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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

October 11, 2022; 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Frank Divilio

Corey W. Pack

Laura E. Price

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Welcome, everybody, to</p> <p>4 tonight. Appreciate you coming.</p> <p>5 So we're going to go ahead, if everybody</p> <p>6 would stand and we're going to do the Pledge of</p> <p>7 Allegiance of the Flag and the prayer.</p> <p>8 (Prayer and Pledge of Allegiance.)</p> <p>9 MR. CALLAHAN: If everybody could be</p> <p>10 seated. Appreciate it. Okay. Let's get the</p> <p>11 agenda started. Okay. The agenda before us is</p> <p>12 October 11th. Is there any additions?</p> <p>13 deletions, or corrections to the agenda,</p> <p>14 Council? Okay. Hearing none, the chair moves</p> <p>15 that the agenda be accepted as unanimous</p> <p>16 consent.</p> <p>17 Let's do the minutes for September 27th.</p> <p>18 Council has had a chance to review the minutes</p> <p>19 from the 27th of September. Are there any</p> <p>20 additions, deletions, or corrections to the</p> <p>21 minutes? Okay. Hearing none, the chair moves</p>	<p>1 And Kelly Simonson is our marketing</p> <p>2 communications manager.</p> <p>3 So I know it goes without saying and you</p> <p>4 all know well, you don't tackle a project of</p> <p>5 this magnitude without a great team. And I'm</p> <p>6 really happy that a couple of my colleagues</p> <p>7 could join us tonight.</p> <p>8 So we're here this evening to thank you</p> <p>9 for the recent grant funding and provide just a</p> <p>10 very brief update on the Connect Talbot</p> <p>11 project.</p> <p>12 As you are aware, this project is</p> <p>13 transformational and it's an initiative to</p> <p>14 ensure all the unserved residents of Talbot</p> <p>15 County have access to broadband.</p> <p>16 So first and foremost, thank you. The</p> <p>17 grant funding you've provided for this project</p> <p>18 will help change lives. The residents of</p> <p>19 Talbot County are very fortunate inasmuch as</p> <p>20 all the residents of Talbot County will benefit</p> <p>21 from having equal access to broadband.</p>
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<p>1 that the minutes be accepted as unanimous</p> <p>2 consent.</p> <p>3 Next would be disbursements of October 4th</p> <p>4 and the 11th. Council has had a chance to</p> <p>5 review that. Are there any additions?</p> <p>6 deletions, or corrections to the disbursements?</p> <p>7 Okay. Hearing none, the chair moves that</p> <p>8 disbursements be accepted as unanimous consent.</p> <p>9 Okay.</p> <p>10 Got some exciting things with the town and</p> <p>11 Easton Utilities. So Mr. Hugh Grunden and</p> <p>12 John, you want to come on up. This is</p> <p>13 something we've been looking for years and you</p> <p>14 guys are getting ready to pull it off for us.</p> <p>15 MR. GRUNDEN: We are, indeed. Well, good</p> <p>16 evening, President Callahan and Members of the</p> <p>17 Council. My name is Hugh Grunden. I'm the</p> <p>18 president and CEO of Easton Utilities.</p> <p>19 And I have a couple of my colleagues here</p> <p>20 with me tonight. John Horner is our executive</p> <p>21 vice president and chief operating officer.</p>	<p>1 In particular, this funding tranche</p> <p>2 tonight, combined with anticipated future State</p> <p>3 funding, will obviate the need for customer</p> <p>4 contribution, including the drops going to the</p> <p>5 homes. So again, that lowers the barrier to</p> <p>6 entry for many, many customers. And I think at</p> <p>7 the end of the day, at the end of the project,</p> <p>8 we'll all agree that all our citizens</p> <p>9 benefited.</p> <p>10 You should have a one-page document in</p> <p>11 your advance materials. It looks like this.</p> <p>12 It might be available on the screen. I am not</p> <p>13 certain. But we sent that in advance. I'm not</p> <p>14 going to read the words on the page. Rather,</p> <p>15 in a moment I'm going to see if you have any</p> <p>16 question.</p> <p>17 It's meant to be a concise summary of some</p> <p>18 of the things we've done historically in this</p> <p>19 project, our next steps, and what we see for</p> <p>20 the future of this project.</p> <p>21 MR. CALLAHAN: We also have that map, too.</p>

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<p>1 MR. GRUNDEN: Yes. And on the back side,                  2 thank you, Mr. Callahan, there's a map showing                  3 the progress for the project to date.                  4 As you can see, we're making substantial                  5 progress in various locations throughout the                  6 county. We're concurrently working in three                  7 separate regions of the county and making great                  8 headway in each one of those areas.                  9 To date, we've installed over 90 miles of                  10 fiber, which has provided access to over 575                  11 locations. Our goal is to complete, our                  12 short-term goal is to complete 170 miles of                  13 fiber by July of 2023, which will give access                  14 to about 900 properties.                  15 I will hasten to add that as residents see                  16 orange conduit and other evidence of our                  17 construction efforts, we're in the early stages                  18 of building the entire system. Like a house,                  19 you have to construct the foundation first,                  20 followed by all the fit-out that takes place to                  21 make the house livable. In this case, to have</p>	<p>1 MR. GRUNDEN: They do.                  2 MS. PRICE: All in white.                  3 MR. GRUNDEN: With the funding that's been                  4 secured, Ms. Price, we've covered all unserved                  5 areas of Talbot County.                  6 Some exciting developments that we can                  7 talk about if you'd like, but there might be                  8 funding available for underserved. Not just                  9 unserved, but underserved. So we're exploring                  10 that funding possibility as more funding comes                  11 out of the federal and State governments.                  12 So we'll keep in close contact with those                  13 entities that are distributing the funds, and                  14 we'll certainly update you if we're able to                  15 secure additional funding for other residents                  16 of the county.                  17 MR. PACK: I have a question. From an                  18 economic development standpoint, how many new                  19 jobs were used for this project?                  20 MR. GRUNDEN: Well, I don't have a                  21 contractor count. We have a prime contractor</p>
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<p>1 our system useable.                  2 As the system is ready to accommodate new                  3 users, we will reach out to the areas that are                  4 ready for sign-on and sign-up information. In                  5 the meantime, the latest information regarding                  6 the project can be found on our website. And                  7 that's <a href="http://www.eastonvelocity.com/connecttalbot">www.eastonvelocity.com/connecttalbot</a>.                  8 So you can go to the Easton Utilities website                  9 or the Easton Velocity website and you'll see a                  10 tab for a map and click on that.                  11 And again, that's the map that's shown on                  12 the back of your one-pager.                  13 And we'll update that as time goes on to                  14 give folks some idea of when they can                  15 anticipate being ready for service.                  16 MS. PRICE: Real quick. Can you tell us                  17 the white areas that aren't grid marked,                  18 they're served by somebody else?                  19 MR. HORNER: That's correct.                  20 MR. GRUNDEN: That's correct.                  21 MS. PRICE: But they do have service?</p>	<p>1 and he has a number of subs. So I would think                  2 that we could count those as jobs in this                  3 county. And then Easton Utilities has added                  4 about a half a dozen folks to our organization.                  5 So I'd be happy to research that further                  6 and get back to you.                  7 MR. PACK: Could you, just from an                  8 economic standpoint, to see how much this also                  9 impacted us from that vantage point as well?                  10 MR. GRUNDEN: Absolutely. And then                  11 there's all the remote work that's going to be                  12 available to folks. But I know you're just                  13 talking about employment opportunities.                  14 And I know the prime contractor and his                  15 subs have made a number of hires. And that's                  16 why we're able to work in three areas                  17 concurrently.                  18 MR. PACK: And will your hires, once the                  19 actual project is done, will those hires stay                  20 on board with you do you believe?                  21 MR. GRUNDEN: We anticipate that. As we</p>

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1 have service calls out further in the county,  
 2 it's going to take longer to service those  
 3 customers. So we talked about strategically  
 4 not over staffing because the last thing we  
 5 want to do is have a reduction in force at the  
 6 end of the job.  
 7 MR. PACK: Right.  
 8 MR. GRUNDEN: At the end of the project.  
 9 I don't anticipate that, Mr. Pack. I  
 10 anticipate that to keep the level of service  
 11 our customers and our future customers will  
 12 expect, we're going to need that staffing. So  
 13 I don't anticipate a reduction in force.  
 14 MR. PACK: Good. Excellent. Thank you.  
 15 MS. PRICE: One more map question.  
 16 MR. GRUNDEN: Sure.  
 17 MS. PRICE: Just using this as an example.  
 18 Tilghman Island, how is it that currently, and  
 19 I know this is served by somebody else, but why  
 20 is there like a spot in the middle of Tilghman  
 21 Island that's not served but everything kind of

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1 around it is?  
 2 MR. GRUNDEN: I don't know why that  
 3 particular parcel is not served when, as you  
 4 said, areas around it are indicated as  
 5 served --  
 6 MS. PRICE: We see that all around that  
 7 Bay Hundred area.  
 8 MR. GRUNDEN: This mapping came from the  
 9 federal government, and most of it was from the  
 10 USDA and the Federal Communications Commission.  
 11 One could argue that the granularity of  
 12 that mapping leaves a bit to be desired.  
 13 So what we did in partnership with you  
 14 folks was look at the areas that were  
 15 designated in the grant funding application as  
 16 unserved and went after those areas.  
 17 So I can't give you a cogent reason for  
 18 why that one enclave is sitting there. But we  
 19 thought it was advantageous to look at those  
 20 enclaves and that way secure funding to get to  
 21 those enclaves, gives us opportunities in other

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1 areas.  
 2 MR. HORNER: If you don't mind, I'll just  
 3 build on that real quick.  
 4 The FCC does collect data from existing  
 5 Internet service providers on areas that they  
 6 serve. So there is information that is  
 7 received by the FCC and they compile that to  
 8 create maps showing areas that are supposedly  
 9 served by existing Internet service providers.  
 10 So part of what you're seeing is, in the  
 11 white, is areas that were declared as served by  
 12 existing service providers.  
 13 MS. PRICE: Are they definitely served by  
 14 say a fiber in the ground or could they be  
 15 satellite, where they're just doing a...  
 16 MR. HORNER: So the answer to that  
 17 question is as far as the grant funding goes,  
 18 satellite providers were eliminated. But they  
 19 could actually have service from a Verizon DSL,  
 20 from a fixed wireless land-based antenna, or  
 21 from a coax or a fiber provider.

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1 MS. PRICE: Thanks.  
 2 MR. GRUNDEN: For the last 20 years, this  
 3 has been an issue, Ms. Price. The self  
 4 reporting of areas covered by the companies  
 5 leaves some opportunity for that data to be  
 6 less than accurate.  
 7 MS. PRICE: So if it's not so great out  
 8 there and you're going and grabbing that little  
 9 enclave in Tilghman Island or Sherwood or  
 10 Neavitt and the things around it eventually  
 11 need better service or whatever, you're already  
 12 going to be right there to start maybe  
 13 branching out?  
 14 MR. GRUNDEN: That would be our  
 15 anticipation.  
 16 MS. PRICE: Thank you.  
 17 MR. GRUNDEN: That pretty much covers my  
 18 notes. And again, thank you for your ongoing  
 19 support.  
 20 This has been a partnership with the  
 21 county. And starting back in 2017, we answered

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1 an RFI. And it's been a great partnership.  
 2 And for those of you who won't be  
 3 returning to the Council, I don't think I'll be  
 4 back here before November, so thank you very,  
 5 very much for your support and your confidence  
 6 in our ability to get this job done. And we  
 7 look forward to this continued partnership and  
 8 bringing this project to fruition.  
 9 MR. CALLAHAN: Okay. Appreciate it.  
 10 John, you good?  
 11 MR. HORNER: I'm good. Thank you all very  
 12 much.  
 13 MR. CALLAHAN: Okay. Mr. Pack.  
 14 MS. PRICE: I'll let Mr. Leshner comment  
 15 first and then I'll go after him.  
 16 MR. CALLAHAN: Okay. Mr. Leshner.  
 17 MR. LESHER: Mine is just a thank you for  
 18 what you are doing and the speed with which you  
 19 are doing these installations.  
 20 I've been hearing from constituents who  
 21 have been getting hooked up and are very

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1 excited about not only the timing but also the  
 2 quality of the service from the day they are  
 3 hooked up.  
 4 So we really are improving lives in the  
 5 county, and I'm hearing about it. Thank you.  
 6 MR. CALLAHAN: Mr. Divilio.  
 7 MR. DIVILIO: It's been a goal of mine to  
 8 make it possible to age in your home  
 9 comfortably here in Talbot County. And this  
 10 has been an excellent opportunity for  
 11 individuals to work at home. And we've seen  
 12 that, how important that was through COVID, as  
 13 well as many people retiring and doing  
 14 part-time consulting work back.  
 15 It's an economic boom for the community,  
 16 for the county. And I can't imagine a better  
 17 partner.  
 18 I greatly appreciate the services that  
 19 I've received. I was one of those homes that  
 20 was built out in an area that I didn't think I  
 21 would ever have it. Back in the woods with no

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1 satellite option or anything. And I was very  
 2 fortunate to get hooked up to you guys. And  
 3 the service has been phenomenal.  
 4 It really made a difference in my kids'  
 5 lives when we were doing schoolwork. And  
 6 without it, it would have been much more  
 7 challenging. So I greatly appreciate what  
 8 you've done for this community. You really  
 9 made a major impact.  
 10 MR. GRUNDEN: Thank you.  
 11 MR. CALLAHAN: Thank you.  
 12 Mr. Pack.  
 13 MR. PACK: Thank you, Mr. Callahan.  
 14 I just want to join and echo what my  
 15 colleagues have just said, expressed their  
 16 thanks and gratitude to EUC.  
 17 To have a partner like you right in county  
 18 made this more rewarding. We didn't have to go  
 19 outside and bring an outside vendor in. We  
 20 already had an established entity in the county  
 21 that could do the work.

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1 When I came here many years ago, this map  
 2 looked vastly different than what it does right  
 3 now. One of the main things that we heard from  
 4 the Mid Shore Board of Realtors was we can't  
 5 sell homes because people can't come here to  
 6 work.  
 7 Well, that's not the case now because of  
 8 what you've done through your efforts.  
 9 Hopefully the Mid Shore Board of Realtors won't  
 10 have that issue selling those waterfront lots  
 11 now and those other homes that are way back in  
 12 the neck.  
 13 So just want to say thank you for all that  
 14 you've done.  
 15 As you know, broadband was one of the  
 16 components of our Comprehensive Plan that we  
 17 wanted to do. And to be sitting here this day,  
 18 to finally look at this map and say wow, we  
 19 finally did something on that Comprehensive  
 20 Plan, it's very rewarding. So thank you very  
 21 much.

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1 MR. GRUNDEN: You're welcome.  
 2 MR. CALLAHAN: Thank you, Mr. Pack.  
 3 Ms. Price.  
 4 MS. PRICE: I'll just echo thank you very  
 5 much for all the hard work. And I know how  
 6 much the community appreciates it very much.  
 7 MR. GRUNDEN: Thank you.  
 8 MR. CALLAHAN: Yup. I'll say the same as  
 9 my colleagues.  
 10 It's a pleasure to be partners with you  
 11 guys. The town, us, you guys. It's been a  
 12 pleasure, you know.  
 13 And John, you really helped me on the map.  
 14 Okay. Color blind people can see this now.  
 15 You know what I mean. That's for sure. So we  
 16 had this thing going on where a year ago I  
 17 couldn't see any of the colors. So he put  
 18 stripes on it for people that need special  
 19 help. Thank you.  
 20 MR. GRUNDEN: That's precisely why we did  
 21 it.

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1 MR. CALLAHAN: Exactly. That's Chuck  
 2 lines there.  
 3 Anyway, I appreciate it. We've got the  
 4 big check up here. So if you guys can come on  
 5 up, that would be great.  
 6 Okay. There we go.  
 7 MR. GRUNDEN: Are we level?  
 8 MR. STAMP: Perfect.  
 9 MR. GRUNDEN: Thank you so much.  
 10 MR. STAMP: Don't try to cash that check.  
 11 MR. CALLAHAN: Exactly. Okay.  
 12 Next on the agenda is the regional medical  
 13 center project. Ken, you guys want to come on  
 14 up. Yeah.  
 15 MR. KOZEL: Here we go. Thank you so  
 16 much. Thank you, Susan.  
 17 Good evening.  
 18 MR. CALLAHAN: Good evening.  
 19 MR. KOZEL: Mr. President, Members of the  
 20 Council, thank you so much for giving us a few  
 21 minutes of your meeting time this evening.

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1 And I'd also like to turn and thank the  
 2 Town Council for coming this evening as well.  
 3 And Mayor, we appreciate you being here to hear  
 4 some good news from the University of Maryland  
 5 Shore Regional Health.  
 6 But before I start, I just wanted to let  
 7 the Council know that October 3rd of this year  
 8 was actually my 11-year anniversary as the  
 9 president and CEO for University of Maryland  
 10 Shore Regional Health. And there has been  
 11 really no greater privilege I've had than  
 12 serving this community and Talbot County and  
 13 serving all counties of the mid shore. It has  
 14 truly been an honor. And I know we've worked  
 15 hard at trying to develop an integrated health  
 16 care delivery system here on the shore.  
 17 And what I'd like to share with you today  
 18 is just a little bit about our journey and our  
 19 vision that's leading us to tonight's  
 20 announcement.  
 21 So despite Arvin Singh, who is our VP for

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1 strategy and external affairs, despite his  
 2 request for me to put 80 slides up there, I've  
 3 cut it down to just a handful, but we'll --  
 4 MR. CALLAHAN: We love him already.  
 5 MR. KOZEL: But I thought it would be  
 6 really important to share with you the journey  
 7 that we've been on over the last few years. It  
 8 will only take a few minutes, but it really --  
 9 I think as you hear the stories of how we've  
 10 created innovative solutions to each county's  
 11 health care needs, all of this has been  
 12 predicated on building the regional medical  
 13 center here in Easton. So I think hopefully it  
 14 will put together the picture for you in a few  
 15 minutes.  
 16 And this journey that we've been on has  
 17 really taken place since I've been here. But  
 18 actually before I was here.  
 19 So the first slide of two slides, just  
 20 walk you through the timeline.  
 21 It is Shore Regional Health. And for

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1 those that don't know, the University of  
 2 Maryland Medical System and Shore Health formed  
 3 that partnership back in 2006. And Chester  
 4 River Health System, which was a separate  
 5 health care system to our north in Kent and  
 6 northern Queen Anne's County, joined the  
 7 University of Maryland Medical System back in  
 8 the 2008. So during that time period, we were  
 9 competitors in the same five-county region.

10 But fast forward to 2013. And that's  
 11 really the birth and the launching of the  
 12 University of Maryland Shore Regional Health.  
 13 And that's when we really had the vision to  
 14 create a five-county integrated health care  
 15 system that is really predicated on the  
 16 regional medical center built here in Easton.

17 And back then, we started talking about  
 18 the regional medical center. We've had several  
 19 conversations in this room about it. Some  
 20 good, some moving in the forward direction,  
 21 some taking a step backwards or two or a

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1 variety of different reasons, but all I think  
 2 with this vision in mind.

3 And as we launched from 2013, I think some  
 4 of the highlights of the evolution of Shore  
 5 Regional has been the purchase of our property  
 6 in 2015 where the airport -- near the airport  
 7 site where the new hospital will be located.

8 We also in Queen Anne's County developed  
 9 the first emergency center that the State  
 10 experienced. It was a pilot study back then.  
 11 The emergency center now sees about 20,000  
 12 patients in that facility per year in Queen  
 13 Anne's County.

14 And when we complemented that with a  
 15 medical office building and an urgent care  
 16 center, it really provides comprehensive care  
 17 for the Queen Anne's County community.

18 But as you'll know, there are no inpatient  
 19 bed facilities in Queen Anne's County. So  
 20 Easton is the source for those inpatient bed  
 21 referrals.

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1 As time went on, we looked at solutions in  
 2 Caroline County. Caroline had a few different  
 3 services that Shore Regional Health offered in  
 4 different locations, mostly in Denton. But in  
 5 the 2018 time period, we created a two-story  
 6 medical office building there. Centralized in  
 7 Denton and really providing primary care,  
 8 specialists, and outpatient diagnostic services  
 9 there.

10 We complemented that with urgent care in  
 11 Caroline County as well. And again, that's the  
 12 second county with no inpatient beds, no  
 13 hospital to say, but really the Easton regional  
 14 medical center would be the solution for  
 15 inpatient acute care needs in Caroline County.  
 16 But that solution continues to exist today and  
 17 provides the essential services needed for the  
 18 Caroline County community.

19 Fast forward to 2021 where we accomplished  
 20 two things within the five-county region. On  
 21 July 1st, we converted the hospital in

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1 Chestertown to Maryland's first Maryland rural  
 2 hospital. There was a lot of conversations  
 3 about what that hospital would look like and  
 4 what services would be offered. And rather  
 5 than create a freestanding medical facility in  
 6 Kent County and Chestertown, we created the  
 7 state's first Maryland rural hospital, which  
 8 emulates the critical access hospitals that  
 9 exist across the country.

