JONES: So this transfer includes</p> <p>19 both. And so it includes paying off two of our</p> <p>20 older leases. So it would eliminate two</p> <p>21 leases.</p>	<p>1 our budget request for next year. That's a</p> <p>2 great idea. Yeah.</p> <p>3 No. You're right. I mean we need to put</p> <p>4 in there.</p> <p>5 The actuary tells me what we're doing is</p> <p>6 we're funding our current obligation every</p> <p>7 year. We're paying our current, but we're not</p> <p>8 building. I mean we're building but very</p> <p>9 slowly toward our ultimate obligation.</p> <p>10 MS. PRICE: Right. (Inaudible) audit or</p> <p>11 whatever that we probably will always be</p> <p>12 paying -- just county does the same thing.</p> <p>13 MS. JONES: Right.</p> <p>14 MS. PRICE: We pay go.</p> <p>15 MS. JONES: Right.</p> <p>16 MS. PRICE: And all that. So should you</p> <p>17 take every extra bit that's left over at the</p> <p>18 end of the year if you haven't used up all</p> <p>19 those budget categories and put it into OPEB</p> <p>20 rather than prepaying things for next year,</p> <p>21 maybe.</p>

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<p>1 MS. JONES: And that's a great point. I</p> <p>2 mean if we -- this budget transfer request</p> <p>3 assumes that we will still have a little bit of</p> <p>4 money left over. I mean I've got to leave</p> <p>5 myself a little bit of cushion so that those</p> <p>6 final bills that are coming in in July and</p> <p>7 August that you, you know, sometimes, you know,</p> <p>8 you never know what they're going to be. So</p> <p>9 this leaves me the cushion in case anything</p> <p>10 unusual comes up, we should have a little bit</p> <p>11 of our money left over. I think under</p> <p>12 \$300,000. I mean we're a \$60 million budget.</p> <p>13 So it's like four-tenths of a percent or</p> <p>14 something.</p> <p>15 MS. PRICE: Right.</p> <p>16 MS. JONES: But come August, I mean we</p> <p>17 could always come back to you and say we'd like</p> <p>18 to put another, you know, two or \$300,000</p> <p>19 toward OPEB. That might be a really good --</p> <p>20 MS. PRICE: I think that's just a really</p> <p>21 good rule of thumb.</p>	<p>1 MS. JONES: Exactly. And it's, you know,</p> <p>2 exactly. So there's some vacancies. If</p> <p>3 someone leaves in the middle of the year, yeah.</p> <p>4 So...</p> <p>5 MR. DIVILIO: Okay.</p> <p>6 MR. CALLAHAN: Any other questions,</p> <p>7 Council? Okay.</p> <p>8 So is there a motion to go ahead and</p> <p>9 transfer this, let them transfer this?</p> <p>10 MR. DIVILIO: I'll make a motion that we</p> <p>11 approve the categorical requests as presented.</p> <p>12 MR. CALLAHAN: Okay. Do I have a second?</p> <p>13 MS. PRICE: Second.</p> <p>14 MR. CALLAHAN: Okay. I got a motion and</p> <p>15 second. Madam Secretary, could you call the</p> <p>16 vote.</p> <p>17 SECRETARY: Mr. Callahan.</p> <p>18 MR. CALLAHAN: Aye.</p> <p>19 SECRETARY: Mr. Divilio.</p> <p>20 MR. DIVILIO: Aye.</p> <p>21 SECRETARY: Mr. Lesher.</p>
Page 11	Page 13
<p>1 MS. JONES: Right.</p> <p>2 MS. PRICE: That when you have -- when you</p> <p>3 underspend in certain areas for whatever</p> <p>4 reason, just kind of have in your mind that</p> <p>5 should go to OPEB.</p> <p>6 MS. JONES: Yeah, yeah, yeah. So we may</p> <p>7 be back in August.</p> <p>8 MR. DIVILIO: The instructional salary, so</p> <p>9 are there positions that you just are having a</p> <p>10 hard time filling or --</p> <p>11 MS. JONES: There were some vacancies. I</p> <p>12 mean we had an art -- yes. There are some more</p> <p>13 specialized teaching, like there was an art</p> <p>14 teacher position at White Marsh that was open</p> <p>15 most of the year, I think all of the year.</p> <p>16 I don't have a list of all those certified</p> <p>17 positions.</p> <p>18 MR. DIVILIO: It's the same situation</p> <p>19 everybody is having. You're trying to find --</p> <p>20 you're just having difficulty finding the</p> <p>21 people specialized.</p>	<p>1 MR. LESHHER: Aye.</p> <p>2 SECRETARY: Ms. Price.</p> <p>3 MS. PRICE: Aye.</p> <p>4 MR. CALLAHAN: Okay. Thanks, Sarah.</p> <p>5 MS. JONES: Thank you.</p> <p>6 MR. CALLAHAN: Appreciate it.</p> <p>7 Okay. Next up is introduction of</p> <p>8 legislation. Madam Secretary, could you go</p> <p>9 ahead and read the bill into the record,</p> <p>10 please.</p> <p>11 SECRETARY: A bill to authorize Talbot</p> <p>12 County, Maryland, the county, to borrow not</p> <p>13 more than \$24,900,000 in order to finance and</p> <p>14 refinance, A, the acquisition, renovation,</p> <p>15 and/or construction of a Talbot County Public</p> <p>16 Safety Building, and, B, the acquisition,</p> <p>17 renovation, and/or construction of a Talbot</p> <p>18 County Health Department facility and to effect</p> <p>19 such borrowing by the issuance and sale of one</p> <p>20 or more series of its general obligation bonds</p> <p>21 payable from ad valorem taxes to be levied by</p>

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1 the county. Exempting the bonds from the  
 2 provisions of sections 19-205 and 19-206 of the  
 3 Local Government Article of the Annotated Code  
 4 of Maryland. Authorizing the consolidation of  
 5 separate series of bonds into one or more  
 6 bonds, authorizing the refunding of such bonds,  
 7 and relating generally to the issuance and sale  
 8 of such bonds for such purposes.

9 MR. CALLAHAN: Okay. Thank you, Madam  
 10 Secretary.

11 You want to come on up, Ken and Ms. Lane.

12 MS. LANE: Good evening, Council.

13 MR. CALLAHAN: Good evening.

14 MS. LANE: This bill is a bill to  
 15 authorize the county to borrow up to  
 16 \$24,900,000 effectively to fund two capital  
 17 projects, one being the Public Safety Center  
 18 and other being a new Health Department  
 19 facility.

20 Both these projects are included in the  
 21 fiscal 23 budget, as well as the Public Safety

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1 Center, which was also in the fiscal 22 budget.  
 2 So this legislation is required under our  
 3 charter under section 612. Section D of the  
 4 charter, any borrowing to finance capital  
 5 projects must have its own separate  
 6 legislation. And that's what this bill is  
 7 doing.

8 MR. CALLAHAN: Got you. Okay. Sounds  
 9 good.

10 Ken, you good?

11 MR. DAVIS: She captured it perfectly.

12 MR. CALLAHAN: Okay. That's good. All  
 13 right. Then so you want to raise hands.

14 MR. DIVILIO: Raise hands.

15 MR. CALLAHAN: If you want to introduce  
 16 it, raise your hands for introduction.

17 MR. DIVILIO: Pete's on the phone.

18 SECRETARY: Yeah. Mr. Leshner, do you wish  
 19 to introduce?

20 MR. LESHNER: I will join on introduction,  
 21 yes.

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1 MR. CALLAHAN: Okay.