10 This solution was innovative because  
 11 Maryland did not have a solution for rural  
 12 health care in locations like Chestertown.

13 This solution really also is complemented  
 14 with an aging and wellness center of  
 15 excellence. So again, providing the essential  
 16 needed services within Kent County and  
 17 Chestertown and having those more acute care  
 18 patients coming to Easton for the regional  
 19 medical services that we offer here.

20 But that solution in Chestertown was  
 21 implemented on July 1st of last year.

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1 And as you get into the fall of the year  
 2 last year, we opened the freestanding medical  
 3 facility in Cambridge and Dorchester County.  
 4 That facility was the result of closing the  
 5 hospital near the Choptank River, revitalizing  
 6 the shopping, and creating a medical facility  
 7 that is state of the art and that provides the  
 8 essential care and services needed in  
 9 Dorchester and in Cambridge. Again, with those  
 10 acute care patient needs being transferred here  
 11 to Easton.  
 12 So I share that journey with you because  
 13 each puzzle piece that we put together for each  
 14 of the counties that we serve really are  
 15 predicated now on building the new Easton  
 16 regional medical center.  
 17 And now that those pieces are complete and  
 18 in place, we approached the board of the  
 19 University of Maryland Shore Regional Health  
 20 and the University of Maryland Medical System  
 21 over the summer and into this early fall and

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1 with the intent of requesting the permission to  
 2 proceed with the Easton regional medical center  
 3 project and pursuing the application and filing  
 4 the application of the certificate of need with  
 5 the State.  
 6 And I am pleased to report that both the  
 7 Shore Regional Health Board and University of  
 8 Maryland Medical System Board unanimously  
 9 approved our request to proceed with the Easton  
 10 regional medical center.  
 11 So it's an important day for Shore  
 12 Regional because not only do we have the  
 13 project approved, but it is considered among  
 14 the highest capital projects within the  
 15 University of Maryland Medical System and it  
 16 takes among the highest priorities for  
 17 completion.  
 18 In addition to that, the additional steps  
 19 that the UMMS Board approved is allowing us to  
 20 file the letter of intent with the Maryland  
 21 Health Care Commission. And that filing date

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1 is November 4th. So we will file that letter  
 2 with the Health Care Commission, which  
 3 basically announces that we are going to file a  
 4 certificate of need in the few months from  
 5 then.  
 6 And then we also received UMMS Board  
 7 approval to file that certificate of need. And  
 8 the date of that filing is January 6, 2023.  
 9 So those are specific dates that the State  
 10 dictates. We will adhere to those dates and  
 11 get the application ready for filing and submit  
 12 it on that day.  
 13 And in addition to those things, we also  
 14 got approval from the UMMS Board to initiate  
 15 the process for securing possible public and  
 16 private funds for this project. So we'll  
 17 initiate those conversations and start working  
 18 with our federal, state, local, and  
 19 philanthropic community for fundraising for  
 20 this project.  
 21 So an exciting time for Shore Regional

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1 Health with those approvals. We are now  
 2 spending the next 90 days really completing  
 3 that application process, making sure that it  
 4 reflects not only today's needs within the  
 5 five-county region that we serve, but also  
 6 projecting what the future population growth is  
 7 going to be like, what the aging of the  
 8 population will look like, what the use rates  
 9 of hospital inpatient care will be ten, 20  
 10 years from now. And filling out that  
 11 application with that essential information so  
 12 we can build a hospital that meets the needs of  
 13 this five-county region.  
 14 So a lot of work to still be done over the  
 15 next 90 days to get the application up to  
 16 speed. We are still working on some of the  
 17 specifics, like how many beds, what's the total  
 18 cost, when do we anticipate building.  
 19 But we do have the site picked out. The  
 20 site is actually the property that we purchased  
 21 from the county several years ago. It will



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1 serve as the home of the regional medical  
 2 center for the mid shore. For folks that don't  
 3 know, it's on Route 50 heading eastbound with  
 4 the entrance just past the Chesapeake -- I'm  
 5 sorry. The Community Center.  
 6 MR. PACK: Community Center, right.  
 7 MR. KOZEL: The Community Center here in  
 8 Easton. So that will be the entranceway. We  
 9 own a couple of hundred acres just east of that  
 10 property.  
 11 So we are looking forward to completing  
 12 the application, looking forward to initiating  
 13 those conversations with fundraising efforts  
 14 and having that application submitted on  
 15 January 6th.  
 16 What I thought I would also share with  
 17 you, the second of two slides, is just a slide  
 18 that shows the timeline for the actual project.  
 19 Again, this is all tentative. There are some  
 20 dates that are subject to change and out of our  
 21 control.

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1 But for today's discussion, what you'll  
 2 see on the far left, and we'll just go from far  
 3 left to right, is that in the fall, we did  
 4 receive approval from both Shore and UMMS  
 5 Boards to proceed.  
 6 In January of 2023, we will submit the CON  
 7 application. That's the second of two  
 8 milestones.  
 9 And from there, we are allowing about a  
 10 year's time frame for the State agencies, the  
 11 Maryland Health Care Commission and the Health  
 12 Services Cost Review Commission, to respond and  
 13 approve to our application.  
 14 It's an iterative process. There will be  
 15 a lot of questions and answers going back and  
 16 forth about size, scope, cost, etc. And that's  
 17 why it's hard for us to nail down specifics  
 18 today because it's an iterative process with  
 19 the State. But we'll go through that over that  
 20 year's period from the time the application is  
 21 submitted through calendar year 2023.

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1 And then at which point, once we receive  
 2 the approvals from the State for this project  
 3 and then start the bidding process for the  
 4 contractor, secure the bids, and secure the  
 5 permits for the building, and enable the site  
 6 for building on, and start the project really  
 7 around the spring of 2025, anticipating about a  
 8 three-year construction timeline. That puts us  
 9 into the spring of 2028. And then with a few  
 10 months of enabling and getting the facility up  
 11 and ready for use, we need about three months  
 12 to do that. So we're looking about late summer  
 13 2028.  
 14 MS. PRICE: So you're going to need to  
 15 invite quite a few former Council members from  
 16 the last three Councils that have been working  
 17 on this with you to come for that ribbon  
 18 cutting.  
 19 MR. KOZEL: Ms. Price, you're exactly  
 20 right. And I think we'll have to really invite  
 21 the entire mid shore community because how I

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1 wanted to end this was just that is a vision  
 2 that we've had at Shore for a number of years  
 3 now. We've been executing slowly but  
 4 methodically on this vision.  
 5 But honestly, we could not have done it  
 6 without the support of each of the counties  
 7 that I mentioned. And that's elected officials  
 8 in each of those counties, that's business  
 9 leaders, that's philanthropic leaders. That is  
 10 the community. Getting the providers and the  
 11 community support for each phase of this  
 12 journey that we've been on.  
 13 And sitting here today in Talbot County, I  
 14 realize the amount of time and effort and  
 15 energy this community has placed on the new  
 16 hospital here in Easton.  
 17 And again, we could not be here without  
 18 your support and without your advocacy for our  
 19 efforts. So it's a great day for Shore. It's  
 20 a great day for the University of Maryland  
 21 Medical System on the mid shore. It's the

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1 solution that we've been working towards for  
 2 rural health care here in Maryland. It is  
 3 innovative and it will set the tone for the  
 4 rest of the country, which in many cases is  
 5 closing down hospitals in rural America across  
 6 the country.

7 So we've got a great story to share. I'm  
 8 pleased to share this part of the story with  
 9 you tonight and hope that you'll allow me back  
 10 as we continue to progress along those  
 11 milestones and I can continue to give you  
 12 updates along those lines.

13 So with that, that's the bulk of our  
 14 presentation. We have a few pictures here that  
 15 we wanted to show you just so you can visualize  
 16 it.

17 And honestly, the first time this really  
 18 sunk in for me was when I started to look at  
 19 these pictures and starting to visualize  
 20 exactly what we're going to construct on this  
 21 new site.

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1 So that's an exterior of the front  
 2 entrance. This is an exterior of the back  
 3 entrance where the emergency department will be  
 4 located and where ambulances and EMS providers  
 5 will come to drop off patients.

6 This is the front lobby, an artist  
 7 rendering of the front lobby. A little bit  
 8 different than the lobby we have today in  
 9 Easton. I think if you're six, six, you're  
 10 bumping your head on the ceiling. I don't  
 11 think we'll have that problem here.

12 Just another artist rendering of one of  
 13 the inpatient units where you'll see the nurses  
 14 station, some of the patient rooms, and some of  
 15 the amenities associated with the floor. And  
 16 then the last picture is just a picture of the  
 17 artist rendering of the patient room. All  
 18 private rooms, all large enough for patients,  
 19 families, and the equipment needed to  
 20 successfully care for our patients.

21 MR. CALLAHAN: That's great.

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1 MR. KOZEL: So just some pictures. We'll,  
 2 again, continue to provide you with updates  
 3 here as you'll allow. And again, answer any  
 4 questions you have about today's announcement.

5 MR. CALLAHAN: Okay. Well, that's music  
 6 to our ears. That's for sure.

7 So Mr. Leshner, you want to start us off?

8 MR. LESHER: Yeah. Thank you for this  
 9 presentation.

10 Thank you and congratulations for this  
 11 announcement. This is great news for all of  
 12 us. This is great news for the whole  
 13 community. And I forward looking to working  
 14 with you as you move forward and hearing all  
 15 your updates as this project unfolds.

16 I know that one of the challenges of rural  
 17 health is recruiting doctors, nurses,  
 18 technicians, your full staff. I presume that  
 19 this will be one tool in your toolbox that will  
 20 help attract that talent that you need to do.

21 And is there anything that you want to,

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1 that you can elaborate on your recruiting  
 2 efforts?

3 MR. KOZEL: Sure. I'll just start with  
 4 saying you presume correctly. I believe that  
 5 this facility will attract providers, nurses,  
 6 techs, everyone we need to support patient care  
 7 in our health care facilities. So that is a  
 8 tool in the toolbox that we have.

9 But as I'm sure all of you have read and  
 10 heard on the news across the country, staffing  
 11 health care facilities is an incredible  
 12 challenge nationwide and in Maryland and in  
 13 rural Maryland.

14 But some of the things we benefit from are  
 15 being a partner of a member organization of the  
 16 University of Maryland Medical System. We have  
 17 a \$5 billion organization behind us recruiting  
 18 our providers for the shore here in tandem,  
 19 working together to do that.

20 And in addition to that, we've got local  
 21 partners with Chesapeake College and other

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1 partners like that who teach the workforce of  
 2 tomorrow and who allow us to be the facility  
 3 where their students come in to rotate and  
 4 learn how to provide state-of-the-art health  
 5 care.  
 6 So a number of tactics, tools in our  
 7 toolbox. But really I think having this Easton  
 8 regional medical center will be a valuable tool  
 9 to recruit and retain existing staff along with  
 10 the other things that we're working on that I  
 11 just mentioned.  
 12 MR. LESHAR: Great.  
 13 MR. CALLAHAN: Mr. Divilio.  
 14 MR. DIVILIO: Well, as someone who grew up  
 15 in the hospital with my father being an ER  
 16 surgeon there, I've seen the changes that  
 17 you've gone through and I recognize the  
 18 challenge that this community poses with the  
 19 population that we have.  
 20 I'm always amazed when you see people on  
 21 Facebook complain about the level of care that

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1 they're receiving. And I'm like you do realize  
 2 that it was probably from a nurse that lives in  
 3 your neighborhood, you know. Same thing with  
 4 the doctors that live around here.  
 5 We are fortunate for the area that we have  
 6 that it attracts individuals. And when there's  
 7 questions in the air about what's going on, it  
 8 does raise concerns and it just doesn't help  
 9 morale.  
 10 You've answered some of those tonight.  
 11 And I'm looking forward to the success of that,  
 12 of letting everybody know what the timeline is.  
 13 When you have a new facility with new  
 14 technology, that's the best care that we can  
 15 provide. And I'm thankful that we have a group  
 16 here that is willing to invest in us and  
 17 protect us.  
 18 I've seen what you've done in the other  
 19 surrounding counties and I recognize the  
 20 challenges of what Chestertown was. I remember  
 21 the discussions on mental health and where we

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1 could fit different rooms, and when we had the  
 2 discussion that those weren't crisis  
 3 individuals that could ride in a car for an  
 4 hour and a half. That's not the same thing  
 5 with somebody having an emergency with a birth  
 6 or in a bad accident.  
 7 So you have -- I think you've done an  
 8 excellent job with the rural care that can be  
 9 provided here in the different facilities, just  
 10 like we had with the broadband discussion.  
 11 There's many, many challenges in this area.  
 12 And you guys have worked very hard through all  
 13 of those to make sure that we're safe. And I  
 14 thank you for that.  
 15 MR. KOZEL: Thank you, sir. And I'd be  
 16 remiss if I didn't mention the partners that  
 17 you just mentioned as being partners with us in  
 18 providing health care.  
 19 Easton Utilities and broadband  
 20 capabilities of providing telemedicine is  
 21 critical as a strategy for rural health care

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1 and for Shore Regional Health.  
 2 Katie Dilley is in the room tonight.  
 3 You're going to hear from Katie. And our  
 4 partnership with mental health services and  
 5 behavioral health services has filled a  
 6 critical need for our community. Still a long  
 7 way to go, but it's those partnerships that  
 8 help us thrive as your health care system.  
 9 And yes, we have challenges. I'll admit  
 10 to that. But we are really focusing on being a  
 11 high reliability organization that promotes a  
 12 goal of zero harm to anyone that we treat and  
 13 that promotes the best patient experience we  
 14 can possibly get. That's our vision. That's  
 15 what we're striving for, in addition to the  
 16 bricks and mortar conversation that we're  
 17 having. That's equally important to support  
 18 that holistic level of care that we provide.  
 19 So it's an exciting time. And again, we  
 20 couldn't do it without our community partners.  
 21 And that's up and down all five counties of the

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1 mid shore.

2 MR. CALLAHAN: Okay. Mr. Pack.

3 MR. PACK: Excited is a good word.

4 Elated, overjoyed, overcome, happy, delirious.

5 It's been a long time, as you know. The

6 meetings that Mayor Willey and I and yourself,

7 there were times we left those meetings and

8 head hung low, not thinking that this day was

9 actually going to happen, at least not during

10 my tenure here on the Council, you know.

11 I always had the hope that this day would

12 come. But whether I would be here to see it

13 face to face with you, I was beginning to wane

14 on whether that was going to happen.

15 Hearing that the full UMMS Board, this is

16 a new board. And I want to give credit to

17 where credit is due. You all did some great

18 work down here in bringing those new board

19 members down, showing them the grounds, taking

20 them through the town, allowing them to

21 actually not just see it on a board or on a

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1 slide presentation, but actually see it up

2 close.

3 I think that should be noted as well

4 because you worked hard to make sure that they

5 understood what this regional hospital is going

6 to mean to this area.

7 And to get unanimous vote out of 14

8 members.

9 MR. KOZEL: Maybe north of 20 actually.

10 MR. PACK: Maybe north of 20. You know,

11 come on. You know, you can't get three people

12 to vote on lunch these days.

13 So I just wanted to just note that, that

14 you all worked very hard in making sure that

15 that board was educated on what this project is

16 and what it means to this area moving forward.

17 A lot more work yet to be done. You know,

18 it now going up to the MHCC. Of course, they

19 have to go through their review process. And

20 that may take, as you saw on your timeline,

21 some time to get back and then do your edits

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1 and go back up to them.

2 But you know, I'm ready to put the shovel

3 in the ground today. Just let me know.

4 So thank you very much for coming and

5 sharing this great wonderful news with us.

6 MR. KOZEL: Well, thank you, Mr. Pack.

7 And thank you for acknowledging the UMMS

8 Board, who did make the journey here on the

9 shore, a number of them did. About a third of

10 the UMMS Board came down to see our

11 organization firsthand.

12 And to a person who came, they felt the

13 pride that we see, they felt the pride that we

14 have when we care for our patients, but they

15 recognized the facility needs very quickly.

16 And they recognized our efforts and the journey

17 that we've been on and how it needs to

18 culminate with this regional medical center.

19 And I will also add that we have no

20 greater advocate here on the shore than

21 Dr. Mohan Suntha, our CEO from the University

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1 of Maryland Medical System. Dr. Suntha has

2 been an advocate for our journey, for our

3 vision, and has really helped us execute on

4 this vision. So I'm proud to work with him.

5 And I'm grateful for the UMMS Board

6 unanimous support.

7 But Corey, to your point about us meeting,

8 you know, I appreciate the time and energy that

9 you and Mayor Willey have shared with me over

10 the last many years.

11 And you're right, there have been some

12 tough conversations to have. But to a

13 conversation, we've been transparent, we've

14 been honest with each other and open. And I

15 appreciate the professional relationship that

16 we've developed over the years and the personal

17 relationship that we have. So thank you, sir.

18 MR. PACK: Thank you.

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

20 Ms. Price.

21 MS. PRICE: The hard part about going

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1 after my colleagues have spoken so eloquently  
 2 is, you know, something different. So I'm  
 3 going to agree with, you know, all of what  
 4 they've said.  
 5 You just mentioned the personal  
 6 relationships. That's big, too. I mean we  
 7 worked together in a professional manner. And  
 8 yes, you know, Corey would come back and he'd  
 9 be giving us the updates. And it was  
 10 frustrating and I think but it was no more  
 11 frustrating -- you were probably the most  
 12 frustrated of all because you're the head of  
 13 this organization. And you're, you know, kind  
 14 of your name was on the line and, you know, you  
 15 got to get it done.  
 16 Hopefully everything will go smooth with  
 17 the MHCC and all of that next year.  
 18 But getting to know you and having that  
 19 relationship, and I think one of the things  
 20 that was really neat, and this is a long many,  
 21 many years ago, maybe close to ten years ago,

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1 was the DRRRA that was a trifecta. I mean  
 2 getting three people to agree for lunch. I  
 3 mean we had to get the Town of Easton, us, and,  
 4 you know, Shore Regional Health to agree on  
 5 this DRRRA, which was, you know, very, very  
 6 thick document.  
 7 And I remember when that got signed and  
 8 how big that was. And then I also remember  
 9 y'all came in here and, you know, you purchased  
 10 the property, which was another milestone. And  
 11 then we had stumbling blocks after that. But  
 12 there still has always been, for every step  
 13 back, there's always been at least a step and a  
 14 half forward.  
 15 And I'm very grateful that here about six  
 16 weeks or so before, you know, Mr. Pack and I  
 17 were here when this first started, you know,  
 18 that we can actually see, not the completion,  
 19 but at least now the light at the end of the  
 20 tunnel.  
 21 So thank you very much for everything that

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1 you've done. And I know you're going to invite  
 2 the whole community, but I certainly hope that  
 3 we get a few special invitations for the Easton  
 4 Town Council former members and Talbot County  
 5 Council former members who really were part of  
 6 that beginning of that process, because it's  
 7 going to be really very, very cool to see when  
 8 that shiny new building goes up.  
 9 MR. KOZEL: Thank you. And I'll make sure  
 10 with Arvin's help that we'll invite you and  
 11 give special --  
 12 MS. PRICE: May have to hunt us down to  
 13 find us.  
 14 MR. KOZEL: We will find you.  
 15 And thank you over the years, Laura, for  
 16 your questions. They were insightful, they  
 17 were hard hitting at times, but appropriate.  
 18 And you held us accountable, and I really  
 19 appreciate that and I appreciate working with  
 20 you as well. So thank you and good luck.  
 21 MR. CALLAHAN: Well, Arvin and Ken, you've

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1 made a whole community happy. And not only  
 2 that, counties, the surrounding counties. So  
 3 what you've done tonight has really relieved a  
 4 lot of people.  
 5 You're going to be generating jobs,  
 6 generating trust, generating future health here  
 7 in the community. So what you've done and what  
 8 you've created the last ten years is worth it.  
 9 And I want to say with my colleagues, we  
 10 wouldn't be at this point if it wasn't for the  
 11 town, too.  
 12 MR. KOZEL: Absolutely.  
 13 MR. CALLAHAN: So the town is right behind  
 14 you. Megan and the Council behind you, I  
 15 really would love for you to have words, each  
 16 one of you, if you want to please stand up and  
 17 say something, be glad to have you, say  
 18 anything because you guys are a big deal, too.  
 19 Okay.  
 20 So we wouldn't be here without you. I  
 21 wish the mayor was here because I was going to

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1 pat him on the back, but I don't know why he  
 2 left.  
 3 But you know, I want somebody from the  
 4 town, you know, to at least say something. You  
 5 sure?  
 6 MS. COOK: Sure. We're just pretty  
 7 pleased. Ken, this is a great announcement for  
 8 the Town of Easton and for the --  
 9 MR. PACK: They can't get you on camera,  
 10 Ms. Cook. You might want to -- there you go.  
 11 MS. COOK: Sorry. We're happy for  
 12 tonight's announcement for not only the  
 13 citizens of the Town of Easton, for the  
 14 surrounding counties.  
 15 As Mr. Price mentioned, you know we've  
 16 been working on this for a number of years as a  
 17 board (inaudible) councilmen. We have a new  
 18 Council. We've all worked and we're all  
 19 cheering you and we're very happy for tonight's  
 20 announcement.  
 21 MR. KOZEL: Thank you. Thanks for your

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1 support.  
 2 MR. CALLAHAN: Thank you, Megan.  
 3 Thank you, Council. Thanks for everything  
 4 you've done for us, too.  
 5 So this really couldn't happen unless the  
 6 whole team was together and on the same field.  
 7 It just couldn't happen.  
 8 So Ken, you've really relieved us a little  
 9 bit here, you know, because it was getting  
 10 higher and higher. The level of anticipation  
 11 was getting higher and higher. And we really  
 12 thank you.  
 13 And I want to thank staff. Staff did a  
 14 lot of work through the years on this, too.  
 15 So you want to take all the glory for it?  
 16 MR. STAMP: We're very excited.  
 17 MR. CALLAHAN: You want to take all the  
 18 glory?  
 19 MR. STAMP: I did want to mention to you  
 20 that Mayor Willey did say that he had another  
 21 appointment.