2 SECRETARY: So it's introduced by  
 3 Mr. Callahan, Mr. Leshner, Ms. Price, and  
 4 Mr. Divilio?

5 MR. CALLAHAN: Correct.

6 SECRETARY: This will be known as Bill  
 7 Number 1522, and the public hearing will be on  
 8 July 26th I believe.

9 MR. CALLAHAN: Okay.

10 MS. PRICE: So I have a question, though.  
 11 So we're getting ready to go into public  
 12 hearings for a whole bunch of capital projects.  
 13 And Bills 1511 and 1514 are the Health  
 14 Department facility and the Public Safety  
 15 Center.

16 So how is this different?

17 MS. LANE: Capital enabling legislation  
 18 can be subject to referendum by the citizens.  
 19 Bond legislation or any bill to authorize  
 20 borrowing cannot be sent to referendum by the  
 21 citizens, which is why they're two separate

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1 bills.

2 So if for some reason our citizens  
 3 challenge one of these facilities, we would  
 4 just adjust the amount of the borrowing. I  
 5 mean we don't expect that to happen. But  
 6 that's the reasoning why this is a separate  
 7 bill. It cannot be challenged.

8 No borrowing bill can be challenged. Only  
 9 the bill that authorizes the project can be  
 10 challenged.

11 MS. PRICE: All right. Thank you. That  
 12 might be -- it was a little confusing to me and  
 13 it might be a little confusing to the public.

14 MS. LANE: Yeah. That's in our charter.

15 MS. PRICE: -- hearings on that. Okay.

16 MR. CALLAHAN: Okay.

17 MS. LANE: (Inaudible.)

18 MR. CALLAHAN: Okay. Are we good with  
 19 that?

20 SECRETARY: Yes. So the public hearing  
 21 will be on the 26th at 6:30 in this room.

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1 MR. CALLAHAN: Okay. All right.  
 2 Next up, we want to start the public  
 3 hearing.  
 4 MS. PRICE: Well, it's 6:15.  
 5 MR. DIVILIO: We're early.  
 6 MS. LANE: Are we early?  
 7 MR. CALLAHAN: Let's see here. You want  
 8 to --  
 9 MR. DIVILIO: I do see Mr. Smith in the  
 10 back. Would you like to skip down?  
 11 MR. CALLAHAN: Yeah. Let's --  
 12 MS. PRICE: -- text amendment?  
 13 MR. CALLAHAN: Yeah. That would be great.  
 14 Okay. I think you were up first, Zach, to tell  
 15 you the truth. Yup. You want to come on up.  
 16 MR. SMITH: Good evening.  
 17 MR. CALLAHAN: Hey. How you doing?  
 18 MR. SMITH: Good.  
 19 MR. CALLAHAN: Good.  
 20 MR. SMITH: Go ahead? The floor is mine?  
 21 MR. CALLAHAN: Absolutely. The floor is

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1 yours.  
 2 MR. SMITH: Thank you. For the record,  
 3 Zach Smith on behalf of Jerry and Susan Davis.  
 4 And we're here with a proposed text amendment  
 5 and asking the Council to introduce that text  
 6 amendment this evening to allow it to go  
 7 through your process. If it's introduced, it  
 8 will go on to the Planning Commission for  
 9 recommendation and then come back to the  
 10 Council for a public hearing.  
 11 And specifically what we're asking for the  
 12 Council to consider is expanding the authority  
 13 of the Board of Appeals to consider reasonable  
 14 expansions of legal nonconforming uses.  
 15 Currently, any expansion of a legal  
 16 nonconforming use requires the Board of Appeals  
 17 to review and approve that. And currently,  
 18 their authority to do so is limited to an  
 19 expansion of no more than 20 percent.  
 20 And my client, Jerry and Susan Davis, have  
 21 a relatively small commercial building. And

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1 they would like to propose a reasonable  
 2 expansion of that building. But under this  
 3 limitation, they cannot do so. So they can't  
 4 bring it forward to be considered.  
 5 And so this text, if adopted, would allow  
 6 the Board the authority to consider an  
 7 expansion of up to the greater of 20 percent of  
 8 the existing floor area or 3,000 square feet.  
 9 If that was adopted, then Jerry and Susan could  
 10 present a plan to the Board. They will have no  
 11 right to expand their legal nonconforming use  
 12 without the Board of Appeals review and  
 13 approval.  
 14 That's obviously a very public process and  
 15 we think provides an important safeguard for  
 16 the community because we recognize this  
 17 amendment will not just impact their property,  
 18 but any other legal nonconforming use.  
 19 MR. CALLAHAN: Right. Okay.  
 20 MS. PRICE: How large is your property  
 21 currently?

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1 MR. DAVIS: The property is two and a  
 2 quarter acres.  
 3 MS. PRICE: I'm sorry. So it's the gross  
 4 floor area I guess is my question. How many  
 5 square feet?  
 6 MR. DAVIS: The building now?  
 7 MS. PRICE: Uh-huh.  
 8 MR. DAVIS: It's about 3,000 square feet.  
 9 MS. PRICE: Okay. So this says the  
 10 greater of. So this could double it then. So  
 11 if --  
 12 MR. DAVIS: Yeah. It could.  
 13 MS. PRICE: -- 3,000 and 20 percent of  
 14 that is 500.  
 15 MR. DAVIS: Yeah, right. That's the  
 16 thing.  
 17 MS. PRICE: So it could double?  
 18 MR. DAVIS: Correct.  
 19 MR. SMITH: We could propose a doubling of  
 20 it.  
 21 MR. DAVIS: Yeah.

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1 MS. PRICE: So how did you come up with or  
 2 3,000 square feet?  
 3 I mean I guess the text amendment, right,  
 4 so that would suit your purposes to get to,  
 5 what, close to 6,000 square feet?  
 6 MR. DAVIS: Yes.  
 7 MS. PRICE: But is that the right number?  
 8 You know, I understand the greater of 20  
 9 percent or.  
 10 So who else -- did you talk to anybody  
 11 else, Zach, or as far as getting some feedback  
 12 on what would be that appropriate amount?  
 13 Should it have been 1,500, should it have  
 14 been 2,000, should it be 5,000?  
 15 That plug number works for you, but is  
 16 that going to be the right plug number for the  
 17 county as a whole?  
 18 MR. SMITH: I did speak to Mr. Salinas  
 19 about this before he departed the county. And  
 20 in fact, I don't want to speak for him, but he  
 21 was supportive of this kind of change.

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1 Again, not to give property owners the  
 2 right to do --  
 3 MS. PRICE: Of course. I understand that  
 4 part.  
 5 MR. SMITH: -- things on their own accord.  
 6 But to give the county the authority to  
 7 consider reasonable expansions.  
 8 And I think the discussion we talked about  
 9 would give the Board -- wouldn't have a  
 10 limitation. The Board could consider any  
 11 expansion. That never came into text.  
 12 When we proposed it, when we proposed our  
 13 standalone bill, we wanted to propose a very  
 14 narrow proposal. So that's why we limited it  
 15 to 3,000 square feet. We thought that will  
 16 accommodate expansions of relatively small  
 17 buildings, which I think is the issue that  
 18 Jerry has identified because we think  
 19 20 percent expansion of larger buildings may be  
 20 economically feasible in and of itself. It's  
 21 particularly focused on these relatively

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1 smaller buildings.  
 2 And so I mean really where we came up with  
 3 that number is that's the size addition that  
 4 Jerry wants to propose. I did discuss that  
 5 with Miguel. I haven't discussed it with  
 6 others.  
 7 MS. PRICE: Right. Because if someone's  
 8 got a 1,000 square foot building right now and  
 9 you said you can add 3,000 to it, that's  
 10 probably -- you know, again, I understand it  
 11 goes to the Board of Appeals.  
 12 So that's, you know, obviously this needs  
 13 to go through a process, but that's I think one  
 14 of the questions that we need to figure out, if  
 15 that's the right number.  
 16 I mean if somebody had 1,000 square feet,  
 17 you might have to have something in there that  
 18 says nor more than double, right? You wouldn't  
 19 want to go from 1,000 to 4,000.  
 20 So maybe something else needs to go in  
 21 there saying, you know, 20 percent or double,