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1 MR. CALLAHAN: I got you.  
 2 MR. STAMP: So he was pressed. So he  
 3 probably had to go to attend that.  
 4 MR. CALLAHAN: Okay. All right. Good.  
 5 Cassandra, this is a big part of you, too.  
 6 This will bring in economic development and  
 7 tourism. That's going to be huge.  
 8 So everybody has a hand in it. So we  
 9 really appreciate it.  
 10 So I don't know if we need to come up here  
 11 and take a picture or what.  
 12 MR. KOZEL: Do you have the check?  
 13 MR. PACK: Not for you, not for this one.  
 14 MR. CALLAHAN: Exactly.  
 15 MR. STAMP: I'm not sure we could get a  
 16 big enough check in the room.  
 17 MR. KOZEL: How about we hold the picture  
 18 for when we actually file the CON.  
 19 MR. CALLAHAN: That's perfect, that's  
 20 perfect. Okay.  
 21 MR. KOZEL: Well, thank you for your time

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1 this evening. Thank you for the love that we  
 2 feel in the room and in the community.  
 3 We've got a lot of work to do yet, make no  
 4 mistake, a lot of work to do.  
 5 MR. CALLAHAN: We don't get many stand-ups  
 6 here. So enjoy it.  
 7 Thank you, Council. I appreciate you  
 8 coming.  
 9 Okay. The next one is another big deal,  
 10 is a proclamation. Al, you want to come on up  
 11 here. 100th anniversary of the Avalon.  
 12 Secretary, you want to go ahead and read  
 13 the proclamation into the record, that would be  
 14 great.  
 15 MR. BOND: You want me to sit?  
 16 MR. CALLAHAN: Yeah.  
 17 MR. STAMP: Relax.  
 18 SECRETARY: Council's commendation to the  
 19 Avalon Theatre in recognition of the  
 20 outstanding contributions to the citizens of  
 21 and visitors to the Town of Easton and Talbot

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<p>1 County and the surrounding area as a movie                  2 theater, center for arts and entertainment, and                  3 cultural hub for the past 100 years.                  4 And further, in recognition of the mission                  5 of the Avalon Foundation to foster a strong                  6 community on the Eastern Shore by creating                  7 accessible, uplifting arts education and                  8 cultural experiences that appeal to the                  9 interests of a diverse population and to ensure                  10 the long-term viability of the historic Avalon                  11 Theatre.                  12 Given under our hands in the great seal of                  13 Talbot County this 11th day of October in the                  14 year of our Lord 2022.                  15 MR. CALLAHAN: Thank you, Madam Secretary.                  16 Is there a motion and a second to approve                  17 the proclamation?                  18 MR. PACK: So moved.                  19 MR. LESHHER: Second.                  20 MR. CALLAHAN: Okay. We got a motion and                  21 second to approve. Madam Secretary, could you</p>	<p>1 silent movie house.                  2 And certainly when you think about the                  3 mission that was just read out there, the                  4 Avalon is fundamentally about bringing our                  5 community together.                  6 And so that building is incredibly                  7 important to the work that we do. And                  8 obviously it's very much associated with the                  9 live performance that we facilitate.                  10 But our mission is so much greater than                  11 that. And I think that the notion of bringing                  12 our community together, if you think about the                  13 work that we do right in this room, in fact,                  14 you know, MCTV, especially for those who are                  15 watching at home. You wouldn't be doing it                  16 without the Avalon making sure that those                  17 Council meetings get recorded.                  18 And we have a lot of partners. We are                  19 supported by the county to make a lot of our                  20 MCTV programming possible. The Town of Easton.                  21 We've talked about Easton Utilities and all the</p>
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<p>1 call the vote.                  2 SECRETARY: Mr. Callahan.                  3 MR. CALLAHAN: Aye.                  4 SECRETARY: Mr. Divilio.                  5 MR. DIVILIO: Aye.                  6 SECRETARY: Mr. Leshher.                  7 MR. LESHHER: Aye.                  8 SECRETARY: Ms. Price.                  9 MS. PRICE: Aye.                  10 SECRETARY: Mr. Pack.                  11 MR. PACK: Aye.                  12 MR. CALLAHAN: Okay. Mr. Pack.                  13 MR. PACK: I'm going to yield to Mr. Bond                  14 since he's here to tell us about this and their                  15 plans.                  16 MR. CALLAHAN: Sure. Yeah.                  17 MR. BOND: So if you think about the                  18 Avalon Theatre and its history and it's, what                  19 it was built for, it has been about convening                  20 community the entire time that it has existed,                  21 from the time it was a vaudeville house and</p>	<p>1 great ways they have been enormous supporters                  2 of the Avalon through the years.                  3 But those partnerships extend much, much                  4 farther than that. We work with Cassandra in                  5 both her tourism and economic development                  6 capacities.                  7 We found ourselves in the odd position of                  8 working with the Talbot County Health                  9 Department just a few years ago helping with                  10 vaccination appointments. We work with the EMS                  11 folks in Talbot County.                  12 Again, there are so many ways that we have                  13 offered the resources that we have in order to                  14 bring our community together. And a lot of                  15 that work happens through partnership with                  16 various parts of Talbot County government.                  17 So just wanted to take a moment and thank                  18 you for your ongoing support and point out the                  19 various ways that our work gets done because of                  20 those strong relationships and partnerships.                  21 So I want to thank you all.</p>

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1 MR. CALLAHAN: Thank you, Al.  
 2 MR. PACK: Al, I want to thank you.  
 3 Congratulations to you and your wonderful staff  
 4 that you have with you here in the back row for  
 5 reaching this historic point.  
 6 And you have been a partner to this  
 7 Council. A few years back when we had to take  
 8 the show on the road and go up to the Community  
 9 Center, you all were there running wires along  
 10 the floor figuring it out. We have to go do  
 11 our budget meetings over at the high school,  
 12 you guys are there trying to figure it out.  
 13 When we had to go across the street to the  
 14 library, again, you're there trying to figure  
 15 it out.  
 16 So you have truly been a partner with us  
 17 over the years when we've had to be more mobile  
 18 and you guys have been there. You've been a  
 19 pleasure to work with. You figure out the  
 20 details, how to get it done to make sure that  
 21 the people of Talbot County can hear the

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1 message that is being sent. So thank you very  
 2 much.  
 3 MR. BOND: Very welcome.  
 4 MS. PRICE: Wonderful partnership. I'm  
 5 old enough to remember when the Avalon Theatre  
 6 was the old movie house. And I still can't  
 7 figure out where the back wall used to end.  
 8 MR. BOND: I saw Star Wars there.  
 9 MS. PRICE: I was there the other night  
 10 when you were having the candidate forums.  
 11 Couldn't keep myself away.  
 12 Just looking, you know, as I was listening  
 13 to the candidates, just looking around and  
 14 really just soaking in the beauty of that  
 15 theater and how you've been able to maintain  
 16 that and not lose its character, which is what  
 17 we mostly try to do in the county, is not lose  
 18 our character.  
 19 And the Avalon Theatre I believe embodies  
 20 being able to do that. And just, you know,  
 21 obviously wonderful shows.

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1 I held a couple of pageants there a couple  
 2 of times. And you know, Suzie and Tim were  
 3 wonderful to work with.  
 4 So it's been neat to be able to work with  
 5 you all from that end where I was, you know,  
 6 helping produce a show to see how wonderful and  
 7 professional the staff there is and how all the  
 8 interworkings are.  
 9 So you just do everything there, in  
 10 addition to everything you do with our Council  
 11 meetings.  
 12 So congratulations on this very impressive  
 13 milestone.  
 14 MR. BOND: Thank you very much.  
 15 MR. CALLAHAN: Thank you, Ms. Price.  
 16 Mr. Divilio.  
 17 MR. DIVILIO: Over 100 years. That's  
 18 amazing. And you have changed, the Avalon has  
 19 changed a lot in those hundred years. Seeing  
 20 the many different styles and uses in there.  
 21 And as I told you during the celebration,

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1 it means a lot to many different people. It  
 2 means something totally different.  
 3 My mother's experience when she went to  
 4 the movie theater there was very different than  
 5 when my brother went to the Star Wars movie  
 6 there.  
 7 MR. BOND: Sure.  
 8 MR. DIVILIO: And it adjusted much better  
 9 for the change with the times.  
 10 And I remember for me, Rusted Root was my  
 11 favorite concert that I've seen there. But it  
 12 was also the gateway for Broadway to me. And  
 13 to think that, you know, me, a kid from Easton,  
 14 would enjoy the theater, I wouldn't have had  
 15 that opportunity to even to think about  
 16 Broadway had it not been for local theaters  
 17 like the Avalon putting on such excellent  
 18 presentations that really brought me into it.  
 19 MR. BOND: That's great.  
 20 MR. DIVILIO: So I greatly appreciate all  
 21 that you do for the children all the way



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1 through the retirees. You provide a great  
 2 outlet for entertainment for all of those, as  
 3 well as an opportunity for them to experience  
 4 that.  
 5 And not everybody is into sports, not  
 6 everybody is into music. Some people enjoy  
 7 acting and enjoy the arts. And it just shows  
 8 how well the community can work together and  
 9 how much we all do mesh together, even when  
 10 it's a person like me behind the scenes that is  
 11 a Broadway guy who loves Rusted Roof loves the  
 12 Avalon for both of those things.  
 13 So I appreciate all that you do and all  
 14 the acts that you bring in. It really shows a  
 15 community hub.  
 16 MR. CALLAHAN: Thank you, Mr. Divilio.  
 17 Mr. Leshner.  
 18 MR. LESHER: You know, 100 years on, the  
 19 Avalon Theatre is still a really beautiful  
 20 space. But what really makes it special are  
 21 the people. The people that you bring to this

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1 community, the people that you hire and staff  
 2 in the theater that make it possible for all  
 3 that programming to go on, and the community  
 4 that you bring together.  
 5 You are an anchor for this community, and  
 6 that's what really makes this such an important  
 7 occasion. Thank you for all you're doing.  
 8 MR. BOND: You're very welcome.  
 9 MR. CALLAHAN: Like my colleagues said,  
 10 Al, you've been on the 100-year tour all year  
 11 long. You know, you've worked hard. I've been  
 12 to a few functions and they've been fantastic,  
 13 you know.  
 14 So I can't thank you, like Mr. Leshner  
 15 said, all the people involved. So you've done  
 16 a great job and we're proud of you and all the  
 17 people that put this together all year long.  
 18 That's for sure.  
 19 So thanks a lot. We got something for  
 20 you.  
 21 MR. PACK: Are you expanding your

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1 footprint with the restaurant?  
 2 MR. BOND: So that is actually in the  
 3 interest of carrying the good news along, it  
 4 seems like it's been a good news meeting you're  
 5 having here. Yeah.  
 6 The Avalon successfully purchased the last  
 7 part of the building about a month ago. So  
 8 most people don't realize, it is a commercial  
 9 condominium. There's about seven units in this  
 10 building. And when I first started at the  
 11 Avalon, we didn't own enough of the building to  
 12 have a vote in the condominium association but  
 13 everybody thought all the problems were ours.  
 14 And so we decided that if everybody  
 15 thought it, maybe we should make them all ours  
 16 and, yeah, take on, really be sort of  
 17 responsible stewards.  
 18 That is a building that has been loved by  
 19 a lot of people over that hundred years, and  
 20 we're just one step along in that progression.  
 21 So yes. In September, we bought the

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1 Bannings Tavern space. And so we own  
 2 100 percent of the footprint of the building.  
 3 Our plans right now are really to do a  
 4 little listening. We are a community  
 5 organization. We take that very seriously.  
 6 And so before we make any final decisions about  
 7 how that space gets used, we're talking to  
 8 community members, we're talking to people that  
 9 have specifics, background in food service,  
 10 because obviously there's a commercial kitchen  
 11 in there.  
 12 And yeah. We're really thinking through  
 13 how it fits into our master plan, which we're  
 14 in the process of doing the next round of. So  
 15 the timing couldn't be more perfect, not only  
 16 that we're celebrating 100 and we've put the  
 17 whole thing back together again, but also in  
 18 the forward looking sense of yeah, we're in the  
 19 process where, you know, we successfully made  
 20 it through very difficult few years. And we  
 21 are looking forward about how we're going to

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<p>1 serve the community better. And how we</p> <p>2 integrate that in is the perfect moment.</p> <p>3 You know, up until a few weeks ago, it was</p> <p>4 a privately-owned property with a going concern</p> <p>5 business in it. And really wouldn't have been</p> <p>6 appropriate for us to go talking to the larger</p> <p>7 community about how it should be best used.</p> <p>8 Now is the first time in our whole, this whole</p> <p>9 process of assembling that we can actually have</p> <p>10 that conversation.</p> <p>11 So we're pretty excited about it.</p> <p>12 MR. PACK: Well, congratulations on that</p> <p>13 acquisition.</p> <p>14 MR. BOND: Thank you.</p> <p>15 MR. CALLAHAN: That's great.</p> <p>16 Mr. Leshner, you want to go ahead and</p> <p>17 present the proclamation.</p> <p>18 MR. LESHNER: Yeah.</p> <p>19 MR. BOND: You guys want to come up?</p> <p>20 Deana, do you think you can let go for a</p> <p>21 second?</p>	<p>1 come on up. You're from the VFW Post 5118</p> <p>2 Auxiliary. They're going to put a proposal</p> <p>3 that they'd like to put a bench on the</p> <p>4 courthouse.</p> <p>5 MR. PACK: Lawn.</p> <p>6 MR. DIVILIO: Lawn, on the courthouse</p> <p>7 lawn.</p> <p>8 MR. CALLAHAN: I forgot to mention that.</p> <p>9 MS. GOODING: Have you had a chance to</p> <p>10 see?</p> <p>11 MR. CALLAHAN: Yes, ma'am.</p> <p>12 MS. GOODING: The proposal?</p> <p>13 MR. CALLAHAN: I think we have.</p> <p>14 MS. GOODING: So there really isn't much</p> <p>15 more to say.</p> <p>16 MR. CALLAHAN: Okay.</p> <p>17 MS. GOODING: We really wanted to combine,</p> <p>18 bring together the Vietnam memorial with the</p> <p>19 other one.</p> <p>20 MR. CALLAHAN: Okay.</p> <p>21 MS. GOODING: And the yews that are</p>
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<p>1 DEANA: I will be there. Just let me get</p> <p>2 the shot.</p> <p>3 MR. BOND: Get the shot?</p> <p>4 DEANA: Yup.</p> <p>5 SPEAKER: Where is Deana?</p> <p>6 MR. BOND: She's coming.</p> <p>7 SPEAKER: Come on Deana, put it on wide</p> <p>8 shot. We need you, girl.</p> <p>9 MR. STAMP: Thank you.</p> <p>10 MS. VANHOOSER: Laura is hiding. I can't</p> <p>11 see Laura.</p> <p>12 SPEAKER: Laura, get in the window.</p> <p>13 MS. VANHOOSER: There we go. Got it.</p> <p>14 Thank you.</p> <p>15 MR. BOND: Thank you, guys.</p> <p>16 MR. PACK: Thank you. Congratulations to</p> <p>17 you.</p> <p>18 MR. CALLAHAN: Thanks. Okay. All right.</p> <p>19 Next on the agenda is a presentation of a</p> <p>20 proposal, a KIA memorial bench.</p> <p>21 Ms. Gooding and Ms. Blades, you want to</p>	<p>1 blocking that will be taken out and the smaller</p> <p>2 inkberry-type shrubs that are flanking our</p> <p>3 memorial.</p> <p>4 MR. CALLAHAN: Right.</p> <p>5 MS. GOODING: Our memorial. Tom's</p> <p>6 memorial, county memorial. There's a similar</p> <p>7 group of three inkberries on one side of the</p> <p>8 Vietnam memorial. So where the yews will come</p> <p>9 out, we'll put three more that we'll be paying</p> <p>10 for.</p> <p>11 MR. CALLAHAN: Got you.</p> <p>12 MS. GOODING: And Brian Moore said that</p> <p>13 this is really not much more than general</p> <p>14 maintenance to pull those out, put the new ones</p> <p>15 in. Nothing has to be done in terms of moving,</p> <p>16 you know, water systems or anything like that.</p> <p>17 It's pretty straightforward. There just has to</p> <p>18 be a little bit of minor grading to make the</p> <p>19 bench sit there straight. And that's really...</p> <p>20 MR. CALLAHAN: Good. Ms. Blades, you want</p> <p>21 to say something?</p>

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1 MS. BLADES: No. I'd just like to see the  
 2 memorials connected. That's our connection.  
 3 MR. CALLAHAN: Exactly. So what we've got  
 4 in front of us that people can't see, we've got  
 5 a little bench here. It's about five foot  
 6 long.  
 7 Is it granite?  
 8 MS. GOODING: Yes.  
 9 MR. CALLAHAN: Okay. So it's a little  
 10 granite bench that people can sit there and  
 11 just take a rest and read the names and that  
 12 kind of stuff. So it looks great to me.  
 13 Council, do you want, Mr. Divilio, you  
 14 want to say something?  
 15 MR. DIVILIO: I'd like to thank you for  
 16 doing the work, the heavy lift of this.  
 17 Obviously, our veterans are getting older.  
 18 And when they go to see these sites, it's  
 19 important that they have a spot where they can  
 20 sit and rest and commemorate them.  
 21 MS. BLADES: Yes.

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1 MR. DIVILIO: So you've raised all the  
 2 money yourself. Thank you.  
 3 You've spoken with the county staff, the  
 4 facilities maintenance director, Brian Moore,  
 5 to make sure that the site would work.  
 6 You have gone out and received the  
 7 renderings of the granite bench, backless  
 8 bench. Backless so it's not going to impede  
 9 any view of anyone.  
 10 I appreciate you having done the work for  
 11 this and being part of the VFW. I certainly  
 12 recognize the importance that you have found in  
 13 this, and I'm sure that your members are  
 14 interested in doing this and have supported you  
 15 with it.  
 16 So I'd be willing to make a motion to  
 17 approve this request.  
 18 MR. CALLAHAN: Okay.  
 19 MS. PRICE: Second.  
 20 MR. CALLAHAN: So a little bit more  
 21 discussion.

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1 MR. DIVILIO: Oh, sorry.  
 2 MR. CALLAHAN: Is everybody okay? I just  
 3 want to make sure that we -- it's a motion and  
 4 second to go ahead and proceed and contacting  
 5 the Town of Easton Historical District  
 6 Commission for review and proposal.  
 7 MR. PACK: Right. That has to take place  
 8 as well.  
 9 I think the idea is a very good one, place  
 10 a bench there so people can sit there and rest.  
 11 And again, this is not going to be  
 12 obtrusive in any way as far as blocking  
 13 anyone's view getting in the way.  
 14 MS. GOODING: Correct.  
 15 MR. PACK: So it's very appropriate in my  
 16 opinion.  
 17 MR. CALLAHAN: Ms. Price.  
 18 MS. PRICE: Sounds like a wonderful idea.  
 19 You did a beautiful job on the other  
 20 memorial. And it just makes sense to pull it  
 21 all together.