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1 not to exceed 3,000 square feet or whatever  
 2 that right number is in order to stay something  
 3 that resembles the neighborhood or the zoning  
 4 or whatever that it's in. You see what I'm  
 5 saying?  
 6 So for you, doubling it works.  
 7 MR. DAVIS: But also, the Board of Appeals  
 8 has that right to limit the size of whatever it  
 9 is. So I mean if the Board of Appeals looks  
 10 and says okay, you're 1,000 and you're going to  
 11 go to 3,000, does it equate.  
 12 And the other thing is is it applicable  
 13 for that parcel or area or zoning that it's  
 14 actually in.  
 15 My problem is is that back in 1994, a  
 16 storage facility was allowed in a village  
 17 center. And it was changed in 2018, you know,  
 18 not, you know, with me not knowing about it. I  
 19 basically found out about it. I've been going  
 20 through this whole process.  
 21 I know Chuck knows that we had joined the

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1 two pieces of property together. We had to get  
 2 rid of a road that was encroaching into the  
 3 property that the county thought -- I mean so  
 4 called owned. And we got that squared away.  
 5 That took over a year.  
 6 And then I've been dealing with the Health  
 7 Department. And then I dealt with the county.  
 8 And then what brought it to a head was that we  
 9 actually tried to apply for a building permit.  
 10 And then it was brought up to us that under a  
 11 village hamlet, a storage facility is not  
 12 allowed at all. So we have no rights at all  
 13 except that 20 percent.  
 14 We couldn't even go to a Board of Appeals  
 15 and say hey, look, you know, we're in there,  
 16 we're doing this.  
 17 And one of the things I feel is that it  
 18 sort of created a problem in that we had the  
 19 storage facility there. There was -- it's in  
 20 an area that has already been commercial for a  
 21 fair amount of time. It's not new. And

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1 there's been no complaints about excessive  
 2 traffic or how it's been kept.  
 3 As a matter of fact, we're right next to  
 4 Daffin's Marine. And if you look at our  
 5 facility, the grass has been cut, it's been  
 6 manured --  
 7 MS. PRICE: Right. No, no. I'm not  
 8 saying about yours.  
 9 I'm just saying I want the text amendment  
 10 to be right to fit other people besides you.  
 11 So to look at that.  
 12 But once something is in there, oh, 3,000  
 13 square feet and if somebody was, like I said,  
 14 at 1,000, they're going to go well, yeah, but  
 15 it says 3,000. And so the Board of Appeals may  
 16 have a challenge.  
 17 So I just think that we just, looking at  
 18 that, we need to figure out maybe there needs  
 19 to be another level in there, you know, not  
 20 more than, you know, doubling of your current  
 21 square footage or something like that that

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1 doesn't like automatically read oh, yeah, I can  
 2 add 3,000 to a 500 square foot building.  
 3 MR. DIVILIO: I guess sort of what I was  
 4 thinking was so if we bring this forward, it  
 5 goes to the Planning Commission for them to  
 6 discuss.  
 7 MR. DAVIS: Right.  
 8 MR. DIVILIO: And they're the ones who are  
 9 seeing all these applications. They would have  
 10 a better idea of what the square footage  
 11 application, what their average is, what  
 12 they're seeing. And I was looking forward to  
 13 their kind of recommendation because I was  
 14 thinking about that as well because I mean  
 15 that's tiny. A lot of these storage units in  
 16 Easton, around Easton proper, are like 60,000  
 17 square feet.  
 18 MR. DAVIS: Right.  
 19 MR. DIVILIO: So that is a, yeah, tiny one  
 20 compared to it.  
 21 So I was a little skeptical there, too.

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1 But I was interested in seeing what they come  
 2 back with, and I'm glad that we're bringing  
 3 this up so hopefully they hear it and address  
 4 those concerns as well.  
 5 MS. PRICE: -- you know, pass that thought  
 6 along to, you know, when we send it to the  
 7 Planning Commission to look at whether that  
 8 line is correct.  
 9 I think it's probably perfectly  
 10 appropriate for you. But again, you don't want  
 11 to create legislation that only works for one  
 12 person --  
 13 MR. DAVIS: Well, the thing is it's going  
 14 to go through that process because it's got to  
 15 go through the Planning Commission and they  
 16 have to make recommendations --  
 17 MS. PRICE: Sure. I'm just thinking about  
 18 the next person down the road, if that language  
 19 is correct.  
 20 MR. DAVIS: Well, wouldn't they make an  
 21 amendment to the bill here based on what you're



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1 saying?

2 MR. DIVILIO: Yes.

3 MR. DAVIS: Because we wouldn't have that

4 information to know.

5 MS. PRICE: No, no, no. Of course, not.

6 MR. SMITH: So we appreciate the

7 suggestion. And we'll talk to the Planning

8 Commission and staff about it. Hopefully by

9 the time it gets back, we'll have --

10 MR. DAVIS: A good bill.

11 MR. DIVILIO: We're just trying to kill 15

12 minutes. That's all.

13 MR. THOMAS: So what you all will get back

14 is a bill for introduction that reflects the

15 Planning Commission's recommendation. So this

16 is just an initial step in the --

17 MS. PRICE: Right. But when you speak to

18 them, obviously let them review this little

19 five (inaudible) dialogue.

20 MR. DIVILIO: With Pete on the phone, do

21 you want me to make a motion to bring this

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1 forward?

2 MR. CALLAHAN: Pete, do you want to say

3 something?

4 MR. LESHER: I have a question for either

5 staff or for the applicant.

6 MR. CALLAHAN: Yeah.

7 MR. LESHER: We always have to write these

8 things for, these bills for general flexibility

9 but so as not to create a lot of unattended

10 consequences where they're written to meet a

11 fairly narrow set of circumstances, in this

12 case a legal nonconformity within a commercial

13 zone in certain village zones.

14 So my question for either staff or

15 applicant is do we have a sense of how common

16 this is? Is this a likely, unique

17 circumstance? Are there 50 of these around the

18 county?

19 Getting back to Laura's earlier question

20 about if we face this again, is the 3,000 the

21 right number or is this such a narrow set of

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1 circumstances that we probably won't be dealing

2 with this again?

3 MS. PRICE: Exactly.

4 MR. SMITH: Mr. Leshner, I don't know the

5 exact number.

6 I mean this certainty isn't the only legal

7 nonconforming use, and not just within your

8 villages because in 2018 when the county

9 divided up the village zoning in the VR zone in

10 particular and the VH, it eliminated a lot of

11 permissible commercial uses. It created some

12 nonconformities. And there are others in the

13 county.

14 And I know for myself I've gone through

15 this process to expand the Harbortowne Golf

16 Course, for example, which is a legal

17 nonconforming use.

18 So there are other instances where

19 property owners have a legal nonconformity and

20 they want to propose expansions. I don't know

21 the exact number, planning staff may, of how

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1 many exist out there. But it's certainly more

2 than just this one instance.

3 MR. LESHER: Any sense from staff on this?

4 SECRETARY: Staff is coming to the table.

5 MR. TARLETON: I wouldn't say we have an

6 exact number for you in calculation for the

7 number of existing nonconforming uses within

8 the county because there probably is quite a

9 few.

10 I will say many times the pre-application

11 meeting process, we do have applicants that

12 come in with commercial projects or residential

13 projects that have seen restrictions from this

14 20 percent threshold for the allowance for the

15 expansion of their buildings. Oftentimes, we

16 have property owners with very constrained

17 properties looking to expand their business.

18 And with the 20 percent threshold in allowance

19 for a 2,000 square foot building being only 200

20 square feet, is a very limiting factor for a

21 lot of people. It would only accommodate maybe

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1 one additional room for, you know, an office  
 2 space or something of that nature for a  
 3 business.  
 4 So Zach's proposal here would allow for  
 5 some of these businesses some flexibility if  
 6 they do have the extra space and lot coverage  
 7 available on their properties to further expand  
 8 some of those nonconforming businesses that  
 9 either have existed there for a long period of  
 10 time or, in this case, for a short period of  
 11 time due to a recent zoning change.  
 12 MR. CALLAHAN: Okay.  
 13 MS. PRICE: I mean it makes sense. If  
 14 you've got a 20,000 square foot building, then  
 15 20 percent probably makes sense. And I know  
 16 that's what we were thinking when we did it.  
 17 But with something smaller.  
 18 So again, this text amendment may just  
 19 need to be worded differently so that it takes  
 20 into consideration something that's very small.  
 21 And something very small maybe gets a bigger

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1 percent. Maybe, you know, if you're up to, I'm  
 2 just, 3,000 square feet, you could go up  
 3 50 percent, right. But once you get more than  
 4 10,000 square feet, you know, 20 percent.  
 5 So I think I would like to see some of  
 6 that stuff hashed out so that this works kind  
 7 of for everybody. A sliding scale type of  
 8 thing.  
 9 MR. TARLETON: Certainly. I think that's  
 10 well heard and well received on our end, and I  
 11 think we'll obviously have that discussion with  
 12 the Planning Commission, should this move  
 13 forward to them, you know, having other  
 14 parameters around a threshold based on site  
 15 specific instances that aren't necessarily  
 16 germane to just this property.  
 17 MR. DIVILIO: I appreciate the concept of  
 18 starting small and then expanding and not  
 19 overgrowth right out the gate and not knowing  
 20 what will work. I'm happy with it.  
 21 So to get back, would you like me to do a

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1 motion?  
 2 MR. CALLAHAN: Well, we'll just raise  
 3 hands.  
 4 MR. DIVILIO: Raise hands with Pete on  
 5 voice. I'm good with that.  
 6 MS. PRICE: Right. This just sends it  
 7 through to the Planning Commission to --  
 8 MR. CALLAHAN: That's all it does.  
 9 MS. PRICE: -- to consider it.  
 10 MR. CALLAHAN: That's fine. Yeah.  
 11 SECRETARY: So we have Mr. Callahan,  
 12 Mr. Divilio, and Ms. Price.  
 13 Mr. Leshar?  
 14 MR. LESHER: I will join in introducing,  
 15 yes.  
 16 MR. CALLAHAN: Okay.  
 17 MR. SMITH: Great. Thank you.  
 18 MR. CALLAHAN: Thank you, guys. Thank  
 19 you, Mr. Davis.  
 20 MR. DAVIS: Yup.  
 21 MR. CALLAHAN: Okay.

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1 MR. DIVILIO: Still a few minutes.  
 2 MR. CALLAHAN: You want to do the next  
 3 one?  
 4 MR. DIVILIO: Yeah.  
 5 MR. CALLAHAN: Okay. Let's do it. Yup.  
 6 How is it going?  
 7 MR. MULLANEY: Good. How are y'all this  
 8 evening?  
 9 MR. CALLAHAN: Good, good.  
 10 MR. MULLANEY: You going to formally call  
 11 this or you want me to just get started?  
 12 MR. CALLAHAN: You go ahead and jump right  
 13 in there and tell us who you are.  
 14 MR. MULLANEY: Sure. Brendan Mullaney  
 15 with McAllister, DeTar, Showalter & Walker.  
 16 I'm appearing before you tonight on behalf of  
 17 Will Workman and Rolles Range Partners, LLC.  
 18 Rolles Range Partners, LLC is the owner of the  
 19 George Brooks House at 24500 Rolles Range Road  
 20 in St. Michaels.  
 21 We appeared before you virtually a number

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1 of months ago now and discussed a text  
 2 amendment to the bed and breakfast provisions  
 3 that would allow bed and breakfasts within the  
 4 RC and CP zoning districts to use up to 12  
 5 guest bedrooms. And among other things, could  
 6 have guest bedrooms in accessory structures.  
 7 You voted to move that along to the  
 8 Planning Commission for discussion and a  
 9 recommendation back to you. We went before the  
 10 Planning Commission. We had a lengthy  
 11 discussion for an hour and 15 or an hour and 30  
 12 minutes. And they asked a number of questions  
 13 related to the potential impacts of the bed and  
 14 breakfast text amendment.  
 15 Interestingly enough, their concern was  
 16 that it was too limited, that it didn't impact  
 17 enough properties and that right now there's  
 18 only one bed and breakfast within a historic  
 19 structure, the way that we drafted the bed and  
 20 breakfast text amendment.  
 21 And they wanted to make sure that because

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1 there's an issue with the bed and breakfast  
 2 industry in general for a variety of reasons,  
 3 including BRBO and Airbnb short-term rentals  
 4 impacting traffic, frankly, that what they saw  
 5 and recommended to you all had the intended  
 6 effect, which is to preserve historic  
 7 structures in the RC and CP zoning districts in  
 8 the county.  
 9 So what they asked staff to do was call  
 10 some bed and breakfast owners and have some  
 11 discussions with them, and also for the  
 12 applicant and staff to put forward an inn text  
 13 amendment because the inn use is something that  
 14 I think they were more comfortable with and  
 15 it's something that the Planning Commission and  
 16 the county have reviewed in the past, up to 12  
 17 bedrooms in the RC zoning district in  
 18 particular.  
 19 So we've drafted something that we'd like  
 20 to take before the Planning Commission and then  
 21 bring back to you in conjunction with the

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1 pending bed and breakfast text amendment so  
 2 that they can look at both side by side, have a  
 3 discussion, and hash out what the best path  
 4 forward is for the county.  
 5 So this inn text amendment would allow  
 6 inns in the CP and RC zoning districts. And  
 7 the reason that we didn't go with this  
 8 initially, we did have discussions with  
 9 Critical Area before the bed and breakfast  
 10 approach came before you the first time, the  
 11 reason that we didn't go with this initially is  
 12 because the inn use is not currently permitted  
 13 in the CP and RC districts. Bed and breakfasts  
 14 are. They're accessory in every zoning  
 15 district.  
 16 Critical Area Commission said whatever the  
 17 county wants to do.  
 18 I would say, and I don't want to speak for  
 19 them, but I would say that staff said whatever  
 20 makes the most sense, let's defer to the  
 21 Council and the Planning Commission.

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1 Because bed and breakfasts are permitted  
 2 in the RC and CP zoning districts, it likely  
 3 would have been a minor critical area program  
 4 amendment.  
 5 The inn approach is likely a major program  
 6 amendment, which just means we go before the  
 7 Critical Area Commission and revise the  
 8 county's critical area program.  
 9 But this inn text amendment would allow  
 10 inns in the CP and RC zoning districts within  
 11 structures that are located in the historic  
 12 overlay district or listed on the Department of  
 13 Interior National Register of Historic Places.  
 14 It allows up to 12 guest bedrooms, guest rooms,  
 15 and no more than 30 guests, which is consistent  
 16 with the total guest number permitted in inns  
 17 today. Must be located on parcels of land that  
 18 are greater than five acres in size and would  
 19 allow a detached dwelling to serve the inn.  
 20 Must be located in the CP district. So outside  
 21 of the Critical Area, which was important for

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1 Critical Area.