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1 So thank you for all that.  
 2 MR. CALLAHAN: Thank you.  
 3 Mr. Leshner.  
 4 MR. LESHNER: The courthouse lawn is  
 5 effectively a heavily used downtown park. And  
 6 people enjoy this. And of course, this is the  
 7 opportunity. This is why it is such an  
 8 appropriate place for the memorial.  
 9 But adding this bench, of course, it is  
 10 both important and further emphasizes the  
 11 memorial nature of this. But also, it adds a  
 12 very good park amenity there, too, and  
 13 functions in two ways.  
 14 So thank you for bringing this forward.  
 15 And I'll certainly support seeing this take the  
 16 next step of review with the Historic District  
 17 Commission.  
 18 MS. GOODING: Thank you. I just wanted to  
 19 add one more thing as far as tying the two  
 20 together.  
 21 There were a couple of times when we were

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1 at the memorial. And a couple of times people  
 2 would say well, that's all well and good but  
 3 how about Vietnam. And we said it's right  
 4 there.  
 5 MR. CALLAHAN: Yeah.  
 6 MS. GOODING: Some of the landscaping was  
 7 obstructing the view of the Vietnam one. So  
 8 we're pretty excited about having it all pulled  
 9 together.  
 10 MR. CALLAHAN: Right. That's great. You  
 11 guys have done a good job with all that. Okay.  
 12 Council, there was -- there's a motion.  
 13 Is there a second?  
 14 MS. PRICE: Uh-huh.  
 15 MR. CALLAHAN: Okay. There's a motion and  
 16 second to go ahead and move it to the Town of  
 17 Easton Historic District Commission to review  
 18 the proposed bench. Madam Secretary, could you  
 19 call the vote.  
 20 SECRETARY: Mr. Callahan.  
 21 MR. CALLAHAN: Aye.

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1 SECRETARY: Mr. Divilio.  
 2 MR. DIVILIO: Aye.  
 3 SECRETARY: Mr. Leshner.  
 4 MR. LESHER: Aye.  
 5 SECRETARY: Ms. Price.  
 6 MS. PRICE: Aye.  
 7 SECRETARY: Mr. Pack.  
 8 MR. PACK: Aye.  
 9 MR. CALLAHAN: There you go. Good job.  
 10 MS. GOODING: Thank you.  
 11 MS. BLADES: Thank you.  
 12 MR. CALLAHAN: You're welcome.  
 13 MS. GOODING: So do we go to the  
 14 Historical District Commission now?  
 15 MR. CALLAHAN: Yup.  
 16 MS. GOODING: With this?  
 17 MR. CALLAHAN: With that, yup.  
 18 MR. DIVILIO: They're closed right now.  
 19 MR. CALLAHAN: Yup. You got the green  
 20 light.  
 21 MS. GOODING: We go through the same

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1 process we did when --  
 2 MR. CALLAHAN: Go to the next step.  
 3 You're great.  
 4 MS. GOODING: Okay. Thank you.  
 5 MR. THOMAS: We have an application that  
 6 you'll have to fill out.  
 7 MS. GOODING: We're familiar with that.  
 8 MS. BLADES: Thank you.  
 9 MR. PACK: Thank you.  
 10 MS. GOODING: Thank you so very much.  
 11 MR. CALLAHAN: You're welcome. Okay.  
 12 Next up is a hearing. Okay. We're close,  
 13 but we're way off here. Supposed to be 6:30,  
 14 but we'll get there. Resolution 335. Madam  
 15 Secretary, could you go ahead and read that  
 16 into the record, please.  
 17 SECRETARY: Resolution Number 335, a  
 18 resolution to amend the Talbot County  
 19 comprehensive water and sewer plan for the  
 20 purpose of reclassifying and remapping certain  
 21 real property located at 4480 Bachelors Point

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1 Road, Oxford, Maryland. Shown on tax map 53 as  
 2 parcel 77, from W-2 and S-2 to W-1 and S-1,  
 3 immediate priority status for water and sewer  
 4 service from the Oxford water and wastewater  
 5 system.  
 6 MR. CALLAHAN: Okay. Thank you, Madam  
 7 Secretary.  
 8 Mr. Clarke, Mr. Thomas.  
 9 MR. CLARKE: How you doing? President  
 10 Callahan, Resolution 335, the Public Works  
 11 Advisory Board met on September 15th and via a  
 12 five to zero vote recommended that the County  
 13 Council adopt Resolution 335.  
 14 And just to remind I guess the Council as  
 15 well, if you adopt this resolution, it will be  
 16 pending MDE approval. So just wanted to let  
 17 y'all know that.  
 18 MR. CALLAHAN: That's good.  
 19 MR. TARLETON: And on October 5th, the  
 20 Planning Commission held their regular meeting  
 21 and voted to find Resolution 335 consistent

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1 with the 2016 Comprehensive Plan and the seven  
 2 standards required by COMAR under Article  
 3 9-506. And that vote passed four to zero, with  
 4 one member being absent.  
 5 MR. CALLAHAN: Okay. Great.  
 6 You want to add anything?  
 7 MR. THOMAS: I don't have anything further  
 8 to add.  
 9 MR. CALLAHAN: So being that's said, this  
 10 is a hearing public hearing. So do we want to  
 11 go ahead and open this or -- okay.  
 12 So I'm going to open the public hearing.  
 13 Give three minutes to the individual, five  
 14 minutes if you're supporting an organization.  
 15 I will close the hearing when that is over.  
 16 So on this side on my left, is there  
 17 anybody that wants to come up and talk about  
 18 335? Come on, I see you back there.  
 19 MS. LEWIS: Cheryl Lewis, town manager of  
 20 Oxford. How is everybody doing?  
 21 MR. CALLAHAN: Okay.

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1 MS. LEWIS: Really just wanted to be here  
 2 in case you had questions. It's a real simple  
 3 request we're making here.  
 4 We have a home in town that has been on  
 5 water and septic for a very long time and we're  
 6 very excited to have them extending our  
 7 services to them and removing the last property  
 8 within the incorporated boundary.  
 9 So if you have any questions, I'm here.  
 10 MR. CALLAHAN: I got you. That's great.  
 11 Okay, Cheryl. No problem. Appreciate that.  
 12 On my right here, would anybody like to  
 13 talk about 335? Okay.  
 14 At this time, I guess do we want to close  
 15 or do we want to keep that open, Madam  
 16 Secretary?  
 17 MR. PACK: No reason why we would keep it  
 18 open.  
 19 MR. CALLAHAN: I'm just asking. So  
 20 there's no reason to keep it open. So let's go  
 21 ahead and close the public hearing.

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1 MR. PACK: It's been read twice. So it is  
 2 eligible for vote.  
 3 MR. CALLAHAN: So are we eligible to go  
 4 ahead and vote?  
 5 MR. THOMAS: Second.  
 6 MR. PACK: Been read twice.  
 7 MR. THOMAS: You read it twice.  
 8 MR. STAMP: You can move it to vote.  
 9 SECRETARY: You can move it to vote if you  
 10 want.  
 11 MR. CALLAHAN: Okay. Do I have a motion  
 12 to move Resolution 335 to a vote?  
 13 MR. PACK: I don't think you need the  
 14 motion, Mr. Callahan.  
 15 I mean correct me if I'm wrong,  
 16 Mr. Thomas, as the chair, can he just move this  
 17 to vote now tonight or this has to be moved to  
 18 vote?  
 19 MR. THOMAS: I would move it to vote.  
 20 MR. PACK: Okay. I'll make a motion we  
 21 move it to vote.

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1 MR. DIVILIO: I'll second.  
 2 MR. CALLAHAN: Okay. We got a motion to  
 3 move it to vote. Madam Secretary, could you  
 4 call the vote, please.  
 5 SECRETARY: Mr. Callahan.  
 6 MR. CALLAHAN: Aye.  
 7 SECRETARY: Mr. Divilio.  
 8 MR. DIVILIO: Aye.  
 9 SECRETARY: Mr. Leshner.  
 10 MR. LESHER: Aye.  
 11 SECRETARY: Ms. Price.  
 12 MS. PRICE: Aye.  
 13 SECRETARY: Mr. Pack.  
 14 MR. PACK: Aye.  
 15 MR. CALLAHAN: Okay.  
 16 MR. LESHER: And now we should call the  
 17 roll.  
 18 MR. CALLAHAN: Exactly. So Madam  
 19 Secretary, could you call the roll, please.  
 20 SECRETARY: Mr. Callahan.  
 21 MR. CALLAHAN: Aye.

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1 SECRETARY: Mr. Divilio.  
 2 MR. DIVILIO: Aye.  
 3 SECRETARY: Mr. Leshner.  
 4 MR. LESHNER: Aye.  
 5 SECRETARY: Ms. Price.  
 6 MS. PRICE: Aye.  
 7 SECRETARY: Mr. Pack.  
 8 MR. PACK: Aye.  
 9 MR. CALLAHAN: Okay. Thank you, Council.  
 10 Appreciate it. Okay.  
 11 Next up is Resolution 336. If you guys  
 12 want to come on up and we'll do that one.  
 13 SECRETARY: Resolution Number 336, a  
 14 resolution to amend the Talbot County  
 15 comprehensive water and sewer plan for the  
 16 purpose of adding or modifying the Talbot  
 17 County capital project for fiscal years 2023  
 18 and 2024, to add a new capital project in the  
 19 amount of \$4.718 million for water system  
 20 improvements for the Town of Oxford.  
 21 MR. CLARKE: Thank you. Mr. Callahan, on

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1 this resolution, Resolution 336, we did receive  
 2 the application from the Town of Oxford.  
 3 Primarily, just for you as well as the  
 4 audience, typically when you're going for  
 5 funding through the Maryland Department of the  
 6 Environment, you have to amend the comp water  
 7 and sewer plan. So this is acting as a capital  
 8 project for the town for the water system.  
 9 Ultimately, again, on September 15th, the  
 10 Public Works Advisory Board reviewed the  
 11 application and then passed a motion five to  
 12 zero recommending the County Council adopt  
 13 Resolution 336.  
 14 MR. CALLAHAN: Okay. Brennan.  
 15 MR. TARLETON: On October 5th, the  
 16 Planning Commission reviewed the resolution and  
 17 found it consistent with the 2016 Comprehensive  
 18 Plan as well as the seven standards required  
 19 under COMAR Article 9-506. That vote passed  
 20 via four, zero, with one member being absent.  
 21 MR. CALLAHAN: Okay. Great.

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1 Mr. Thomas, you want to add anything or  
 2 are you good?  
 3 MR. THOMAS: I'm good. Thank you.  
 4 MR. CALLAHAN: At this time, we're going  
 5 to do a public hearing. I'm going to give  
 6 individuals three minutes. Give five minutes  
 7 for anybody that's representing an  
 8 organization.  
 9 So anybody here on my left? Cheryl, if  
 10 you want to come on up and comment on 336.  
 11 MS. LEWIS: Cheryl Lewis, town manager,  
 12 Town of Oxford.  
 13 And again, this is really an  
 14 administrative move for us. We received  
 15 funding from USDA to do this project. It is a  
 16 multitude of improvements to the water system.  
 17 As many of you know, we just did a very  
 18 large improvement to the wastewater. So this  
 19 is kind of bringing all the infrastructure up  
 20 to date.  
 21 MR. CALLAHAN: That's great. Good job

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1 with all that, too.  
 2 MS. LEWIS: Thank you.  
 3 MR. DIVILIO: Ms. Lewis, I just want to  
 4 thank you for showing up from the Town of  
 5 Oxford to be here if we had any questions.  
 6 That doesn't always happen with some of the  
 7 municipalities. We all get busy and we  
 8 understand, especially on perfunctory looking  
 9 things like this.  
 10 MS. LEWIS: I want you to know why we're  
 11 not usually here. We usually try to catch you,  
 12 but this is our meeting time. So we canceled  
 13 our meeting in order to have someone present  
 14 for this purpose.  
 15 MR. CALLAHAN: We appreciate it.  
 16 MS. LEWIS: So it's not that we don't want  
 17 to share time with you. We just have the same  
 18 meeting nights.  
 19 MR. DIVILIO: Certainly. I understand. I  
 20 also want to thank you for not using all five  
 21 minutes.

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1 MR. CALLAHAN: Exactly.  
 2 MS. LEWIS: Thank you.  
 3 MR. CALLAHAN: Thanks a lot.  
 4 Anybody here on the right side want to  
 5 comment on 336? Okay.  
 6 That being said, we'll go ahead. Madam  
 7 Secretary, I'm assuming this is eligible for  
 8 vote, too. It's been read a couple of times.  
 9 Okay. So why don't we go ahead at this time  
 10 and go ahead and vote to --  
 11 MR. PACK: I think you treat it the same  
 12 way the prior.  
 13 MR. CALLAHAN: Same process.  
 14 MR. PACK: So since this is a numbered  
 15 resolution, it has been read a second time,  
 16 Mr. Callahan, I'll make a motion that we move  
 17 to vote tonight.  
 18 MR. DIVILIO: I'll second.  
 19 MR. CALLAHAN: Okay. Madam Secretary,  
 20 could you call the vote, please.  
 21 SECRETARY: Mr. Callahan.

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1 MR. CALLAHAN: Aye.  
 2 SECRETARY: Mr. Divilio.  
 3 MR. DIVILIO: Aye.  
 4 SECRETARY: Mr. Leshner.  
 5 MR. LESHER: Aye.  
 6 SECRETARY: Ms. Price.  
 7 MS. PRICE: Aye.  
 8 SECRETARY: Mr. Pack.  
 9 MR. PACK: Aye.  
 10 MR. CALLAHAN: Okay. Is there a motion  
 11 and second to go ahead and vote?  
 12 MR. PACK: Well, you don't need it.  
 13 MR. LESHER: So just call the roll on 336  
 14 then.  
 15 MR. CALLAHAN: Okay.  
 16 MR. PACK: 33...  
 17 MR. CALLAHAN: 336.  
 18 SECRETARY: Mr. Callahan.  
 19 MR. CALLAHAN: Aye.  
 20 SECRETARY: Mr. Divilio.  
 21 MR. DIVILIO: Aye.

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1 SECRETARY: Mr. Leshner.  
 2 MR. LESHER: Aye.  
 3 SECRETARY: Ms. Price.  
 4 MS. PRICE: Aye.  
 5 SECRETARY: Mr. Pack.  
 6 MR. PACK: Aye.  
 7 MR. CALLAHAN: Okay. That's great. Thank  
 8 you, Cheryl. Appreciate it.  
 9 MS. LEWIS: Thank you.  
 10 MR. CALLAHAN: Also, we'll move on to what  
 11 is eligible for vote tonight is I think we --  
 12 334.  
 13 SECRETARY: Resolution Number 334, a  
 14 resolution to amend Resolution Number 175, a  
 15 resolution to establish sewer service  
 16 connection policies from the Unionville, Tunis  
 17 Mills, and Copperville sewer service area  
 18 low-pressure force main collection system to  
 19 the Royal Oak pump station for the purpose of  
 20 exempting county governmental uses and services  
 21 from the provisions thereof subject to certain

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1 conditions.  
 2 MR. CLARKE: Mr. Callahan, again, on  
 3 September 15th, the Public Works Advisory Board  
 4 took up a motion recommending the County  
 5 Council not adopt Resolution 334. And that  
 6 motion passed via a five to zero vote.  
 7 MR. CALLAHAN: Okay. Brennan.  
 8 MR. TARLETON: And in the Planning  
 9 Commission's October 5th meeting, the Planning  
 10 Commission made a motion that Resolution 334  
 11 was not consistent with the 2016 Comprehensive  
 12 Plan. And that vote passed four, zero, with  
 13 one member being absent.  
 14 MR. CALLAHAN: Okay. Fine. Mr. Thomas,  
 15 you need to say something?  
 16 MR. THOMAS: I was just, Mr. Stamp asked a  
 17 question.  
 18 This is not an amendment to the  
 19 comprehensive water and sewer plan. So the  
 20 finding of consistency with the Planning  
 21 Commission is not a requirement for the Council

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1 to approve this.

2 MR. CALLAHAN: Okay. Got you, got you.

3 Okay. Appreciate that.

4 So I guess at this time, do I have a

5 motion to move forward for a vote?

6 MR. PACK: Yes. I make the motion.

7 MR. CALLAHAN: Okay. Do I have a second?

8 MS. PRICE: Second.

9 MR. CALLAHAN: Madam Secretary, I have a

10 motion and a second to move this thing to a

11 vote. Could you call the vote, please.

12 SECRETARY: Mr. Callahan.

13 MR. CALLAHAN: No.

14 SECRETARY: Mr. Divilio.

15 MR. DIVILIO: No.

16 SECRETARY: Mr. Leshner.

17 MR. LESHNER: Nay.

18 SECRETARY: Ms. Price.

19 MS. PRICE: No.

20 SECRETARY: Mr. Pack.

21 MR. PACK: Yes.

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1 MR. CALLAHAN: Okay. Moving on to the

2 next, we're going to work on Bill Number 1523.

3 Madam Secretary, could you go ahead and read

4 that into the record.

5 MR. PACK: So just to be clear before we

6 move forward.

7 MR. CALLAHAN: Yeah.

8 MR. PACK: What we just did was just not

9 to move it to vote tonight. That doesn't kill

10 334 because all we did was vote not to move it

11 to vote.

12 MR. DIVILIO: Correct.

13 MR. PACK: Correct. Okay.

14 MS. PRICE: Oh, wait.

15 MR. PACK: Which would be better just to

16 move it to vote and then vote it down. But

17 since you've already voted not to move it to

18 vote, it still stays on the agenda for the next

19 week.

20 MR. CALLAHAN: It was eligible for vote.

21 MR. PACK: Right. And you voted not to

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1 move to vote. So it goes back on the agenda

2 for next week.

3 MR. DIVILIO: It will expire though,

4 right?

5 MR. PACK: No. It doesn't expire.

6 MR. DIVILIO: It's a resolution.

7 MR. PACK: It doesn't expire.

8 MS. PRICE: I think maybe there's a little

9 confusion. Can we have a redo on that? If the

10 vote was move it to a vote.

11 MR. PACK: Yeah. You want to move it to a

12 vote first and then vote it down. If that was

13 your aim of what you wanted to do, you put it

14 on the agenda to vote for it tonight and then

15 you vote it down.

16 MR. LESHNER: I don't think this required a

17 motion to advance it to a vote.

18 MR. CALLAHAN: It didn't because it was

19 eligible for vote.

20 MR. PACK: Oh, okay. I stand corrected.

21 It has already been read.

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1 MR. CALLAHAN: I rarely do that.

2 MR. PACK: This was the third reading?

3 MR. THOMAS: It was read. It was

4 introduced. We had a public hearing.

5 MR. PACK: No. You're right.

6 MS. PRICE: So now do you want to change

7 your vote?

8 MR. PACK: No, I do not. I just want to

9 make sure.

10 MR. CALLAHAN: I'm just going by it was

11 eligible for vote. Are you good?

12 MR. PACK: I'm good.

13 MR. CALLAHAN: Okay.

14 MR. THOMAS: I thought that was my

15 understanding.