2 And these provisions are something that

3 were largely incorporated in the bed and

4 breakfast text amendment that you all already

5 reviewed and recommended to pass forward for

6 discussion to the Planning Commission.

7 MS. PRICE: Can I ask a quick question?

8 MR. MULLANEY: Yes, ma'am.

9 MS. PRICE: It currently is ten guest

10 rooms and it just goes from ten to 12?

11 MR. MULLANEY: Correct.

12 MS. PRICE: Plus the other changes that

13 are listed in E?

14 MR. MULLANEY: Yes.

15 MS. PRICE: So it's not a big increase in

16 the number of rooms?

17 MR. MULLANEY: Yes, ma'am.

18 MS. PRICE: Okay.

19 MR. CALLAHAN: One question. What zone is

20 he in now?

21 MR. MULLANEY: RC and CP. He has a split

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1 zone parcel that's partially within the

2 Critical Area.

3 MR. CALLAHAN: Yeah.

4 MR. MULLANEY: The structure itself I

5 believe is mainly within the RC district, but

6 is partially within the CP zone.

7 MR. CALLAHAN: That's what I thought.

8 Okay.

9 MR. MULLANEY: The --

10 MS. PRICE: CP is Critical Area?

11 MR. MULLANEY: It is not.

12 MS. PRICE: Okay. But you just said that

13 he was in the Critical Area.

14 MR. MULLANEY: That's the RC zoning

15 district. So his property is split zoned CP

16 and RC.

17 The structure, he has a main inn and then

18 accessories structures, the main structure is

19 within, primarily within the Critical Area in

20 the RC zoning district.

21 MS. PRICE: But the main structure is in

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1 the Critical Area.

2 MR. MULLANEY: It is.

3 E5 is taken verbatim I believe from the

4 bed and breakfast standards for special events.

5 It would just allow historic structures that

6 are utilized like this to get approvals for

7 special events on site.

8 And again, these are on larger parcels,

9 five acres or greater.

10 MS. PRICE: And that language you said is

11 in our bed and breakfast. So they can have

12 outdoor music up until ten o'clock at night?

13 MR. MULLANEY: Yes, ma'am.

14 MS. PRICE: And it is limited to six days

15 a year?

16 MR. MULLANEY: I believe that's right. I

17 don't have those regulations in front of me.

18 But my recollection is that just about the

19 entirety of section five, E5 is verbatim from

20 the bed and breakfast regulations.

21 MS. PRICE: Do you know the lot size for a

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1 bed and breakfast?

2 This is saying five acres or more.

3 Are there any bed and breakfasts that are

4 on less than five acres?

5 MR. MULLANEY: I think, my guess is that

6 most of them are on less than five acres, but

7 I'm not sure of that. And I'm not aware of an

8 acreage or parcel size restriction specific to

9 bed and breakfasts.

10 MS. PRICE: And are there any other

11 historic inns you think that this would

12 incorporate?

13 MR. MULLANEY: I'm not aware of any in the

14 county.

15 We have the list of properties that are

16 registered and in the historic overlay

17 district. And I vetted that for the bed and

18 breakfast side, but I haven't vetted that for

19 the inn side yet.

20 So one thing that we'll present to the

21 Planning Commission and bring back before you,

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<p>1 depending on what they recommend we move</p> <p>2 forward with, is that analysis of exactly how</p> <p>3 many properties it will impact if the inn</p> <p>4 approach is what they recommend to you all.</p> <p>5 MR. CALLAHAN: Ms. Price, you good?</p> <p>6 MS. PRICE: For now.</p> <p>7 MR. CALLAHAN: Mr. Leshner?</p> <p>8 MR. LESHER: Since this is in the historic</p> <p>9 overlay zone, do we get an opinion from the</p> <p>10 Historic Preservation Commission on this as</p> <p>11 well?</p> <p>12 MR. MULLANEY: We don't have one to date,</p> <p>13 but I can certainly solicit one.</p> <p>14 MR. LESHER: I think it feels appropriate</p> <p>15 in this case.</p> <p>16 MR. MULLANEY: Understood.</p> <p>17 MR. CALLAHAN: Mr. Divilio, you have</p> <p>18 anything?</p> <p>19 MR. DIVILIO: No.</p> <p>20 MR. CALLAHAN: Okay. Council's feeling,</p> <p>21 want this to move forward, raise our hands.</p>	<p>1 these bills open for public hearing.</p> <p>2 MR. CALLAHAN: Did we want to --</p> <p>3 MS. LANE: Yeah. We have to read them all</p> <p>4 in first.</p> <p>5 MR. CALLAHAN: Yeah. Read them all in.</p> <p>6 Did we want to do 15 and 14 first? We talked</p> <p>7 about it.</p> <p>8 MR. DIVILIO: I'll pull those out at the</p> <p>9 end to third reader.</p> <p>10 MR. CALLAHAN: Okay, okay. That's fine.</p> <p>11 MS. PRICE: Right. So we'll have a public</p> <p>12 hearing on all of them.</p> <p>13 MR. CALLAHAN: And then start --</p> <p>14 MR. DIVILIO: Then close it.</p> <p>15 MR. CALLAHAN: Then close it. Okay. Just</p> <p>16 making sure.</p> <p>17 MS. PRICE: And Lynn is going to testify</p> <p>18 on all 21 of them.</p> <p>19 MR. CALLAHAN: Yup. There we go.</p> <p>20 MR. DIVILIO: Yup. Individually.</p> <p>21 SECRETARY: So I'll just start reading?</p>
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<p>1 MS. PRICE: Just look at it.</p> <p>2 SECRETARY: We have Mr. Callahan,</p> <p>3 Mr. Divilio, Ms. Price.</p> <p>4 Mr. Leshner?</p> <p>5 MR. LESHER: I'll join.</p> <p>6 MR. CALLAHAN: Okay. Thank you.</p> <p>7 MR. MULLANEY: Thank you all very much.</p> <p>8 Appreciate it.</p> <p>9 MR. CALLAHAN: Appreciate it. All right.</p> <p>10 Just on time. Okay. Thank you, guys. Okay.</p> <p>11 Angela and Ken, you want to come on back</p> <p>12 up and we'll go ahead and get the public</p> <p>13 hearing started. I see the public out there.</p> <p>14 Okay.</p> <p>15 MS. LANE: Next we have 21 bills for</p> <p>16 public hearing. All of these bills are</p> <p>17 included in the fiscal 2023 capital project.</p> <p>18 MR. CALLAHAN: Okay.</p> <p>19 MS. LANE: And again, our charter requires</p> <p>20 that each capital project has its own enabling</p> <p>21 legislation, which is why we have so many of</p>	<p>1 MR. CALLAHAN: Yes, please. Thank you,</p> <p>2 Madam Secretary.</p> <p>3 SECRETARY: Bill Number 1502, a bill to</p> <p>4 amend Bill Number 1474 to amend the</p> <p>5 appropriation for improvements to Airport Road.</p> <p>6 Bill Number 1502, a bill to amend Bill</p> <p>7 Number 1418 to amend the appropriation for a</p> <p>8 capital project for the connection of Bar Neck</p> <p>9 and Fair Bank communities to the Region V,</p> <p>10 Tilghman, wastewater treatment plant.</p> <p>11 Bill Number 1503, a bill to authorize</p> <p>12 improvements to county bridges.</p> <p>13 Bill Number 1504, a bill to amend Bill</p> <p>14 Number 1478, to amend the appropriation for the</p> <p>15 expansion of broadband to unserved and</p> <p>16 underserved areas of Talbot County.</p> <p>17 Bill Number 1505, a bill to authorize a</p> <p>18 study for the replacement of the 911 division</p> <p>19 computer aided dispatch (CAD) system.</p> <p>20 Bill Number 1506, a bill to authorize</p> <p>21 improvements to county roads.</p>

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<p>1 Bill Number 1507, a bill to amend Bill</p> <p>2 Numbers 1361, 1332, 1387, and 1267 to amend the</p> <p>3 appropriation for the mapping and evaluation</p> <p>4 and rehabilitation or replacement of county</p> <p>5 culverts.</p> <p>6 Bill Number 1508, a bill to authorize the</p> <p>7 design, renovation, construction of offices and</p> <p>8 other work areas for the Board of Elections for</p> <p>9 Talbot County, Maryland.</p> <p>10 Bill Number 1509, an bill to amend Bill</p> <p>11 Number 1484 to amend the appropriation for a</p> <p>12 capital project for the construction of</p> <p>13 Emergency Medical Services Stations.</p> <p>14 Bill Number 1510, a bill to amend Bill</p> <p>15 Numbers 1457, 1422, 1335, and 1317 to amend the</p> <p>16 appropriation for storm water management and</p> <p>17 upgrades for Goldsborough Neck Road and Airport</p> <p>18 Road.</p> <p>19 Bill Number 1511, a bill to authorize the</p> <p>20 acquisition/construction of a Talbot County</p> <p>21 Health Department facility.</p>	<p>1 Bill Number 1518, a bill to amend Bill</p> <p>2 Numbers 1082 and 1285 to amend the</p> <p>3 appropriation for improvements to the Tunis</p> <p>4 Mills Bridge.</p> <p>5 Bill Number 1519, a bill to authorize</p> <p>6 county wide water quality improvement projects.</p> <p>7 Bill Number 1520, a bill to authorize the</p> <p>8 construction and installation of a sun shade</p> <p>9 structure for an outdoor classroom and</p> <p>10 playground for the White Marsh Elementary</p> <p>11 School.</p> <p>12 Bill Number 1521, a bill to authorize the</p> <p>13 construction and installation of a security</p> <p>14 fence for the White Marsh Elementary School.</p> <p>15 MR. CALLAHAN: Okay. Good job, Madam</p> <p>16 Secretary. It was impressive. Okay.</p> <p>17 So we're going to go ahead and open it up</p> <p>18 to the public hearing now. So we're going to</p> <p>19 open it up for three minutes for individuals.</p> <p>20 And if you're representing an organization or</p> <p>21 something, I'll give you five minutes.</p>
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<p>1 Bill Number 1512, a bill to authorize a</p> <p>2 capital project for the purchase and</p> <p>3 installation of an emergency generator for the</p> <p>4 Martingham sanitary district.</p> <p>5 Bill Number 1513, a bill to authorize</p> <p>6 improvements to parks and recreation</p> <p>7 facilities.</p> <p>8 The Bill Number 1514, a bill to amend Bill</p> <p>9 Number 1489 to amend the appropriation for the</p> <p>10 construction of a Talbot County Public Safety</p> <p>11 Center.</p> <p>12 Bill Number 1515, a bill to authorize the</p> <p>13 resurfacing/repaying of the St. Michael's</p> <p>14 school parking lot.</p> <p>15 Bill Number 1516, a bill to authorize the</p> <p>16 architectural and engineering fees associated</p> <p>17 with the renovation of the St. Michael's branch</p> <p>18 of the Talbot County Free Library.</p> <p>19 Bill Number 1517, a bill to authorize the</p> <p>20 construction of a storage facility for the</p> <p>21 Talbot County Public Schools.</p>	<p>1 So we'll go ahead and get started here</p> <p>2 with Lynn out here. I know she's going to say</p> <p>3 something. Come on, come on, Lynn.</p> <p>4 So we'll start here, if anybody wants to</p> <p>5 come up, please come here on the left.</p> <p>6 MR. DIVILIO: I got the timer ready.</p> <p>7 MR. CALLAHAN: You do? Okay. All right.</p> <p>8 MS. PRICE: Would you like me to like go</p> <p>9 around?</p> <p>10 MR. CALLAHAN: Exactly. Yup, yup.</p> <p>11 Patrick, come on up here. Okay.</p> <p>12 As of right now, I guess we'll go ahead</p> <p>13 and do we want to close the public hearing now?</p> <p>14 SECRETARY: Yes.</p> <p>15 MR. CALLAHAN: Okay. I'll close the</p> <p>16 public hearing right now.</p> <p>17 MR. DIVILIO: And I will ask that we move</p> <p>18 Bills 1511 and 1514 to a third reader so we</p> <p>19 could take action tonight.</p> <p>20 MR. CALLAHAN: Okay.</p> <p>21 MS. PRICE: I'll second that.</p>

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<p>1 MR. CALLAHAN: We got a motion and second,                  2 Madam Secretary, to move 1511 and 1514 to third                  3 reader.                  4 SECRETARY: Mr. Callahan.                  5 MR. CALLAHAN: Aye.                  6 SECRETARY: Mr. Divilio.                  7 MR. DIVILIO: Aye.                  8 SECRETARY: Mr. Leshner.                  9 MR. LESHNER: Aye.                  10 SECRETARY: Ms. Price.                  11 MS. PRICE: Aye.                  12 MR. CALLAHAN: Okay. So now we're going                  13 to move that to third reader. So we'll go                  14 ahead and...                  15 MR. DIVILIO: Read 1511.                  16 MR. CALLAHAN: Yup. That's what I was                  17 getting ready to say, read 1511.                  18 SECRETARY: Bill Number 1511, a bill to                  19 authorize the --                  20 MR. DIVILIO: I ask that be considered a                  21 third reader reading.</p>	<p>1 SECRETARY: Mr. Callahan.                  2 MR. CALLAHAN: Aye.                  3 SECRETARY: Mr. Divilio.                  4 MR. DIVILIO: Aye.                  5 SECRETARY: Mr. Leshner.                  6 MR. LESHNER: Aye.                  7 SECRETARY: Ms. Price.                  8 MS. PRICE: Aye.                  9 MR. CALLAHAN: Motion passed. Okay. Now.                  10 MR. THOMAS: Now we need to make a motion                  11 to pass the bill.                  12 MR. CALLAHAN: We need to go ahead and                  13 make a motion now to go ahead and vote on the                  14 bill, correct?                  15 MR. THOMAS: Correct.                  16 MS. LANE: Do you need to read 1514 in?                  17 SECRETARY: Yes. But I think --                  18 MR. DIVILIO: We're going to do them                  19 separate.                  20 SECRETARY: -- 1511 first.                  21 MR. DIVILIO: So I make a motion that we,</p>
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<p>1 MS. PRICE: It's only eight words.                  2 MR. CALLAHAN: Madam Secretary.                  3 MR. DIVILIO: And so I will make a motion                  4 that we --                  5 MR. THOMAS: Before you vote, we have                  6 Council Member Pack's ballots. So you need a                  7 motion to accept his ballots for each.                  8 MR. DIVILIO: That's right. Mr. Pack left                  9 ballots for 1511 and 1514.                  10 MR. CALLAHAN: Right.                  11 MR. DIVILIO: And I'll make a motion that                  12 we accept Mr. Pack's two ballots that he left                  13 for those two bills.                  14 MR. CALLAHAN: Okay. We got a motion and                  15 a second to accept.                  16 MS. PRICE: I'll second that.                  17 MR. CALLAHAN: Right.                  18 MS. PRICE: You knew I was going to do                  19 that.                  20 MR. CALLAHAN: Yeah. Mr. Pack's, Bills                  21 1511 and 1514, his votes.</p>	<p>1 1511, we authorize the acquisition,                  2 construction of Talbot County's new Health                  3 Department facility.                  4 MS. PRICE: Second.                  5 MR. CALLAHAN: Okay. We got a motion and                  6 a second to move to finalize 1511.                  7 SECRETARY: Mr. Callahan.                  8 MR. CALLAHAN: Aye.                  9 SECRETARY: Mr. Divilio.                  10 MR. DIVILIO: Aye.                  11 SECRETARY: Mr. Leshner.                  12 MR. LESHNER: Aye.                  13 SECRETARY: Ms. Price.                  14 MS. PRICE: Aye.                  15 SECRETARY: And Mr. Pack's ballot.                  16 MS. MORRIS: Mr. Pack votes yay.                  17 MR. CALLAHAN: Okay, good. So 1511                  18 passed. That's good. All right.                  19 SECRETARY: Bill Number 1514, a bill to                  20 amend Bill Number 1489 to amend the                  21 appropriation for the construction of a Talbot</p>