16 SECRETARY: Yeah.

17 MR. PACK: Yeah.

18 SECRETARY: You voted it down.

19 MR. PACK: Yes.

20 MR. CALLAHAN: Okay.

21 MR. PACK: No. You're right.



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1 MR. CALLAHAN: Okay. So just so everybody  
 2 is not confused, Resolution 334 --  
 3 MR. PACK: I was confused. I think what  
 4 you said was a motion to move it. Okay. Never  
 5 mind.  
 6 MR. THOMAS: And we did that with the  
 7 other two because they were public hearings.  
 8 MR. PACK: Yeah.  
 9 MR. CALLAHAN: Yeah. They were public  
 10 hearings.  
 11 MS. PRICE: So then I wanted to ask did  
 12 you want to change --  
 13 MR. PACK: No, no, no. We're good.  
 14 MR. CALLAHAN: Okay. So 334 was a motion  
 15 and denied. Okay.  
 16 So let's move on to Bill 1523.  
 17 SECRETARY: Bill Number 1523, a bill to  
 18 amend Chapter 190 of the Talbot County Code,  
 19 zoning, subdivision, and land development, to  
 20 add a definition of country club and to provide  
 21 for the expansion and major modification of a

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1 nonconforming country club in the resource  
 2 conservation, RC, district.  
 3 MR. CALLAHAN: All right. Brennan.  
 4 MR. TARLETON: Good evening, Council. I  
 5 just wanted to let you know that I did forward  
 6 you a letter from the Critical Area Commission  
 7 with respect to Bill 1523 as well as a proposed  
 8 historic text amendment that was before you  
 9 previously.  
 10 They did provide a written comment on  
 11 this. And I just wanted to note that based on  
 12 those comments and the review process for the  
 13 county for text amendments regarding Critical  
 14 Area amendments, or amendments that do affect  
 15 the Critical Area, they are required to be  
 16 forwarded to the Critical Area for final review  
 17 and approval prior to adoption and put into our  
 18 code.  
 19 Based on the letter that they have  
 20 provided, there's a number of items that they  
 21 ask that we find consistency with with regards

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1 to the country club text amendment as well in  
 2 order for them to review the application.  
 3 So if you have any questions with respect  
 4 to their letter or the text amendment, I'd be  
 5 happy to answer them.  
 6 MR. LESHER: And has anything changed in  
 7 this bill in response to that?  
 8 MR. TARLETON: No. We've received no  
 9 amendments from the applicant. The applicant  
 10 has received the same letter from the Critical  
 11 Area staff noting the consistency findings that  
 12 need to be made as well as a noted policy from  
 13 the Critical Area regarding commercial aspects  
 14 of golf courses being prioritized and located  
 15 outside of the RCA zoning designation.  
 16 MR. CALLAHAN: Okay.  
 17 MS. PRICE: So --  
 18 MR. DIVILIO: Are we capable of taking  
 19 action on this tonight, Mr. Thomas?  
 20 MR. THOMAS: So according to the Critical  
 21 Area Commission's letter, so it says once the

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1 text amendment receives local approval, then it  
 2 is forwarded to the Critical Area Commission as  
 3 a proposed change to the county's program. And  
 4 then they would have the final decision of  
 5 whether to approve it, approve it with  
 6 conditions, send it back for more information,  
 7 or deny it.  
 8 MR. TARLETON: So essentially what you  
 9 would be doing is moving it forward to the  
 10 Critical Area Commission for review and final  
 11 approval of that language.  
 12 MR. THOMAS: Similar to a comprehensive  
 13 water and sewer plan amendment with MDE.  
 14 MR. CALLAHAN: I got you. We're voting to  
 15 move it forward.  
 16 MS. PRICE: Right.  
 17 MR. CALLAHAN: To them, yeah.  
 18 MS. PRICE: Got a question.  
 19 MR. CALLAHAN: Go ahead, Ms. Price.  
 20 MS. PRICE: So what could they build in  
 21 theory? Pretty much -- I mean what does this

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1 authorize them to do and then what does this  
 2 possibly authorize them to build? I mean...  
 3 MR. TARLETON: I'm sorry. I don't have  
 4 the language directly in front of me.  
 5 But within the definitions they provided  
 6 for country club, I believe there's several  
 7 amenities that are listed in there with respect  
 8 to what's included in a country club.  
 9 So those amenities or additions that are  
 10 proposed within that definition are things that  
 11 could be added to the legal nonconforming use  
 12 up to that major modification expansion  
 13 threshold but not to exceed the 15 percent  
 14 limitation of lot coverage within the Critical  
 15 Area.  
 16 MS. PRICE: So...  
 17 MR. DIVILIO: And that only would be to  
 18 apply for that, right? They would have --  
 19 MR. TARLETON: Yes, correct. You still  
 20 have to receive a special exception approval  
 21 from the Board of Appeals and then site plan

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1 approval as well.  
 2 MS. PRICE: But it does say clubhouses,  
 3 dining or banquet facilities, spa or fitness  
 4 facilities, and then various other recreational  
 5 activities, which I think is what I had in my  
 6 head.  
 7 MR. TARLETON: Yes.  
 8 MS. PRICE: We're going to do some  
 9 pickle ball courts. Maybe they want to do some  
 10 pickle ball courts.  
 11 But if they could build a whole nother  
 12 clubhouse in addition to what's there or a  
 13 banquet facility and have, you know, big  
 14 wedding venues or whatever, I don't think that  
 15 is what the intention would be. And I don't  
 16 know where that would come into the 15 percent  
 17 or whatever.  
 18 But I think I would like to see this a  
 19 little more narrow. They have obviously a  
 20 beautiful newly-renovated country club  
 21 facility. You know, I know they're going to do

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1 some renovations to the pool and the little  
 2 structure there, maybe add something on top of  
 3 that to expand their snack bar.  
 4 And you know, when this first came up, it  
 5 sounded like it was going to be more for if you  
 6 want to, you know, do something as  
 7 recreational, move the swimming pool or  
 8 something like that. But I certainly didn't  
 9 have in my head that it could be another rather  
 10 large structure. And this doesn't preclude  
 11 that.  
 12 And I understand they still have to go  
 13 through a special exception process and all of  
 14 that.  
 15 But I think for my comfort level, I would  
 16 love to see them be able to do other  
 17 recreational things there, not just the golf  
 18 and the tennis and the pool. But I'm concerned  
 19 that it's too broad.  
 20 MR. TARLETON: Sure.  
 21 MS. PRICE: So those are just my thoughts

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1 right now on this, that it doesn't -- they  
 2 don't have a specific thing that they came to  
 3 us with, much like the other thing with the --  
 4 that we just voted down. We didn't have a  
 5 specific spot in mind. And sometimes when they  
 6 come to us -- we had something a few weeks ago,  
 7 too, where they didn't have a specific thing in  
 8 mind. They just wanted the authority at least  
 9 to go and ask. Well, you need to have a thing  
 10 in mind.  
 11 So anyway, it's a little too broad right  
 12 now for me.  
 13 MR. DIVILIO: Are we able to get them a  
 14 copy of the bill because I believe -- this does  
 15 two things. One, it defines country club. And  
 16 that's where you're reading the facilities.  
 17 MS. PRICE: Right.  
 18 MR. DIVILIO: The second part allows them  
 19 to apply. So you would have to have -- it's  
 20 defining what country club is because that  
 21 definition is not currently in there.

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1 So then the second part is such expansion  
 2 does not cause an increase in the impervious  
 3 surface of country clubs RC zones beyond  
 4 15 percent. Any new such impervious surface  
 5 shall be a setback of minimum 300 feet.  
 6 MS. PRICE: But you've got an 18-hole golf  
 7 course. So 15 percent. So I mean you've got  
 8 hundreds of acres there. So 15 percent could  
 9 be just about anything and they wouldn't meet  
 10 their 15 percent.  
 11 And then the number four said uses and  
 12 structures shall be designed to minimize  
 13 environmental impact.  
 14 So again, I think it's just a little too  
 15 broad because 15 percent could pretty much be  
 16 anything.  
 17 MR. DIVILIO: Okay. I certainly  
 18 understand and respect your opinion.  
 19 I'm prepared to move forward with it  
 20 because, again, I feel that the Board of  
 21 Appeals will do a good job of making sure

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1 whatever it is conforms.  
 2 I'm comfortable with the Critical Areas  
 3 (sic.) Commission and their response with it.  
 4 And...  
 5 MS. PRICE: Is there any way for us to put  
 6 an amendment on there that it would only be  
 7 for, you know, recreational-type uses and not  
 8 for something like a banquet hall or, you know,  
 9 whole nother building?  
 10 MR. THOMAS: Well, the bill will expire on  
 11 Thursday. So as far as any amendments, they  
 12 couldn't go back to the Planning Commission for  
 13 additional review and comments. So it would  
 14 have to be a very non-substantive amendment.  
 15 MS. PRICE: So the manager who was here, I  
 16 believe it was the manager who came in,  
 17 spoke --  
 18 MR. TARLETON: Yes. The manager --  
 19 MS. PRICE: They didn't have a specific  
 20 thing. Again, they didn't have a specific  
 21 thing. They weren't under a specific time

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1 frame.  
 2 So this doesn't, you know, I don't think  
 3 this needs to go away 100 percent. But maybe  
 4 if it's going to expire for us on Thursday, you  
 5 know, maybe it needs to be -- maybe the  
 6 applicant could come back with something a  
 7 little more narrow. If we can't do an  
 8 amendment because we're out of time, that still  
 9 allows them to do really what they have  
 10 intended but maybe didn't realize it's written  
 11 so broad.  
 12 MR. PACK: I'm with Mr. Divilio,  
 13 Ms. Price. I mean this, what this will allow  
 14 them to do, number one, is establish what a  
 15 country club is in our code, which I found  
 16 surprising that it wasn't there. And it does  
 17 allow any applicant to make application to do  
 18 whatever structure they want to do.  
 19 That still has to be reviewed, and it  
 20 still has to be approved. There still has to  
 21 be a site plan done. So this doesn't give them

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1 carte blanche to just go out and do anything  
 2 willy-nilly.  
 3 I think there are enough checks and  
 4 balances in place through the Board of Appeals.  
 5 Critical Area Commission still has to review  
 6 this anyway. So we could say yes tonight, and  
 7 they could still say no.  
 8 So I'm not concerned that they didn't come  
 9 back with a specific plan in mind. That's not  
 10 what they're asking for.  
 11 MS. PRICE: No. I didn't ask for a  
 12 specific plan. Just the fact that it wouldn't  
 13 include some big huge structure like for --  
 14 MR. PACK: It still has to be reviewed.  
 15 It still has to be reviewed and it still has to  
 16 be approved.  
 17 MR. CALLAHAN: Right. Yeah.  
 18 MR. LESHER: Although this is this  
 19 Council's final opportunity to speak on this.  
 20 MR. PACK: Sure, yes.  
 21 MR. LESHER: After the Critical Area

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1 Commission passes it, we don't get any...

2 MR. PACK: We don't get a second bite.

3 MR. LESHER: No. You know, I share some

4 of Ms. Price's concerns on this about how the

5 possible broad application.

6 The special exception process, this is

7 just thinking about the neighbors. The special

8 exception process basically says that if you

9 meet all the criteria, if you can check all the

10 boxes, lot coverage and everything else, you

11 get your special exception. It's not a

12 judgment call. That perhaps this is a little

13 too much massing or in some other way infringes

14 on neighbors.

15 And I'd love to see this reined in or

16 narrowed a little bit. And I expressed this

17 earlier to staff, but I don't think that we've

18 come up with a counter proposal yet for how to

19 do that.

20 MR. DIVILIO: Right. Because I feel then

21 we would be writing legislation to enable them

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1 to do one specific project versus, one,

2 creating the definition and, two, allowing the

3 board that's been appointed to do their job of

4 doing their due diligence.

5 I understand and I think about what

6 current uses go on out there currently, my

7 wedding was one of them, and the impact upon

8 the neighbors that are out there.

9 I don't foresee the country club coming in

10 front of us to build a wedding venue. They're

11 not in the business for weddings. I don't

12 foresee them to build an amphitheater because

13 they're not in the business of entertaining

14 more than just their private members. And

15 pretty much everybody I know who lives around

16 it is a member, as well as they've been

17 excellent neighbors for I don't know, 100

18 years, 102 years, something like that, 104

19 years.

20 MR. CALLAHAN: Yeah, right.

21 MR. DIVILIO: If there was a time to add

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1 spot legislation to say this, you know, this is

2 a country club, then this would be it. But I

3 don't like doing that, either.

4 I just don't see them doing anything that

5 would, again, change the dynamic of the

6 neighbors, upset the neighbors, or anything

7 different than what they're currently doing.

8 So I will, I'll make a motion to go ahead

9 and approve Bill Number 1523.

10 MR. CALLAHAN: Do I have a second?

11 MR. PACK: Second.

12 MR. CALLAHAN: Okay. Madam Secretary --

13 MS. PRICE: Hang on, hang on, hang on. We

14 usually have a little more discussion.

15 MR. CALLAHAN: Sure.

16 MS. PRICE: I don't think that it's a

17 specific project. I've already said that

18 twice.

19 I wanted it narrowed. That doesn't mean

20 that you're going to say okay, you can go build

21 a pickle ball court.

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1 What I want removed from it, especially

2 after what Mr. Leshner said about special

3 exceptions. If you meet the criteria, and it's

4 like, look, anything they build is not going to

5 hit 15 percent, then it's automatically

6 approved. It's not a judgment call.

7 So I don't know if you can speak a little

8 bit more on that special exception process so

9 that the Council absolutely understands is

10 this, you know, is this a judgment call.

11 I mean because we are talking about

12 hundreds of acres. And I'm not trying to get

13 at you're just applying for -- look, we need a

14 country club definition. I have no problem

15 with that.

16 But as far as the things that they could

17 add to that land, which is, you know, open

18 space and that's what it was intended for,

19 again, I don't have a problem with whatever

20 type of recreational, you know, recreational,

21 physical, those types of things. But not big

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1 structures.

2 I don't think that's a big deal to try to

3 narrow it down so that that's the one thing,

4 type things that you couldn't do. It's to

5 enhance the recreational facility, not to

6 enhance the facility and rentals for events,

7 which they do rent it out and they do rent it

8 out to people that aren't members.

9 MR. DIVILIO: I'm not a member. And

10 that's where I got married. So yeah, I get

11 that.

12 MS. PRICE: Right.

13 MR. CALLAHAN: Brennan, that being said,

14 what Ms. Price is saying, so it doesn't make me

15 that nervous because all we're doing is letting

16 it go to the next process when it comes to the

17 Board of Appeals, the Planning Commission, the

18 Critical Area, all that stuff, depending on

19 what they're doing, has got to go through all

20 this process to get anything done.

21 MR. TARLETON: Yes, that's correct. So if

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1 this language was approved as it is today and

2 it went forward and presumably if the Critical

3 Area were to approve it and it became part of

4 the Code, they would then need to apply for a

5 major modification to a special exception,

6 which would then be reviewed and recommended by

7 the Planning Commission to the Board of

8 Appeals.

9 MR. CALLAHAN: There you go.

10 MR. TARLETON: At that time, the Critical

11 Area would review and comment.

12 MR. CALLAHAN: Right.

13 MR. TARLETON: Then the Board of Appeals

14 would then hold a hearing on it.

15 And to your point, Ms. Price, the -- I

16 don't have all the standards right in front of

17 me for a special exception approval, but

18 several of those standards reference adverse

19 impacts to neighboring property owners, such as

20 noise, glare, increased runoff, environmental

21 impacts, and things of that nature. So those

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1 are all part of the overall package of what you

2 have to meet. It's not just your general bulk

3 standards of setbacks and lot coverage to

4 obtain a special exception approval or

5 modification to one.

6 You still have to prove that there will be

7 no additional impacts or unwarranted impacts on

8 neighboring properties or the environment as

9 part of that special exception.

10 And if public testimony is given and well

11 heard, obviously then the Board of Appeals has

12 the authority to either table their decision on

13 that, not approve it on some basis of findings,

14 or approve it with conditions based off the

15 testimony they've heard.

16 MS. PRICE: But it also could have been

17 written a little narrower, too; couldn't it?

18 MR. TARLETON: Certainly. There's always

19 the possibility of narrowing the scope of what

20 you could and could not do.

21 Obviously the definition is the

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1 definition, and it should include the scope of

2 all those terms in there. But if you wanted to

3 include additional language because you

4 specifically didn't want one type of use that's

5 listed within that definition, there's always

6 some type of language or verbiage you could

7 come up with that would preclude the addition

8 of structures used for clubhouse, dining

9 facilities, banquet facilities, what have you,

10 and limit it to outdoor recreational uses only

11 or pavilion style or open air recreation.

12 MS. PRICE: Right. That would have been

13 pretty simple to do. And we have to trust the

14 process. And again, you never know who is

15 sitting -- you don't know who the next board

16 members might be at the club who might want to

17 do something like that. You don't know who is

18 going to be sitting on the Board of Appeals.

19 And if you don't have a concrete thing, oh,

20 well, one or two neighbors is upset, that

21 doesn't necessarily mean the Board of Appeals

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<p>1 is going to veto the project.</p> <p>2 MR. LESHER: No, it doesn't. Although I'm</p> <p>3 feeling reassured actually in this process by</p> <p>4 this elaboration by staff on the special</p> <p>5 exception process.</p> <p>6 And you say this kicks in with a major</p> <p>7 site plan review. Or in what circumstances do</p> <p>8 those review apply?</p> <p>9 MR. TARLETON: For any land use that we</p> <p>10 have within the Code that requires special</p> <p>11 exception approval, if you are to modify that</p> <p>12 special exception in any way to actually</p> <p>13 enlarge it, you have to go through what is</p> <p>14 considered to be a major modification to that</p> <p>15 special exception, which would warrant</p> <p>16 returning to the Board of Appeals to either</p> <p>17 modify an existing special exception that you</p> <p>18 already have to then intensify or enlarge it,</p> <p>19 or you would have to go before them to obtain a</p> <p>20 new special exception for a land use in which</p> <p>21 you're proposing on a property that is only</p>	<p>1 Board of Appeals application.</p> <p>2 MS. PRICE: Our job is to ask questions.</p> <p>3 MR. CALLAHAN: Yup. Madam Secretary,</p> <p>4 we've got a motion and second to move 1523 to a</p> <p>5 vote. Can you call the vote.</p> <p>6 SECRETARY: Mr. Callahan.</p> <p>7 MR. CALLAHAN: Abstain.</p> <p>8 SECRETARY: Mr. Divilio.</p> <p>9 MR. DIVILIO: Aye.</p> <p>10 SECRETARY: Mr. Leshner.</p> <p>11 MR. LESHER: Aye.</p> <p>12 SECRETARY: Ms. Price.</p> <p>13 MS. PRICE: Aye.</p> <p>14 SECRETARY: Mr. Pack.</p> <p>15 MR. PACK: Aye.</p> <p>16 MR. CALLAHAN: Okay. Okay. Madam</p> <p>17 Secretary, the next bill number is 1524.</p> <p>18 SECRETARY: Bill Number 1524, a bill to</p> <p>19 amend Chapter 190 of the Talbot County Code,</p> <p>20 zoning, subdivision, and land development,</p> <p>21 regarding solar energy systems.</p>
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<p>1 permitted by special exception.</p> <p>2 MR. LESHER: Thank you. Actually that...</p> <p>3 MR. PACK: Ms. Moran, this is the third</p> <p>4 reading, right?</p> <p>5 SECRETARY: Yeah.</p> <p>6 MR. THOMAS: Yeah.</p> <p>7 MR. PACK: So Mr. Callahan can just call</p> <p>8 the vote.</p> <p>9 MR. CALLAHAN: Okay.</p> <p>10 MS. PRICE: I mean I think that was</p> <p>11 important information to hear. So I appreciate</p> <p>12 that very much.</p> <p>13 MR. TARLETON: Certainly. I mean I can</p> <p>14 pull up all the standards if you want me --</p> <p>15 (Cross talk.)</p> <p>16 MR. THOMAS: I have them here, if you --</p> <p>17 MR. TARLETON: I was going to say I just</p> <p>18 know the main ones of concern would be the ones</p> <p>19 for impacts to neighbors and the environmental</p> <p>20 quality, and those are cited through several of</p> <p>21 those standards that they have to meet in the</p>	<p>1 MR. CALLAHAN: Okay. Yeah.</p> <p>2 MR. TARLETON: Bear with me on this one.</p> <p>3 There's a lot of amendments to this. So I'll</p> <p>4 give you the Planning Commission's view on each</p> <p>5 one of them.</p> <p>6 MR. CALLAHAN: I was going to say.</p> <p>7 MR. TARLETON: So to start, obviously the</p> <p>8 Planning Commission originally recommended Bill</p> <p>9 Number 1524 as is to approval for you all.</p> <p>10 And then we received amendment one, which</p> <p>11 was then sent back to the Planning Commission.</p> <p>12 At their September 26th meeting, the Planning</p> <p>13 Commission forwarded a favorable recommendation</p> <p>14 to the County Council for amendment one to Bill</p> <p>15 Number 1524 and considered it consistent with</p> <p>16 the Comprehensive Plan as well as the purpose</p> <p>17 and intent of Chapter 190. That motion was</p> <p>18 confirmed via a four to zero vote, with one</p> <p>19 member being absent.</p> <p>20 The second amendment, which included the</p> <p>21 language for the acreage restriction at a</p>

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<p>1 ten percent requirement for the parcels for the</p> <p>2 area dedicated to the large scale solar energy</p> <p>3 systems, was also reviewed at the</p> <p>4 September 26th meeting by the Planning</p> <p>5 Commission. The Planning Commission forwarded</p> <p>6 an unfavorable recommendation to the County</p> <p>7 Council on amendment two to Bill Number 1524,</p> <p>8 noting that it was consistent with the 2016</p> <p>9 Comprehensive Plan. However, they did have</p> <p>10 additional concerns that the language as</p> <p>11 written was not likely to hold up to the Public</p> <p>12 Service Commission's process if they were to go</p> <p>13 through with future solar energy system</p> <p>14 applications.</p> <p>15 Additionally, they noted that the</p> <p>16 amendment could also result in premature</p> <p>17 fragmentation of existing agricultural parcels</p> <p>18 larger than 100 acres. And that motion was</p> <p>19 confirmed via a four to zero vote as well, with</p> <p>20 one member being absent from that meeting.</p> <p>21 The third amendment to Bill Number 1524,</p>	<p>1 absent.</p> <p>2 And then finally, we have amendment number</p> <p>3 four to Bill Number 1524, which added the</p> <p>4 additional language to what was originally</p> <p>5 amendment one, with an exemption that included</p> <p>6 solar energy systems or proposed projects that</p> <p>7 had been subject to a pre-application meeting</p> <p>8 prior to June 1, 2022, that wouldn't exceed</p> <p>9 375 acres of enclosed fence area or developed</p> <p>10 with photovoltaic panels.</p> <p>11 At the October 5th meeting, the Planning</p> <p>12 Commission reviewed amendment number four, and</p> <p>13 they provided an unfavorable recommendation to</p> <p>14 the County Council on this amendment stating</p> <p>15 that it was inconsistent with the 2016</p> <p>16 Comprehensive Plan goals of preserving priority</p> <p>17 agricultural lands. And that motion was</p> <p>18 confirmed via a three to one vote, with one</p> <p>19 member of the Commission being absent.</p> <p>20 And together with that recommendation, the</p> <p>21 Planning Commission also provided several</p>
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<p>1 which proposed additional language to what was</p> <p>2 originally amendment one that added an</p> <p>3 exemption for solar energy systems that were</p> <p>4 designated and designed to generate two</p> <p>5 megawatts of power or less, was reviewed by the</p> <p>6 Planning Commission at their September 26th</p> <p>7 meeting.</p> <p>8 This was obviously before that language</p> <p>9 was introduced by Council in the September 27th</p> <p>10 meeting. However, understanding that that</p> <p>11 language was forthcoming, they did want to</p> <p>12 provide a recommendation on it, as they had a</p> <p>13 general idea of what that language might look</p> <p>14 like.</p> <p>15 When they did review that, they provided a</p> <p>16 favorable recommendation to the County Council</p> <p>17 for amendment three on Bill Number 1524, noting</p> <p>18 that they believe the amendment is consistent</p> <p>19 with the 2016 Comprehensive Plan and the</p> <p>20 purpose and intent of Chapter 190. That motion</p> <p>21 passed four to zero, with one member being</p>	<p>1 supplementary comments as to why they made</p> <p>2 their decision. One member noted, on the</p> <p>3 Commission, noted that they believed amending</p> <p>4 the language that excluded the two developers</p> <p>5 with pending projects within the county would</p> <p>6 be unduly prejudiced with the inclusion of the</p> <p>7 exemption language in amendment four.</p> <p>8 Another member noted that the landowners</p> <p>9 who already entered into contractual agreements</p> <p>10 with the developers for pending solar projects</p> <p>11 would also be unduly prejudiced without the</p> <p>12 inclusion of the exemption language in</p> <p>13 amendment four.</p> <p>14 And furthermore, a concern was raised</p> <p>15 providing exemptions for projects on the basis</p> <p>16 of completing or attending a pre-application</p> <p>17 meeting because of its arbitrariness and</p> <p>18 potential for setting a bad precedent for</p> <p>19 future amendments.</p> <p>20 Sorry. That was a lot. So let me know if</p> <p>21 you have any questions.</p>