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1 County Public Safety Center.  
 2 MR. DIVILIO: And I'll go ahead and make a  
 3 motion to approve the Bill Number 1514, a bill  
 4 to amend Number 1489 to amend the appropriation  
 5 for the construction of the Talbot County  
 6 Public Safety Center.  
 7 MR. CALLAHAN: Okay.  
 8 MS. PRICE: Second.  
 9 MR. CALLAHAN: Okay. We got a motion and  
 10 second to go ahead and move forward with 1514.  
 11 Madam Secretary, could you call the vote.  
 12 SECRETARY: Mr. Callahan.  
 13 MR. CALLAHAN: Aye.  
 14 SECRETARY: Mr. Divilio.  
 15 MR. DIVILIO: Aye.  
 16 SECRETARY: Mr. Leshner.  
 17 MR. LESHNER: Aye.  
 18 SECRETARY: Ms. Price.  
 19 MS. PRICE: Aye.  
 20 SECRETARY: Mr. Pack's ballot?  
 21 MR. THOMAS: Mr. Pack votes yay.

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1 MR. CALLAHAN: Okay. Great.  
 2 MS. LANE: Thank you very much.  
 3 MR. CALLAHAN: Yeah. Thank you.  
 4 MS. PRICE: Thank you, Angela. Thank you,  
 5 Ken.  
 6 MR. CALLAHAN: Ken, I think you're getting  
 7 ready to retire; aren't you?  
 8 MR. DAVIS: Well, I'm not sure if retire  
 9 is the...  
 10 MR. CALLAHAN: Rest, take a little rest.  
 11 MR. STAMP: So Mr. Council President,  
 12 before Ken speaks, I join you in thanking Ken  
 13 for his service.  
 14 MR. CALLAHAN: Absolutely.  
 15 MR. STAMP: Ken is going to be moving on  
 16 in the next week or so. And he has been a  
 17 faithful servant and done a good job over the  
 18 time he's been with us.  
 19 MR. CALLAHAN: That's great.  
 20 MR. STAMP: So we'll miss him.  
 21 MR. CALLAHAN: Yes, he has.

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1 You helped us in a need here that we  
 2 really, really appreciate you jumping in the  
 3 saddle here in the last several months and  
 4 really appreciate everything you've done for  
 5 the county and the Council. And it's been  
 6 great. You've been great, and we can't thank  
 7 you guys enough.  
 8 MS. PRICE: Thank you so much for spending  
 9 some time with us.  
 10 MR. DAVIS: Certainly. And thank you,  
 11 all, for your support through -- it's been, our  
 12 department has been in a transitional period  
 13 for more than a year now. And I hope that my  
 14 contributions to the county serve as some basis  
 15 for the next leadership to come in.  
 16 MR. CALLAHAN: That's great.  
 17 MR. DAVIS: I think we have a new finance  
 18 director coming in I think that has the skills  
 19 and talent and background and experience in  
 20 county government that I think can jump right  
 21 in and lead this department.

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1 And I can't thank the Council enough for  
 2 your support through this transitional year,  
 3 as well as support from Jessica and Clay and  
 4 Angela, just with her institutional knowledge  
 5 in just all things Talbot County. And  
 6 particularly over the last few months, where I  
 7 was wearing multiple hats. And Angela's  
 8 experience and just knowledge in all the  
 9 subject matter, including topics of today and  
 10 everything else that we've talked through  
 11 through the budgetary cycle, that's certainly,  
 12 it's been invaluable.  
 13 So I thank you for your support. And it's  
 14 been a pleasure to serve Talbot County, my  
 15 community. So I thank you very much.  
 16 MR. CALLAHAN: Thank you.  
 17 MS. PRICE: Thank you, Ken.  
 18 MR. CALLAHAN: Thank you, Ken. Okay.  
 19 MR. DIVILIO: County manager.  
 20 MR. CALLAHAN: Yeah. I think Mr. Clay  
 21 Stamp is on the stage right now.



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<p>1 MR. STAMP: Well, thank you, Mr. Council                  2 President, Members of the Council.                  3 Under county manager report, we don't have                  4 a whole lot this evening. We do have board and                  5 committee appointments I would like to                  6 recommend for your consideration.                  7 The first is for the Animal Control Board,                  8 requesting the reappointment of Mary Newcomb to                  9 that board.                  10 MS. PRICE: So moved.                  11 MR. DIVILIO: Second.                  12 MR. CALLAHAN: Okay. Got a motion and                  13 second. Madam Secretary, could you call the                  14 vote.                  15 SECRETARY: Mr. Callahan.                  16 MR. CALLAHAN: Aye.                  17 SECRETARY: Mr. Divilio.                  18 MR. DIVILIO: Aye.                  19 SECRETARY: Mr. Leshner.                  20 MR. LESHNER: Aye.                  21 SECRETARY: Ms. Price.</p>	<p>1 MS. PRICE: Second.                  2 MR. CALLAHAN: Okay. We got a motion and                  3 second. Madam Secretary, could you call the                  4 vote.                  5 SECRETARY: Mr. Callahan.                  6 MR. CALLAHAN: Aye.                  7 SECRETARY: Mr. Divilio.                  8 MR. DIVILIO: Aye.                  9 SECRETARY: Mr. Leshner.                  10 MR. LESHNER: Aye.                  11 SECRETARY: Ms. Price.                  12 MS. PRICE: Aye.                  13 MR. STAMP: And finally, the important                  14 board, Weed Control Board, requesting the                  15 reappointment of John Swaine to that board.                  16 MR. DIVILIO: So moved.                  17 MS. PRICE: Second.                  18 MR. CALLAHAN: John is going to be happy.                  19 MR. DIVILIO: Yeah.                  20 MR. CALLAHAN: Madam Secretary, could you                  21 call the vote.</p>
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<p>1 MS. PRICE: Aye.                  2 MR. STAMP: The next will be requesting                  3 the reappointment of Reza Jafari and Debbie                  4 Walsworth to the Economic Development                  5 Commission.                  6 MR. DIVILIO: So moved.                  7 MS. PRICE: Second.                  8 MR. CALLAHAN: Got a motion and second.                  9 Madam Secretary, could you call the vote.                  10 SECRETARY: Mr. Callahan.                  11 MR. CALLAHAN: Aye.                  12 SECRETARY: Mr. Divilio.                  13 MR. DIVILIO: Aye.                  14 SECRETARY: Mr. Leshner.                  15 MR. LESHNER: Aye.                  16 SECRETARY: Ms. Price.                  17 MS. PRICE: Aye.                  18 MR. STAMP: Next, requesting the                  19 reappointment of David Fisher to the Parks and                  20 Recreation Advisory board.                  21 MR. DIVILIO: So moved.</p>	<p>1 SECRETARY: Mr. Callahan.                  2 MR. CALLAHAN: Aye.                  3 SECRETARY: Mr. Divilio.                  4 MR. DIVILIO: Aye.                  5 SECRETARY: Mr. Leshner.                  6 MR. LESHNER: Aye.                  7 SECRETARY: Ms. Price.                  8 MS. PRICE: Aye.                  9 MR. STAMP: And finally, under                  10 announcements, I just would like to announce                  11 that county offices will be closed Monday,                  12 July 4th.                  13 And with that, that completes the county                  14 manager report, Mr. Council President. Thank                  15 you.                  16 MR. CALLAHAN: What a great job. Thank                  17 you. Okay.                  18 Madam Secretary, do we have any public                  19 comments out there? No.                  20 SECRETARY: Not tonight, unless                  21 Ms. Mielke.</p>

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1 MS. PRICE: Nothing today?  
 2 MR. CALLAHAN: Nothing. Okay.  
 3 MR. STAMP: Maybe Nick has something.  
 4 MR. CALLAHAN: Yeah. Nick, you got  
 5 something? Spotlight on you.  
 6 Mr. Leshner, we'll start off with you.  
 7 MR. LESHNER: I have nothing for comment  
 8 tonight.  
 9 MR. CALLAHAN: Okay. Thank you. I hope  
 10 you feel better, too, and I appreciate you  
 11 being with us tonight.  
 12 Ms. Price.  
 13 MS. PRICE: Sure. I have continued on  
 14 with Mr. Sanderson of MACo doing the county  
 15 road trips. And I think we're up to 14 or 15.  
 16 Today we were in Montgomery County and then we  
 17 did virtual Baltimore County.  
 18 But the other thing that we've been able  
 19 to do was MML, which is the Maryland Municipal  
 20 League, which is the sister to MACo. They  
 21 invite leadership to come and attend their

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1 conference, which is also in Ocean City and  
 2 similar, not quite as big, but similar to what  
 3 MACo will be doing in August.  
 4 And that was really a great opportunity to  
 5 interact with a lot of municipalities and see  
 6 how they do that. They had some wonderful  
 7 sessions and, you know, really great speakers,  
 8 you know, motivational speaker about learning  
 9 not to complain because -- and it just really  
 10 has affected me and I think a lot of our  
 11 officials. And I think it's really great  
 12 advice to -- he's like facts are neutral. I'm  
 13 like that is correct. But that was pretty  
 14 cool.  
 15 And there was a few of the receptions and  
 16 whatnot. And again, getting people back in  
 17 person and able to interact with each other.  
 18 So we'll also invite -- they swore in their --  
 19 they do things a little different. They swear  
 20 in their new president at the summer  
 21 conference.

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1 They had a small candidate forum. They  
 2 had four governor candidates and they had a  
 3 forum. We'll do something similar for our  
 4 major party candidates in August for attorney  
 5 general, comptroller, and governor at our  
 6 conference.  
 7 And so it was really great to go and do  
 8 that.  
 9 We also hit four, I think four counties  
 10 for down in the lower Eastern Shore counties  
 11 while we were there, too. So we killed several  
 12 birds with one stone. So we're busy doing  
 13 that.  
 14 And tomorrow morning we start with our new  
 15 initiatives. We'll probably have about 50 to  
 16 get started with and we need to whittle that  
 17 down to four by September. So staying very,  
 18 very busy. And keep you updated on all that.  
 19 MR. CALLAHAN: Good job.  
 20 MS. PRICE: Thank you.  
 21 MR. CALLAHAN: Good job.

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1 Mr. Divilio over there.  
 2 MR. DIVILIO: All right. This is from  
 3 Mary Kay Verdery, Verdery.  
 4 MS. PRICE: Verdery.  
 5 MR. DIVILIO: From Mary Kay. Through the  
 6 Emergency Rental Assistance Program, ERAP, the  
 7 Maryland Department of Housing and Community  
 8 Development is working collaboratively with the  
 9 county governments and nonprofit agencies to  
 10 help Maryland renters avoid eviction, maintain  
 11 safe and stable housing, and move into new  
 12 housing if they are currently homeless.  
 13 Talbot County received \$2,439,498 in the  
 14 first round of ERAP funding, ERAP one. Funding  
 15 distributions started July 1, 2021, and will  
 16 end September 30, 2022.  
 17 Talbot County received a second round of  
 18 ERAP funds, ERAP two, in the amount of  
 19 \$1,678,514. These funds must be fully  
 20 disbursed by December 31, 2022.  
 21 ERAP funding is used to provide

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1 prospective and arrear rental utility  
 2 assistance, other housing related costs,  
 3 housing stability services, and administrative  
 4 costs.  
 5 For more information, contact the  
 6 Neighborhood Service Center at nsctalbotmd.org  
 7 or call (410)822-5015 or, my favorite, visit  
 8 126 Port Street in Easton.  
 9 I feel like I was reading a book to my  
 10 children.  
 11 MR. CALLAHAN: Exactly. Thank you,  
 12 Mr. Divilio.  
 13 MR. DIVILIO: That's it.  
 14 MR. CALLAHAN: That's it. Okay. Any  
 15 comments?  
 16 MR. DIVILIO: Nope.  
 17 MR. CALLAHAN: Nope. Okay.  
 18 Well, I guess I'm going to say we got a  
 19 holiday weekend coming up and just want to wish  
 20 everybody a safe holiday and enjoy themselves and  
 21 be safe.


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1 So go ahead and (inaudible) for us.  
 2 MR. DIVILIO: The County Council's next  
 3 meeting will be held Tuesday, July 12th,  
 4 beginning at six p.m. The Council will be  
 5 convening in open session at 4:30 p.m. and then  
 6 adjourning into closed session to discuss real  
 7 estate, legal, and personnel matters, as listed  
 8 on the closing statement for closing that  
 9 meeting.  
 10 Therefore, is there a motion to adjourn  
 11 this meeting and reconvene on Ken's sailing  
 12 yacht?  
 13 MS. PRICE: So moved.  
 14 MR. DIVILIO: Second.  
 15 MR. CALLAHAN: Motion and second. Madam  
 16 Secretary, could you call the vote.  
 17 SECRETARY: Mr. Callahan.  
 18 MR. CALLAHAN: Aye.  
 19 SECRETARY: Mr. Divilio.  
 20 MR. DIVILIO: Aye.  
 21 SECRETARY: Mr. Leshner.

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1 MR. LESHNER: Aye.  
 2 SECRETARY: Ms. Price.  
 3 MS. PRICE: Aye.  
 4 MR. CALLAHAN: Sounds good. Thanks a lot,  
 5 everybody.  
 6 (Meeting concluded at: 6:55 p.m.)  
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1 STATE OF MARYLAND  
 2 I, Diane Houlihan, a Notary Public in and  
 3 for the State of Maryland, County of Baltimore City,  
 4 do hereby certify that the within named, Talbot  
 5 County Council Audio, personally appeared before me  
 6 at the time and place herein set according to law,  
 7 was interrogated by counsel.  
 8  
 9 I further certify that the examination was  
 10 recorded stenographically by me and then transcribed  
 11 from my stenographic notes to the within printed  
 12 matter by means of computer-assisted transcription  
 13 in a true and accurate manner.  
 14  
 15 I further certify that the stipulations  
 16 contained herein were entered into by counsel in my  
 17 presence.  
 18  
 19 I further certify that I am not of counsel  
 20 to any of the parties, not an employee of counsel,  
 21 nor related to any of the parties, nor in any way  
 interested in the outcome of this action.  
 AS WITNESS my hand Notarial Seal this 5th  
 day of July, 2022, at Easton, MD.  
  
 Diane Houlihan  
 Notary Public  
 My commission expires September 16, 2025

<b>&amp;</b>	<b>1508</b> 50:6	<b>22</b> 15:1	<b>8</b>
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