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1 MR. CALLAHAN: You did a phenomenal job.  
 2 Okay. Mr. Leshner.  
 3 MR. LESHNER: Mr. Callahan, despite this  
 4 plethora of amendments before us, and with the  
 5 comment about the Planning Commission's  
 6 concerns with elements of amendment four, I  
 7 would like to introduce an amendment five,  
 8 which would cure I hope at least some of the  
 9 concerns over amendment four having to do with  
 10 adding legal weight to Planning and Zoning  
 11 staff pre-application meeting. That should be  
 12 an informal process and it shouldn't carry  
 13 legal weight.  
 14 My amendment five will use, again, all of  
 15 the language from that original amendment one.  
 16 And then with the new language at the end,  
 17 exempting certain projects, this subsection B  
 18 shall not apply to any large scale SES that was  
 19 granted a special exception by the Board of  
 20 Appeals or had an active PJM new services queue  
 21 number assigned prior to October 11, 2022, and

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1 that does not exceed 375 acres enclosed by a  
 2 fence and developed with photovoltaic panels.  
 3 So it resets the date to today, the date  
 4 that we're acting on this. And it ties those  
 5 exceptions to the special exception process  
 6 that from the Board of Appeals, which does and  
 7 should carry legal weight.  
 8 And PJM is the power distribution company  
 9 that monitors all of the power producers and  
 10 distributors in a, I don't know, eight or  
 11 nine-state area. New Jersey, Pennsylvania,  
 12 Delaware, Maryland, Ohio, parts of Indiana,  
 13 Illinois, Michigan, Kentucky, and a tiny little  
 14 bit in North Carolina and a tiny little bit of  
 15 Tennessee.  
 16 PJM has put all of the utility scale solar  
 17 projects, because there's so many of them  
 18 coming in, everything on hold to revise their  
 19 process. Nevertheless, it has a formal queuing  
 20 system. And because of this public entity, its  
 21 public process, it does seem appropriate that

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1 an entity that has been through the stages that  
 2 they would get into this queue and remain an  
 3 active part of it now with that investment,  
 4 merits the exception.  
 5 MR. CALLAHAN: Got you.  
 6 MR. LESHNER: As well.  
 7 And the overall intent, I should back up  
 8 and say, behind this is that we're looking, of  
 9 course, with the original bill to fund farmland  
 10 preservation through the creation of solar  
 11 projects. They would pay into the fund that we  
 12 use to buy easements to preserve farmland. But  
 13 also this amendment specifically and the  
 14 amendments that it was based on seek to site  
 15 solar projects away from our best agricultural  
 16 soils, that we not lose our best cropland in  
 17 the county to solar projects but put it on the  
 18 more marginal lands. And follows that existing  
 19 scoring system for that easement process to  
 20 determine which are those good soils.  
 21 So at this point, I'm introducing that as

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1 amendment five.  
 2 MR. CALLAHAN: Okay. So now Madam  
 3 Secretary, do we need a raise of hands to  
 4 introduce that?  
 5 SECRETARY: Yes.  
 6 MR. CALLAHAN: Okay.  
 7 MR. LESHNER: Introduced by Callahan,  
 8 Divilio, and Leshner then?  
 9 MR. PACK: No. I had my hand up.  
 10 MR. LESHNER: Oh, you did. And Pack.  
 11 MR. PACK: I was coughing with this hand  
 12 and had this hand up.  
 13 MR. DIVILIO: That was a magic trick.  
 14 MR. CALLAHAN: Okay. So at this time,  
 15 Madam Secretary, this is eligible for vote too,  
 16 correct?  
 17 SECRETARY: Correct.  
 18 MR. CALLAHAN: Okay. So I think the  
 19 process should be that walk our way down  
 20 through the amendments and go ahead and vote on  
 21 each one of them and kind of go through these



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1 amendments.

2 MR. DIVILIO: Procedurally, I have not

3 offered an amendment. Do I have to?

4 MR. PACK: No, you do not.

5 MR. CALLAHAN: Let's hold off on that,

6 Frank. Okay.

7 MS. PRICE: I got a question.

8 MR. CALLAHAN: Yup, yup. Go ahead.

9 MS. PRICE: So none of these amendments

10 can live together.

11 MR. THOMAS: Correct. They all amend the

12 same language, which would be -- well, it

13 creates a new subsection 190-32.4D1B.

14 MS. PRICE: So amendments one, three,

15 four, and five are all in essence the same

16 language only kind of fine tuning it. So you

17 really, to get to amendment five, you have to

18 vote down one, three, and four?

19 MR. THOMAS: Correct.

20 MR. CALLAHAN: Correct.

21 MS. PRICE: Okay.

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1 MR. LESHES: So maybe that merits the

2 discussion in advance of doing this voting.

3 As one who requested the drafting of it

4 and introduced amendments one, three, one and

5 three, and I joined in sponsorship of amendment

6 four, while I would have been prepared to

7 support one or three, I am not going to support

8 them now because I think that we're, through

9 this iterative process, the second time we've

10 heard that word this evening.

11 MR. CALLAHAN: You said it before.

12 MR. LESHES: We've fine-tuned this

13 language in a way that I think achieves that

14 balance of both preserving our best croplands

15 for agriculture and recognizing the effort and

16 investment of the entities that have gotten a

17 certain degree down the process of developing

18 these solar energy system projects.

19 And so despite the fact that in the

20 absence of five, I would have supported these

21 others, I think that that is the one that I'm

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1 prepared to support tonight.

2 MR. CALLAHAN: Okay.

3 MR. DIVILIO: So I'll lead you all to

4 where I'm going with this, too.

5 And I agree with Mr. Leshes. First, when

6 we had this original opportunity to review

7 this, we've seen other counties do everything

8 from just moratoriums to try to be extremely

9 restrictive just to prevent it. This is clean

10 energy that's coming.

11 I greatly appreciate the work that was

12 done by Mr. Councell and his commission. He

13 caught onto this right out of the gate and

14 realized that we don't really have that big of

15 a say in this. And if we are going to say

16 anything, we have to be very genuine yet very

17 open.

18 We're partners in this. This is something

19 that is coming down from above that we're being

20 forced to do.

21 And again, as I said before, we have the

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1 opportunity to perpetually save farmland and

2 preserve it forever with the dollars that we're

3 receiving from some farmland that we're going

4 to lose temporarily.

5 We do not do this to other farmers when

6 they're doing things such as building chicken

7 houses, turning gravel pits, wineries, things

8 like that that can perpetually stay what that

9 is and disrupt the ground.

10 So Mr. Councell deserves a tremendous

11 amount of credit for the work that he did in

12 the lift of this, as well as organizing many

13 groups for us to meet with.

14 I appreciate the Chesapeake Bay Foundation

15 and Carol Bean, meeting with her and Eastern

16 Shore Land Conservancy trying to figure out the

17 best way to prevent solar from coming on our

18 best farmland.

19 I don't want to give up our best soils.

20 But unfortunately, we don't have a choice at

21 the end of the day. The Public Service

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1 Commission can preempt us and force what they  
 2 want to do, as this is their goal. And I would  
 3 much rather be partners in this than fight this  
 4 and create lawsuits to try to prevent anything  
 5 from happening.  
 6 While I would be prepared to pass the  
 7 original legislation without any amendment, I  
 8 appreciate the additional work that Mr. Leshner  
 9 has done to come up with amendment five. And  
 10 I'm going to vote down the other amendments to  
 11 join him in support of amendment five, the last  
 12 one.  
 13 MR. CALLAHAN: Thank you, Mr. Divilio.  
 14 MR. PACK: Mr. Callahan, I sponsored  
 15 amendment four.  
 16 In reading the language in amendment five,  
 17 I believe what I'm going to do is pull my  
 18 support of amendment four. That way we won't  
 19 have to deal with that this evening.  
 20 I think still amendment five still keeps  
 21 in play those projects that are already in the

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1 pipeline. It does give them an avenue to  
 2 proceed. And I think that's where I was  
 3 looking for some justice so that they would not  
 4 have to go back to the starting board, but they  
 5 could continue on.  
 6 I think the way this verbiage is written  
 7 allows those large scale SES that were subject  
 8 to the Department of Planning and Zoning staff  
 9 pre-application meetings prior to, am I reading  
 10 this right, prior to June. I'm sorry. Excuse  
 11 me, Mr. Leshner. Let me go to your amendment,  
 12 not mine. I'm reading my own amendment.  
 13 I think the way that you have this written  
 14 allowing them to go to the Board of Appeals and  
 15 also having an active service queue number  
 16 prior to October 11th, I think I can live with  
 17 that. I think that still keep those projects  
 18 in play.  
 19 So I'm going to pull amendment four,  
 20 Mr. Callahan.  
 21 MR. CALLAHAN: Okay. Thank you, Mr. Pack.

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1 MR. LESHNER: Mr. Callahan, if that is  
 2 going to be withdrawn, you and I also need to  
 3 withdraw our introduction. We co-introduced it  
 4 with Mr. Pack.  
 5 MS. PRICE: Right. I mean that's the  
 6 thing. Just because it says proposed by, it  
 7 doesn't say who it was introduced by.  
 8 MR. LESHNER: I am willing to join Mr. Pack  
 9 in withdrawing my introduction of four.  
 10 MR. CALLAHAN: So am I.  
 11 SECRETARY: Okay.  
 12 MS. PRICE: So I have --  
 13 MR. CALLAHAN: Ms. Price.  
 14 MS. PRICE: Amendment two. And I have to  
 15 say that I disagree with the Planning  
 16 Commission saying that one of their -- they  
 17 found it consistent, but one of their reasons  
 18 was they thought that that would be harmful to  
 19 the PSC.  
 20 I mean as far as preemption, I think it  
 21 does completely the opposite because what we're

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1 doing now -- I'm not saying I disagree with  
 2 scoring it and trying to preserve all of the  
 3 things that Mr. Divilio said and what  
 4 Mr. Council has done and wanting to find  
 5 agriculture preservation and the MALPF program  
 6 and keeping, you know, the very bulk of our  
 7 best soils in agriculture, absolutely. I agree  
 8 with it 100 percent.  
 9 But we're putting an out and out ban, at  
 10 least from our standpoint.  
 11 Now, again, the PSC can do whatever they  
 12 want.  
 13 I felt like amendment two did two things.  
 14 One, I think it says to the PSC that they  
 15 recognize we're trying to preserve the best,  
 16 but we're at least giving a little bit of  
 17 wiggle room for the larger ones. I don't know.  
 18 Fragmentation, stuff like that. Maybe you  
 19 could have easily said, okay, it has to be  
 20 clustered all in one area and you wouldn't put  
 21 it here, there, and everywhere, the solar

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1 panels. Maybe you should have thought about  
 2 that. And you know, we can do that.  
 3 But now we're allowing solar panels to  
 4 potentially go on any parcel but in very, very  
 5 limited basis on the higher scores that are  
 6 large, large parcels. I don't know how many of  
 7 those there are. Maybe I should have looked  
 8 that up.  
 9 But I think it's absolutely the opposite  
 10 of what the Planning Commission said. I think  
 11 it actually strengthens our case that we would  
 12 be allowing it basically on any parcel of land  
 13 but we're strongly limiting it on the best  
 14 soils. So I think they're wrong on that one.  
 15 And also, I took to heart the gentleman  
 16 who came and testified who was clearly a good  
 17 steward of his land. He owned more than 100  
 18 acres and he can't do anything. And anybody,  
 19 you know, you buy where you buy. And whether  
 20 you have good soils or not have good soils,  
 21 again, I agree with preserve as much of those

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1 good soils as possible. But they have farms on  
 2 really good soils, and yet they still want to  
 3 do a little something to help bring in  
 4 additional revenue.  
 5 And what we're doing is we're telling  
 6 those people your hands are completely tied,  
 7 you can't do anything else on that land  
 8 regarding solar.  
 9 And I think of people like that who like  
 10 they have 200 acres or whatever and they can't  
 11 do more than ten acres, I think we've just  
 12 taken that ability. And he really thought that  
 13 it was unfair. And I'm sure there's others  
 14 that feel the same way, thought it was unfair  
 15 that somebody who has a little bit, you know,  
 16 lesser quality of soil can go out and put  
 17 pretty much as much as they want on their land.  
 18 So I don't know how you can allow, you  
 19 know, of the other amendments, you know,  
 20 putting that scoring system in, again, takes  
 21 away those people's ability completely from

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1 doing any additional revenue in solar, even a  
 2 small less than ten percent. I think that's  
 3 unfair to them.  
 4 And again, he was very compelling to me.  
 5 And I'm sure he's not the only one.  
 6 I don't know how we allow for something  
 7 for those people that score higher than 240.  
 8 Again, I think I've been around the state a lot  
 9 and dealt with the PSC and all that stuff with  
 10 MACo. And we've dealt with other preemption  
 11 cases and I've seen them. I actually think it  
 12 strengthens our case.  
 13 I don't know how to work something in with  
 14 amendment two unless there's some support to,  
 15 you know, do something with amendment two or  
 16 there's a way to incorporate some of that  
 17 ability, along with one of the other  
 18 amendments.  
 19 It seemed like it was an either-or,  
 20 whether it was amendment one or two or two and  
 21 three or two and five or whatever it's going to

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1 be. I'm not sure how to address that.  
 2 MR. LESHAR: Small scale solar energy  
 3 systems will still be allowed as defined in the  
 4 ordinance --  
 5 MS. PRICE: Correct. Ten acres.  
 6 MR. LESHAR: This simply applies, this  
 7 scoring system simply applies to the large  
 8 scale solar energy systems.  
 9 MS. PRICE: Understood. But they can only  
 10 do ten acres.  
 11 So if you own, you know, hundreds of  
 12 acres, that's not going to be necessarily  
 13 enough of a revenue enhancement. You know, and  
 14 I just really felt like, you know, preserving  
 15 the vast majority of it and allowing up to that  
 16 served a couple of purposes, both for the  
 17 landowner and a sense of fairness and also  
 18 strengthening the case with the PSC.  
 19 I don't think ten acres is enough for  
 20 somebody if they own 500 acres or 1,000 acres.  
 21 MR. CALLAHAN: Okay. Council, anymore?

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1 MR. LESHHER: Should we proceed to vote on  
 2 the amendments?  
 3 MR. CALLAHAN: Sure.  
 4 MR. LESHHER: The remaining amendments.  
 5 MR. CALLAHAN: So the remaining ones is  
 6 we're not doing -- well, we got to do each one,  
 7 correct?  
 8 MR. LESHHER: Yeah. Except we've withdrawn  
 9 four.  
 10 MR. CALLAHAN: We've withdrawn four. All  
 11 right.  
 12 So is there a motion and a second to move  
 13 forward on the vote for amendment one?  
 14 MS. PRICE: Do you just take the vote --  
 15 MR. LESHHER: I think you can just call for  
 16 the roll call.  
 17 MR. CALLAHAN: Oh, okay. I'm just going  
 18 to call the roll for each one of them.  
 19 Madam Secretary, amendment one.  
 20 SECRETARY: Mr. Pack. I mean  
 21 Mr. Callahan.

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1 MR. CALLAHAN: No.  
 2 SECRETARY: Mr. Divilio.  
 3 MR. DIVILIO: Nay.  
 4 SECRETARY: Mr. Leshher.  
 5 MR. LESHHER: Nay.  
 6 SECRETARY: Ms. Price.  
 7 MS. PRICE: No.  
 8 SECRETARY: Mr. Pack.  
 9 MR. PACK: No.  
 10 MR. CALLAHAN: Okay. Amendment two.  
 11 SECRETARY: Mr. Callahan.  
 12 MR. CALLAHAN: Nay.  
 13 SECRETARY: Mr. Divilio.  
 14 MR. DIVILIO: Nay.  
 15 SECRETARY: Mr. Leshher.  
 16 MR. LESHHER: Nay.  
 17 SECRETARY: Ms. Price.  
 18 MS. PRICE: Aye.  
 19 SECRETARY: Mr. Pack.  
 20 MR. PACK: No.  
 21 MR. CALLAHAN: Amendment three.

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1 SECRETARY: Mr. Callahan.  
 2 MR. CALLAHAN: Nay.  
 3 SECRETARY: Mr. Divilio.  
 4 MR. DIVILIO: Nay.  
 5 SECRETARY: Mr. Leshher.  
 6 MR. LESHHER: Nay.  
 7 SECRETARY: Ms. Price.  
 8 MS. PRICE: Nay.  
 9 SECRETARY: Mr. Pack.  
 10 MR. PACK: No.  
 11 MR. CALLAHAN: Okay. Let's -- we need to  
 12 make a motion on five, correct, or did we  
 13 already?  
 14 MR. LESHHER: We've introduced it.  
 15 MR. CALLAHAN: We introduced it.  
 16 SECRETARY: It's been introduced.  
 17 MR. CALLAHAN: It's been introduced.  
 18 MR. THOMAS: And you have the support.  
 19 MR. CALLAHAN: I'm sorry?  
 20 MR. THOMAS: It's been introduced and the  
 21 four of you supported it, so...

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1 MR. CALLAHAN: Okay. It's been introduced  
 2 so...  
 3 SECRETARY: Just vote.  
 4 MR. CALLAHAN: Okay.  
 5 MR. STAMP: Four, not five.  
 6 MR. CALLAHAN: Yeah. Four is done.  
 7 SECRETARY: Four is withdrawn.  
 8 MR. CALLAHAN: Okay. Amendment five,  
 9 could you call the vote.  
 10 SECRETARY: Mr. Callahan.  
 11 MR. CALLAHAN: Yes.  
 12 SECRETARY: Mr. Divilio.  
 13 MR. DIVILIO: Aye.  
 14 SECRETARY: Mr. Leshher.  
 15 MR. LESHHER: Aye.  
 16 SECRETARY: Ms. Price.  
 17 MS. PRICE: No.  
 18 SECRETARY: Mr. Pack.  
 19 MR. PACK: Yes.  
 20 MR. CALLAHAN: Okay. All right.  
 21 MR. PACK: Now the bill is amended.

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1 MR. THOMAS: Yes.

2 MR. LESHER: So Mr. Callahan.

3 MR. PACK: Yes, sir.

4 MR. LESHER: If I may on this, you know,

5 Bill 1524 now as amended, there is an element

6 in here in this amendment, in this amended

7 language that I think we don't have.

8 There were objections in amendment four

9 from the Planning Commission. We've cured one

10 of them with amendment five. We've not cured

11 the other, which is just the very nature of

12 providing an exemption here.

13 It was clear that the Planning Commission

14 was a little reluctant in providing this

15 recommendation, seeing this as an inherently

16 political process, of course. Part of the

17 calculus here and what will withstand a

18 preemption challenge before the Public Service

19 Commission. There's no such calculus in the

20 Comprehensive Plan. And so of course, such a

21 way of developing this rich cropland, this best

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1 cropland would not be supported by the

2 Comprehensive Plan.

3 We have a different job here than the

4 Planning Commission is charged with. It's not

5 merely carrying out the Comprehensive Plan,

6 although that is an important duty for us. But

7 we also need to make sure that our legislation

8 withstands that kind of challenge.

9 And I feel that we've gotten to the point

10 because we have, with this amended language,

11 we've gone a step further in demonstrating that

12 the county is working with solar installation

13 applicants and landowners. And if this can go

14 forward and these projects can succeed, those

15 projects in the queue and that have already

16 received their special exemption, will yield it

17 appears significant funds for our agriculture

18 land fund.

19 This, despite exempting a couple of

20 projects here, I think is a significant step

21 forward for Talbot County and for enabling

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1 solar development in Talbot County. So I will

2 support it.

3 MR. CALLAHAN: Okay. Thank you,

4 Mr. Leshner.

5 I want to comment, too. That's well said.

6 This is one time where the Council and the

7 committees, the landowners that we all met,

8 we've been talking for the last five months on

9 this, and I think at this stage we pretty much

10 have got it right. Everybody sort of hit a

11 balance with this.

12 And I really appreciate you guys as

13 owners, you guys representing some of these

14 guys that have got the projects already on

15 board. You put hard work in it. And I really

16 appreciate you working with us, too, because we

17 wanted to get it right, too.

18 And staff, you've done the hard work

19 trying to get us prepared for it.

20 Mr. Thomas, you've done a great job.

21 Mr. Leshner, I appreciate it, all the hard

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1 work you've done because I think the common

2 ground, this is one of the first times we've

3 all hit pretty common ground. And it feels

4 good that we can do that.

5 Even though somebody can come in and sort

6 of drop a bomb on us, but it's good to know

7 that we're at even ground right now.

8 So I appreciate your efforts, guys. I

9 really do out there. And we're up here to help

10 and move forward. So that's what we're going

11 to do.

12 And anybody else would like to say

13 something? Ms. Price?

14 MS. PRICE: I'm -- my concern is

15 preemption with PSC. And while I mean I agree

16 with, like I said before, with the preserving

17 the agriculture and trying to get funds in the

18 MALPF program to do that and trying to preserve

19 as much as possible. I get it.

20 But I think by completely banning from our

21 perspective anything with a greater score, I

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1 think the PSC is going to get all over that.  
 2 That is my main concern. That's probably why  
 3 I'm not going to vote for this, even though  
 4 it's tough because sometimes you agree with  
 5 95 percent of it.  
 6 But on that one piece, I think we're  
 7 setting ourselves up for some trouble, and I  
 8 hope that I'm proven wrong when a project comes  
 9 through that wants to go someplace and it's not  
 10 allowed and the PSC overrules us. I hope that  
 11 doesn't happen. But you know, I've also been  
 12 around the state agencies for the last 12 years  
 13 and I've seen these preemption things come back  
 14 to bite the counties when we try to do  
 15 something that is different than State law. So  
 16 I have concerns.  
 17 MR. CALLAHAN: Okay. Is that it?  
 18 MR. DIVILIO: I'll make a motion to  
 19 approve Bill 1524 as amended.  
 20 MR. CALLAHAN: Do I have a second?  
 21 MR. LESHER: Do we need this or we just

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1 call the vote?  
 2 MR. PACK: Just call the vote.  
 3 MR. CALLAHAN: I thought we just call the  
 4 vote, correct?  
 5 MR. PACK: Yeah. It's already been  
 6 amended.  
 7 MR. THOMAS: It's already been amended.  
 8 MR. PACK: Just a matter of calling the  
 9 vote.  
 10 MR. THOMAS: No. They passed the  
 11 amendment. They haven't passed the bill.  
 12 MR. PACK: Now the bill is before the  
 13 Council as amended.  
 14 MR. CALLAHAN: Right. Okay. Madam  
 15 Secretary, could you 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. LESHER: Aye.

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1 SECRETARY: Ms. Price.  
 2 MS. PRICE: No.  
 3 SECRETARY: Mr. Pack.  
 4 MR. PACK: Although Ms. Price has me  
 5 thinking, I'm going to vote aye. Aye.  
 6 MR. CALLAHAN: Okay. Let's move on.  
 7 Okay. All right.  
 8 MR. PACK: Good point, good point.  
 9 MR. CALLAHAN: All right. I think update.  
 10 Nancy, if you want to come on up here for the  
 11 mental health workshop. You guys want to come  
 12 on up.  
 13 MS. ANDREW: Good evening.  
 14 MR. CALLAHAN: How are you?  
 15 MS. ANDREW: Great. I was trying to  
 16 figure out how to work the word iterative in  
 17 our presentation. I'll just let it go.  
 18 MR. CALLAHAN: Yes, ma'am. Please do.  
 19 MR. STAMP: You want to sit up here, too.  
 20 MR. PACK: Saved the best for last.  
 21 MR. CALLAHAN: You guys want to introduce

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1 yourselves so everybody can see all your pretty  
 2 faces here.  
 3 MS. ANDREW: How do I -- okay. Good  
 4 evening. Nancy Andrew. I am the director of  
 5 Talbot Family Network, which is the local  
 6 management board for Talbot County.  
 7 MR. CALLAHAN: Great.  
 8 MS. DILLEY: Hi, good evening. Katie  
 9 Dilley. I'm the executive director at  
 10 Mid-Shore Behavioral Health. We are the core  
 11 service agency serving the five mid shore  
 12 counties.  
 13 MS. SCHAFFLE: And Geneva Schaffle,  
 14 emergency management coordinator for Talbot  
 15 County Emergency Services.  
 16 MR. CALLAHAN: Great.  
 17 MS. ANDREW: So we are here to give you a  
 18 very quick update on a work group that was  
 19 established earlier this year for the county  
 20 around the issue of mental health, knowing our  
 21 shared concern around the wellbeing of our

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1 community citizens, our county citizens.  
 2 And since we've done this under the  
 3 auspices of the Emergency Operations Center,  
 4 Geneva was kind enough to come along tonight to  
 5 kick us off.  
 6 MS. SCHAFFLE: Sure. Thank you. So I  
 7 just want to give a little bit of context to  
 8 the group before we get into the details.  
 9 So this group was created under the  
 10 structure of the Emergency Operations Center  
 11 that was activated in response to COVID. And  
 12 it's been a two-year-long-plus response.  
 13 And as the impacts continue, we addressed  
 14 or saw the rise in concern for mental health  
 15 needs. So we created the mental health  
 16 workgroup. And just as we I think this was our  
 17 tenth or 11th workgroup that was established to  
 18 meet the needs and address the concerns. So  
 19 essentially we brought all of the subject  
 20 matter experts to the table, and here we are.  
 21 MR. CALLAHAN: Okay.

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1 MS. ANDREW: Okay. So it was a complex  
 2 issue. We were a little uncertain at the  
 3 beginning how to get our arms around this,  
 4 where to start with all our community partners  
 5 around the table.  
 6 Local management boards around the state  
 7 used a framework, an evaluation framework known  
 8 as results based accountability. Within that  
 9 framework is a process called turn the curve,  
 10 which is meant to be a simple five-step process  
 11 to help communities move from talk to action  
 12 when it comes to addressing complex problems.  
 13 So we used this framework to guide our  
 14 conversation.  
 15 Just to give you the quick rundown of what  
 16 we've been doing at our eight meetings since  
 17 the beginning of 2022. We have dug into the  
 18 data a little bit. We all had a sense that the  
 19 need was out there, the need was growing in  
 20 terms of mental health concerns for children,  
 21 youth, and families. But we looked at the data

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1 to really see what the story was.  
 2 Then we took time as a committee to  
 3 interpret that data to try to look at the story  
 4 behind it.  
 5 From there, we talked more about our  
 6 partners. And this is an ongoing process for  
 7 us. Who are the partners that are already at  
 8 the table, what are the roles, what other  
 9 partners do we need to bring to the table and  
 10 even include what other sectors we might  
 11 include.  
 12 Then we started to transition the  
 13 conversation into what works, what are some of  
 14 the things that are already happening in this  
 15 community that might need additional resources  
 16 or amplification to increase their impact, what  
 17 other good ideas can we find from other  
 18 communities, what ideas of our own can we bring  
 19 up and implement for the citizens of Talbot  
 20 County.  
 21 And then lastly, what we will need to do

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1 to bring this whole process together is to  
 2 develop an action plan. Put our ideas down on  
 3 paper and actually make assignments and start  
 4 to talk about the dollars behind them and how  
 5 they will come to life.  
 6 One of the issues that has come up  
 7 frequently while this group has been meeting  
 8 has been workforce issues. Time and time again  
 9 we were hearing about shortages, minor  
 10 providers and the agencies that are working in  
 11 this field.  
 12 So with the help of Mid-Shore Behavioral  
 13 Health, we did a provider survey in May. We  
 14 had a response rate of 38 percent from those  
 15 who were surveyed. These were both individual  
 16 practitioners and agencies together. They  
 17 represented close to 17 full-time equivalent  
 18 therapists.  
 19 And what we found was at that window in  
 20 time, that snapshot, there were 17 unfilled  
 21 positions in the county for qualified

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1 therapists. Over 60 percent of the therapists  
 2 or agencies that responded to this survey said  
 3 that they did have a wait time and those wait  
 4 times averaged anywhere from four weeks to 12  
 5 weeks.  
 6 Issues that came up in the survey were  
 7 identifying and hiring new therapists. That  
 8 was top on the list as the greatest challenge.  
 9 Other issues that were raised from the survey  
 10 were the increasing salary demands. It's a  
 11 competitive market. There's a higher intensity  
 12 caseload. So we knew that there was a need for  
 13 mental health prior to COVID. The need has  
 14 increased and the kinds of needs that  
 15 practitioners are seeing are more intense.  
 16 And then also a lot of concern for our  
 17 practitioners, for our therapists about stress  
 18 and burn out.  
 19 MR. CALLAHAN: Nancy, could I ask a quick  
 20 question?  
 21 MS. ANDREW: Please.

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1 MR. CALLAHAN: So the one thing with the  
 2 four weeks, the 12 weeks, if you go back on the  
 3 waiting, is that somebody that's calling in  
 4 there that we can't help, so to speak, and they  
 5 would have to wait a month or a couple of  
 6 months to be able to get in? Is that what that  
 7 sort of means?  
 8 MS. DILLEY: I think I'd like to speak to  
 9 that, if I may.  
 10 I think it depends on -- it's a  
 11 case-by-case situation.  
 12 MR. CALLAHAN: Right. Yes.  
 13 MS. DILLEY: So we do offer urgent care  
 14 appointments here in the county.  
 15 MR. CALLAHAN: Okay.  
 16 MS. DILLEY: But the wait time is going to  
 17 vary depending on if you're working to get a  
 18 child, an adolescent individual into an  
 19 appointment.  
 20 MR. CALLAHAN: Yeah.  
 21 MS. DILLEY: Versus an adult.

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1 Insurance also drives a lot of that, too.  
 2 MR. CALLAHAN: I see.  
 3 MS. DILLEY: We have, you know, ironically  
 4 a much harder time getting individuals that are  
 5 served by the private sector into appointments  
 6 often, just by way of the sheer paneling of the  
 7 clinician to be able to provide services under  
 8 some of the private providers is a lot harder  
 9 than being served in the Medicaid system.  
 10 So there's a lot of circumstances that go  
 11 into that wait time. We have a lot of  
 12 providers that don't have wait lists  
 13 necessarily but some that have large ones. And  
 14 the workforce piece also plays into that.  
 15 MR. CALLAHAN: Well, I appreciate that  
 16 because I just wanted to make sure everybody  
 17 sort of realizes because it sort of struck me  
 18 in the mental health thing, if somebody really  
 19 needs to see somebody.  
 20 MS. DILLEY: Right. We do offer urgent  
 21 care appointments within the region. Actually

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1 all five counties have providers that offer  
 2 urgent care appointments.  
 3 MR. CALLAHAN: Okay. Okay. Great. I  
 4 appreciate that.  
 5 MS. ANDREW: Katie.  
 6 MS. DILLEY: So we thought it be helpful to  
 7 give some Talbot County specific updates to you  
 8 all this evening, just some things that have  
 9 been happening.  
 10 And of course, our group, we're using it  
 11 sort of as a think tank to unpack and process  
 12 positive developments within the behavioral  
 13 health treatment provider realm in the county,  
 14 as well as challenges that, of course, Nancy  
 15 touched on and some of our surveying of our  
 16 partners.  
 17 So just to bring you up to speed on some  
 18 things that have developed since our group has  
 19 been convening is we are happy to report that  
 20 Talbot County Public Schools, with your  
 21 support, was able to expand their budget and



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1 offer three new full-time positions for social  
 2 work spots here in the county, which have been  
 3 filled.  
 4 Of course, with every change in workforce,  
 5 there's been some shifting of those same  
 6 clinicians who were serving in other provider  
 7 capacities here in the county. So although  
 8 there's been a gain, there's been a loss.  
 9 So we've talked a lot about that and how  
 10 we navigate -- how workforce is moving around  
 11 to different competitive positions and how  
 12 we're sort of sharing the same pool of  
 13 individuals, which is a challenge.  
 14 I'm very pleased to report that Channel  
 15 Marker here at their Easton location off of  
 16 Glebe Road, we were able to secure some grant  
 17 funding for them within the last two years to  
 18 expand their service line to now have an  
 19 eight-bed crisis unit. That's an adult crisis  
 20 unit for mental health crisis.  
 21 We recently within the last month were

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1 able to get that facility licensed, which is a  
 2 huge success. And we're just looking to  
 3 support them and having workforce to be able to  
 4 open their doors to serve the community. So  
 5 that would be a nice alternative for our mobile  
 6 crisis providers to refer individuals to a  
 7 crisis bed there as opposed to an inpatient bed  
 8 in our Shore Regional facility. So that will  
 9 help with diverting emergency room usage.  
 10 We also got -- we've had a large shift in  
 11 a provider leaving the region. This is a  
 12 provider that was serving not just Talbot  
 13 County residents but actually had three sites  
 14 on the Eastern Shore. That was Eastern Shore  
 15 Psychological Services. They had a location in  
 16 Chestertown, here in Easton, and as well as  
 17 their flagship in Salisbury. Close their doors  
 18 officially to clients in the community on  
 19 September 9th.  
 20 So that's been a large project that  
 21 Mid-Shore Behavioral Health has been involved

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1 in as well as all of our Health Department  
 2 counterparts in all nine counties of the  
 3 Eastern Shore, given the great impact there.  
 4 We saw about 2,200 individuals were  
 5 impacted that were receiving services through  
 6 Eastern Shore Psychological Services in need of  
 7 new homes for treatment.  
 8 So it was a very busy summer working with  
 9 that organization to follow the regulations  
 10 with all that's required for closure, as well  
 11 as supporting clinicians in finding new places  
 12 of employment. And of course, our large focus  
 13 has been ensuring those clients that have been  
 14 served, which several of them are very  
 15 complicated in need, found new homes to receive  
 16 services.  
 17 So that's something that the group has  
 18 discussed in how we've seen our providers in  
 19 the region really step up to expand their  
 20 services, welcome new clinicians, and, of  
 21 course, receive the clients that have been

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1 impacted by this closure.  
 2 So we've seen a shift, but a lot of -- one  
 3 of the strengths that I think our provider  
 4 network here in the region has is the ability  
 5 to partner and realize when there is a need,  
 6 they step up. And we've seen that happen.  
 7 Talbot Family Network has been able to  
 8 prioritize using some grant funds for our  
 9 mental health programming base initiative. And  
 10 I believe there's an RFP that's currently out  
 11 or recently closed to offer some additional  
 12 mental health services here in the county. So  
 13 we're looking forward to that service being  
 14 selected and coming online soon.  
 15 Mid-Shore Behavioral Health has been  
 16 working with the Behavioral Health  
 17 Administration to secure funding to open two  
 18 adolescent clubhouses here on the mid shore.  
 19 So we have one adolescent clubhouse that serves  
 20 four counties and one that's serving Dorchester  
 21 County exclusively. And they are supported by

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1 Mary's Dream Alliance, which is an organization  
 2 that was just incorporated I believe back in  
 3 2019 as a nonprofit. And they're doing  
 4 amazing work here with our youth in the  
 5 community.  
 6 We also are expanding our child adolescent  
 7 crisis response system to include mobile  
 8 response and stabilization services in all of  
 9 the mid shore counties. So we have our mobile  
 10 crisis vendor, which is Affiliated Sante Group.  
 11 This is the same group that's expanding their  
 12 services to be working to identify children  
 13 that are at risk of becoming in a mental health  
 14 crisis, working to identify individuals at risk  
 15 through our school systems and with our  
 16 outpatient providers so we get ahead of the  
 17 crisis and just have that team available if  
 18 needed to serve them.  
 19 And one thing that's really exciting, I  
 20 know we've talked a lot this evening about  
 21 integrated health, Choptank Community Health

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1 back in 2020, during the midst of the onset of  
 2 the pandemic, did expand their service line to  
 3 now provide behavioral health services. So  
 4 they're providing mental health, as well as  
 5 substance use services. And they're beginning  
 6 to expand their medication assistance treatment  
 7 services as well, which is a huge strength and  
 8 hopefully will address a lot of the stigma  
 9 associated with receiving care. And so  
 10 individuals that are seeking their primary care  
 11 are also able to receive mental health services  
 12 there now. So that's been a major success  
 13 that's coming to the county.  
 14 One of the things that we've been working  
 15 on, and Nancy identified this, part of our  
 16 surveying was identifying our top priority as a  
 17 work group. Now, grant it, we're just now  
 18 getting into how do we address these issues and  
 19 where do we start.  
 20 And I think the common theme, we've heard  
 21 it all evening when we're talking about

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1 services and health care is workforce. And so  
 2 that's where we're going to start really  
 3 unpacking what we can do as a group to  
 4 incentive behavioral health workforce to come  
 5 into the region and also preserve those  
 6 individuals so they're not leaving the region  
 7 to go and provide service elsewhere.  
 8 Of course, parenting training, educational  
 9 support, our social emotional learning and  
 10 mindfulness, our clinician training to make  
 11 sure that they're, you know, providing the most  
 12 up-to-date and sophisticated services to our  
 13 clients and our community members. And of  
 14 course, you know, something that is definitely  
 15 on the table is how can we all come together  
 16 and really try to campaign for folks to address  
 17 their mental health and seeking help and  
 18 addressing that stigma as a community. So  
 19 that's something that we'll be talking a little  
 20 bit more, maybe even soliciting more support  
 21 from you all and being a part of that.

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1 And lastly, where do we go from here.  
 2 We've gathered eight times. And in that time,  
 3 we've had a lot of different priorities. We've  
 4 talked about we've been using the results based  
 5 accountability process as a guiding way to get  
 6 our work focused and more strategic, but we  
 7 realized that we maybe put the cart before the  
 8 horse a little bit.  
 9 We need to slow down and back up and come  
 10 up with a more structured process and how our  
 11 group is operating and who is leading that, who  
 12 is a member, who is represented.  
 13 There are behavioral health providers are  
 14 not at the table that are here in the county.  
 15 So we need to be intentional with our inclusion  
 16 of all providers that are serving this  
 17 community and really do our part to invite them  
 18 to the conversation.  
 19 Of course, setting up our mission and  
 20 vision, which I think is something that's  
 21 really important when you do this work and have

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1 a group that's this invested, we need to define  
 2 that. And in the absence of it, we're doing  
 3 good work. We're having productive  
 4 conversations, but we need a little bit more  
 5 structure on where we're taking it.  
 6 And of course, taking those strategic  
 7 goals that we've identified through our  
 8 surveying and being more intentional in how we  
 9 lay out our planning, whether that be annually  
 10 or in a three-year plan or just having a little  
 11 bit more focus.  
 12 So that's where we're going to regroup in  
 13 the next couple of weeks and hopefully start to  
 14 lay the foundation that we -- we were excited  
 15 to get together, of course. This is a hot  
 16 topic and something that needs to be addressed,  
 17 but we'd like to have a little bit more  
 18 structure. So that's where we are.  
 19 MR. CALLAHAN: That's great.  
 20 MS. DILLEY: And I do appreciate the  
 21 support. I know, Clay and Corey, you've been

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1 very active in supporting the work and  
 2 participating in the group. And we appreciate  
 3 your support and look forward to continued  
 4 engagement.  
 5 MR. PACK: Well, first of all, Katie,  
 6 thank you so much for your presentation.  
 7 Nancy.  
 8 You know, this is, it's important work.  
 9 It's not just busy work. You know, your mental  
 10 health and your physical health, they go  
 11 together.  
 12 And Dr. Maguire is back there and her  
 13 nurses, they take care of physical ailments  
 14 that our community suffers. But the mental  
 15 piece of it still needs to be something that we  
 16 need to focus on as well.  
 17 And we all know that COVID put a lot of  
 18 stress on people. And our adolescents, our  
 19 young people, they felt it, too.  
 20 MS. DILLEY: Oh, yeah.  
 21 MR. PACK: They feel stress just like we

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1 feel stress.  
 2 And so the formation of this mental health  
 3 task force or workforce was to try to more fine  
 4 tune or fine point where Talbot County needs to  
 5 move towards when it comes to mental health,  
 6 what resources this Council and future Councils  
 7 would probably want to direct towards mental  
 8 health, how we work with you all as providers  
 9 in the community around mental health. We get  
 10 a report.  
 11 This Council also sits as the Board of  
 12 Health, as you know. We take one hat off, put  
 13 the other hat on.  
 14 So a mental health update is perhaps  
 15 something that future Councils want to include  
 16 as the Board of Health, is to hear from the  
 17 mental health community as far as where we are.  
 18 So I really hope and pray it doesn't go  
 19 away, that your mission, the things that you  
 20 want to see done, the things that this and  
 21 future Councils want to see done can happen.

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1 And it may require just some other resources to  
 2 help along with it.  
 3 So sad to see Eastern Shore Psychological  
 4 Services go away. When I came here some 20  
 5 years ago working for parole and probation,  
 6 they were always my go-to.  
 7 MS. DILLEY: Oh, yes.  
 8 MR. PACK: And so very sad to see that  
 9 they've closed their doors here in the area.  
 10 But the problem doesn't go away. We still  
 11 have to find a way to address these people who  
 12 need our support.  
 13 So what's next? How do we now direct this  
 14 committee and move us forward is the question.  
 15 MR. CALLAHAN: Thank you, Mr. Pack.  
 16 Ms. Price.  
 17 MS. PRICE: It's obviously incredible work  
 18 and a real problem that's only getting worse  
 19 with just obviously there's COVID, of course.  
 20 But just the negativity I think that's around  
 21 us in this world that we're all dealing with.

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1 You know, just the divisiveness and all that.  
 2 And it's not going to make your jobs any  
 3 easier.  
 4 So this work is really important and we  
 5 got to keep at it. So thank you for what you  
 6 do.  
 7 MR. CALLAHAN: Thank you, Ms. Price.  
 8 Mr. Divilio.  
 9 MR. DIVILIO: So I reached out when  
 10 Eastern Shore Psychological Service was  
 11 shutting down and I received word of that. And  
 12 I've got a lot of friends who are counselors  
 13 that have their own businesses.  
 14 And so I was glad to hear that you guys  
 15 were already meeting.  
 16 And I hope, you know, we've spent a lot of  
 17 our money. That was my thought and concern.  
 18 And I hope you guys have been able to benefit  
 19 from that and receive the resources you need  
 20 from the county.  
 21 MR. CALLAHAN: Thank you.

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1 Mr. Leshner.  
 2 MR. LESHER: Well, I'll confess to at  
 3 times in the past being perhaps a little  
 4 confused by the array of organizations and  
 5 agencies and services that provide, that work  
 6 on these issues.  
 7 And I am elated to see the -- even if  
 8 you're still mapping out precisely how this is  
 9 to be done, the fact of coordination among  
 10 these entities. I think it should benefit the  
 11 community and those who are looking to navigate  
 12 their way through these services. Thank you  
 13 for doing that.  
 14 MR. CALLAHAN: Yup. Like my colleagues  
 15 said, you guys are great. I mean we're blessed  
 16 to have you guys. That's for sure.  
 17 Dr. Maguire, you too in the back there. I  
 18 appreciate you hanging in there with us  
 19 tonight.  
 20 But it's really important that people know  
 21 that they have people like yourself that they

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1 can reach out to and you can help them. That's  
 2 why I was asking tonight about in the near  
 3 future, people are going to need us, you know.  
 4 And I want to be there to help them. It's very  
 5 important for you ladies to come to us,  
 6 especially with the next Council, help them  
 7 understand how important this is and where  
 8 we're at, because you're really setting the  
 9 basis and setting goals for what's going to  
 10 happen in the future.  
 11 So I really appreciate that. Okay.  
 12 Madam Secretary, is there...  
 13 MR. STAMP: This is just an advisory  
 14 opportunity.  
 15 MR. CALLAHAN: Go ahead, Mr. Stamp.  
 16 MR. STAMP: Mr. Council President, first  
 17 of all, I'd like to just thank Katie, Nancy,  
 18 and Geneva, and the others who aren't here who  
 19 are coming together. Maria. To the others who  
 20 aren't here that stepped up and they're out  
 21 there every day fighting a fight.

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1 You know, this is one of the -- you know,  
 2 this is a tough issue. But this is one of the  
 3 areas where Talbot County comes together. And  
 4 this is an extension of things that we did over  
 5 the last two years, whether it was working with  
 6 the Hispanic community, Multicultural Resource  
 7 Center, to establish a 24-hour call center. So  
 8 we were serving that segment of the community.  
 9 Or whether it was working with our amazing food  
 10 pantries to ensure that people's needs were  
 11 being met.  
 12 A number of issues have come up. And I  
 13 think Councilman Pack recognized that mental  
 14 health is a major issue that we're battling  
 15 right now. And these are the folks that are  
 16 dealing with this tough situation.  
 17 So I think that at least the eight  
 18 meetings that you had, you probably expanded,  
 19 you facilitated conversation, good  
 20 conversation. You helped nail down issues and  
 21 you targeted in on certain areas.

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1 And I think moving forward, you have an  
 2 opportunity. I mean clearly we have the  
 3 Mid-Shore Behavioral Health organization that  
 4 is the lead agency for Talbot County and the  
 5 other four counties and you've taken the lead  
 6 in this. Talbot Family Network has a real  
 7 place in this situation as well. And I think  
 8 they'll continue to move forward and help us  
 9 maybe achieve some goals and objectives that we  
 10 come up with.

11 MR. PACK: I certainly -- and Mr. Callahan  
 12 is correct. You know, this Council is going to  
 13 change after November. But your job, your  
 14 mission won't. And so it's going to be  
 15 incumbent upon you to come in here and  
 16 introduce yourselves to the next four or five,  
 17 the next Council sitting up here and say look,  
 18 this is our mission, this is what we're here to  
 19 do and not be a stranger.

20 Again, I think just like we hear from the  
 21 health officer on those issues dealing with

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1 health with our community, we need to somehow  
 2 put you guys in there as well around the mental  
 3 health piece.

4 I don't know how that looks or, you know,  
 5 going forward, but I think that it's important  
 6 enough to do that. It's important enough I  
 7 think if it means saying hey, look, you know,  
 8 we need dollars put towards this piece, whether  
 9 it be to help put another person in the school  
 10 or whether it means to fund another body in one  
 11 of the clinics, that maybe -- it's too  
 12 important just to go away because this body is  
 13 to change in a couple of months.

14 So I'll still be around to champion you  
 15 and be your cheerleader and maybe pop in on a  
 16 meeting or two.

17 But again, I want to thank you all for all  
 18 that you've done.

19 We had Beth Anne here about last month.  
 20 Yeah, Beth Anne was here last month.

21 So great job continuing moving forward,

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1 and your work is not yet done.

2 MS. DILLEY: Thank you.

3 MS. ANDREW: Thank you.

4 MR. CALLAHAN: Thank you. Appreciate it.  
 5 Okay.

6 Next on the agenda is consideration of a  
 7 contract for sale of purchase of real estate on  
 8 unit one, Creamery Lane. 510 Cadmus. I'm  
 9 sorry. Cadmus Lane. I don't know where I was  
 10 with that one. Sorry.

11 So Mr. Thomas, you want to help us with  
 12 that?

13 MR. THOMAS: Sure. So you have before you  
 14 a contract to acquire 38,000 square feet of  
 15 space in the old Cadmus building, as you said,  
 16 510 Cadmus Lane, for a new county Health  
 17 Department.

18 The contract provides the purchase price  
 19 is not to exceed \$13 million. Of that, a  
 20 little more than 3 million is for the purchase  
 21 of the actual unit. And then the remaining

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1 slightly less than \$10 million is for the  
 2 improvements that will be built out to the  
 3 county specifications prior to closing through  
 4 negotiations with the property owner, or  
 5 Achievement Park.

6 And I know Dr. Maguire is here and can  
 7 speak to some of the discussions that she's  
 8 already had about the work being done.

9 MR. CALLAHAN: Exactly.

10 MR. THOMAS: Obviously we've had  
 11 discussions about this as well.

12 MR. CALLAHAN: Absolutely. This is very  
 13 exciting.

14 Dr. Maguire, would you mind coming on up.  
 15 That would be great.

16 MR. THOMAS: That's the overview. I'm  
 17 happy to answer any questions that Council  
 18 might have.

19 MR. CALLAHAN: Sure. Mr. Stamp.

20 MR. STAMP: This has been an effort that's  
 21 been underway for some time now.

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1 And the Health Department, of which Maria  
 2 will talk about I'm sure, the existing Health  
 3 Department is in need of replacing.  
 4 And the facility that we're looking at  
 5 moving to with your approval, would not  
 6 co-locate but certainly put the facility close  
 7 to other health services and still in a very  
 8 walkable area for the people in downtown  
 9 Easton.  
 10 So it's exciting. And I think Maria is  
 11 here. She'll probably add to the excitement.  
 12 MR. CALLAHAN: Absolutely.  
 13 DR. MAGUIRE: Yeah.  
 14 MR. CALLAHAN: Welcome, Dr. Maguire.  
 15 DR. MAGUIRE: Hi, hi. Good evening.  
 16 Just super briefly knowing the late hour,  
 17 I just want to mention, yeah, so we've talked  
 18 in the past. And this has been a multiyear  
 19 process really about the needs of the Health  
 20 Department going forward and the space needs.  
 21 And I just have to say that, you know,

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1 even last week we held a planning meeting. And  
 2 one of the big impediments that's always listed  
 3 in our discussions internally in the Health  
 4 Department is a lack of effective space, not  
 5 just, you know, absolute space, but effective  
 6 space.  
 7 And so this new space would allow us to  
 8 really be able to provide services better to  
 9 the community and work together with all our  
 10 community stakeholders, such as the three women  
 11 who just presented before you.  
 12 So you know, so there's so many benefits  
 13 not only to allowing the Health Department to  
 14 provide its own services in a more effective  
 15 way, but also, as was mentioned by Clay, having  
 16 our future neighbors being able to work closely  
 17 together and having some more handoffs will be  
 18 really extra benefit to the community.  
 19 And we really hope that this will be a  
 20 venue where we can bring the community in more  
 21 and, you know, have some of our partners really

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1 take advantage of the space.  
 2 And so I really want to commend the  
 3 Council for supporting those of us who have  
 4 been involved in the process going forward  
 5 because it often, it takes a certain amount of  
 6 leadership to really drive something to the  
 7 finish line. And I feel we're closing in every  
 8 day. So thanks for all your support.  
 9 And we're really excited, and we hope that  
 10 the community will see the benefits very soon  
 11 in terms of what this project will mean.  
 12 MR. CALLAHAN: That's great. That's  
 13 great.  
 14 Mr. Divilio.  
 15 MR. DIVILIO: No. I'm very happy with all  
 16 the planning, the research that was done, and  
 17 how everything has come together.  
 18 MR. CALLAHAN: Mr. Leshner.  
 19 MR. LESHER: I don't think I've got  
 20 questions, either. Recognize the need here.  
 21 MR. CALLAHAN: Yup. Mr. Pack.

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1 MR. PACK: Again, long time in the making.  
 2 It goes back to your predecessor. And now we  
 3 finally found a place that we can move you  
 4 into.  
 5 You know the building over on Hanson  
 6 Street is a very aged building, has some health  
 7 issues, and it's just too small for your  
 8 operation.  
 9 So being that the county is tasked with  
 10 finding a home for you, I think this will allow  
 11 you to grow and spread your staff out a bit,  
 12 and hopefully be a new location for the next  
 13 50, 60 years.  
 14 So I'm excited about it. Can't wait to see  
 15 the grand opening.  
 16 We just heard from -- we had good news  
 17 all -- tonight should have been a good news  
 18 meeting. You know, we had Ken Kozel in here  
 19 earlier today with his great news about the  
 20 CON, we have our mental health task force  
 21 moving forward, and now we have this exciting

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1 news about what is going to happen at the  
 2 Health Department. So a lot of good news  
 3 tonight.  
 4 So I'm happy that we're moving forward  
 5 with this.  
 6 MR. CALLAHAN: Thank you, Mr. Pack.  
 7 Ms. Price.  
 8 MS. PRICE: Mr. Callahan, my bone to pick  
 9 with you is you keep calling on me last and  
 10 Mr. Pack gets all the good lines, because he  
 11 and I have been together and I think this was  
 12 on our plate with the problem with the Health  
 13 Department's facility from year one. So the  
 14 past 11 years or so this has been an issue.  
 15 Obviously we had severe funding problems  
 16 at, you know, the beginning, you know, when I  
 17 first came on the Council. Now we have  
 18 different situations.  
 19 But the fact of the matter is whether we  
 20 had money in the bank or not, this facility was  
 21 a problem. And so I am really happy to be able

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1 to see this project as well, you know, move to  
 2 some kind of completion and try to tie up some  
 3 loose ends that have been dangling for the last  
 4 11 or 12 years.  
 5 So congratulations on your new facility.  
 6 DR. MAGUIRE: Thank you.  
 7 MR. CALLAHAN: Along with everybody, too,  
 8 so congratulations to you, the community.  
 9 The Council worked hard. I mean since  
 10 I've been in here for eight years, I mean it's  
 11 been an issue ever since. So I'm proud, I'm  
 12 very proud of this Council to move that  
 13 forward.  
 14 You were right. It takes leaders and a  
 15 lot of work to keep moving this forward, keep  
 16 moving this forward. So you know, we all put a  
 17 lot of hard work in it.  
 18 And I can tell you staff play and Jess and  
 19 everybody tried to put this together. It went  
 20 through a few finance directors here. And I'm  
 21 not sure if a couple of them quit because of

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1 this, but I'm not really sure.  
 2 But now we're focused. It's great news  
 3 tonight. And you know, it's a good feeling  
 4 that you got a home. And like Mr. Pack said,  
 5 we're on board for, you know, 50, 60 years of  
 6 good stuff.  
 7 It's in a phenomenal location that the  
 8 community can come and walk there. And so I'm  
 9 really proud of being part of it. That's for  
 10 sure. Okay. All right.  
 11 MS. PRICE: We expect you to live there  
 12 for the next 50 or 60 years, too.  
 13 MR. CALLAHAN: Yeah.  
 14 DR. MAGUIRE: I was going to say, 50 or  
 15 60. Yeah.  
 16 MR. CALLAHAN: Okay. Now we need a motion  
 17 and second to approve the contract as  
 18 presented. Do I have a motion?  
 19 MR. LESHER: So moved.  
 20 MR. DIVILIO: Second.  
 21 MR. CALLAHAN: Okay. Got a motion and

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1 second to move forward with this contract.  
 2 Madam Secretary, can you call the vote.  
 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: Ms. Price.  
 10 MS. PRICE: Aye.  
 11 SECRETARY: Mr. Pack.  
 12 MR. PACK: Aye.  
 13 MR. CALLAHAN: Okay. Great.  
 14 MR. STAMP: Thank you, Maria.  
 15 DR. MAGUIRE: Thank you very much.  
 16 MR. CALLAHAN: Thanks a lot. Okay.  
 17 Next we've got another transaction here, a  
 18 contract before us on real estate on lot 20 on  
 19 Goldsborough Neck Road. Mr. Thomas, you want  
 20 to tell us about that?  
 21 MR. THOMAS: Yes. So this is a contract

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1 to purchase approximately one-acre portion of  
 2 land from Thomas Cohee for the sum of \$231,200  
 3 for the -- the county requires this property  
 4 for the expansion of Goldsborough Neck Road,  
 5 which I believe Mr. Clarke can speak a little  
 6 bit more to it.  
 7 MR. CALLAHAN: Yeah. Mr. Clarke, come on  
 8 up. I appreciate you hanging out with us  
 9 tonight.  
 10 MR. STAMP: Grizzly Adams.  
 11 MR. CALLAHAN: Yeah, yeah.  
 12 MR. CLARKE: Yeah. Again, this is we're  
 13 looking at widening Goldsborough Neck Road.  
 14 And I think that you heard from Shore Health  
 15 with the hospital, I think this is even more  
 16 imperative.  
 17 MR. CALLAHAN: Correct.  
 18 MR. CLARKE: To get the land in order to  
 19 widen the road so we can support this as well  
 20 as Airport Road.  
 21 But other than this, this is basically so

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1 we can provide about 39 feet of pavement on  
 2 Airport Road along with drainage ditches,  
 3 improved drainage ditches. This will all  
 4 happen over, the widening of this road will  
 5 happen on the Cohee side, or let's say where  
 6 the Easton, what was it, Commerce Park. And  
 7 will not be impacting the residential  
 8 properties over on the north side.  
 9 MR. CALLAHAN: That's great.  
 10 MR. DIVILIO: Make a motion to approve.  
 11 MR. LESHHER: Second.  
 12 MR. CALLAHAN: Okay. Any other questions?  
 13 Okay.  
 14 We got a motion and second to move forward  
 15 with this contract on Goldsborough Neck Road.  
 16 Madam Secretary, could you call the roll.  
 17 SECRETARY: Mr. Callahan.  
 18 MR. CALLAHAN: Aye.  
 19 SECRETARY: Mr. Divilio.  
 20 MR. DIVILIO: Aye.  
 21 SECRETARY: Mr. Leshher.

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1 MR. LESHHER: Aye.  
 2 SECRETARY: Ms. Price.  
 3 MS. PRICE: Aye.  
 4 SECRETARY: Mr. Pack.  
 5 MR. PACK: Aye.  
 6 MR. CLARKE: Thank you.  
 7 MR. CALLAHAN: He's laughing over there.  
 8 What are you laughing about?  
 9 MR. PACK: I was just wondering if you're  
 10 participating in some kind of charity event.  
 11 MR. CLARKE: Oh, me. This is all for a  
 12 Halloween costume. I apologize.  
 13 MR. PACK: I was looking for your paper  
 14 bag.  
 15 MR. CLARKE: Wait until Halloween.  
 16 MS. PRICE: It's not no shave November  
 17 quite yet.  
 18 MR. CLARKE: When my wife said you should  
 19 grow a beard, I said okay.  
 20 MR. STAMP: I actually think it's grown a  
 21 lot while he's been sitting here.

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1 MR. CALLAHAN: Yeah, it has.  
 2 MR. CLARKE: We're getting there.  
 3 MR. PACK: Something has to be up. Okay.  
 4 MR. CALLAHAN: All right. Thanks a lot,  
 5 Ray. I appreciate the good work on that. I  
 6 know it was a lot of work doing that. So I  
 7 appreciate it.  
 8 MR. PACK: Thanks, Ray.  
 9 MR. CALLAHAN: Okay. All right. County  
 10 manager report.  
 11 MR. STAMP: Good evening, Council. Under  
 12 county manager report this evening, I only have  
 13 two items under board and committee  
 14 appointments.  
 15 The first one is for the Agricultural Land  
 16 Preservation Advisory Board, requesting the  
 17 appointment of Jeanie George of Cordova to that  
 18 board.  
 19 MR. PACK: So moved.  
 20 MS. PRICE: Second.  
 21 MR. CALLAHAN: We got a motion and second



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1 it to Ms. George, put her on the committee.  
 2 Madam Secretary, could you call the vote.  
 3 SECRETARY: Mr. Callahan.  
 4 MR. CALLAHAN: Aye.  
 5 SECRETARY: Mr. Divilio.  
 6 MR. DIVILIO: Aye.  
 7 SECRETARY: Mr. Leshner.  
 8 MR. LESHNER: Aye.  
 9 SECRETARY: Ms. Price.  
 10 MS. PRICE: Aye.  
 11 SECRETARY: Mr. Pack.  
 12 MR. PACK: Aye.  
 13 MR. STAMP: And next item gives me great  
 14 pleasure to recommend to you that under the  
 15 Social Services Board of Directors, DSS is  
 16 requesting the appointment of Andrew Hollis to  
 17 be a member of that board.  
 18 MS. PRICE: So moved.  
 19 MR. DIVILIO: Second.  
 20 MR. CALLAHAN: Discussion.  
 21 MR. STAMP: Are you questioning that,

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1 Mr. President?  
 2 MR. CALLAHAN: Excuse me?  
 3 MR. STAMP: Are you questioning that?  
 4 MR. CALLAHAN: Yeah. Well, I'm sure Andy  
 5 is watching. He knows he is. We're really  
 6 tickled to have him back here. That's for  
 7 sure. He's really a huge part of the  
 8 community, and I'm glad he's here. And really  
 9 honestly appreciate everything he does, and  
 10 he's done everything for the county.  
 11 So Madam Secretary, we got a motion and  
 12 second it to put Mr. Hollis in that nice seat  
 13 for him. Can you call the vote.  
 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: Ms. Price.  
 21 MS. PRICE: Aye.

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1 SECRETARY: Mr. Pack.  
 2 MR. PACK: Aye.  
 3 MR. CALLAHAN: Okay.  
 4 MR. STAMP: That completes your county  
 5 manager report for tonight. Thank you.  
 6 MR. CALLAHAN: Good job. Appreciate it.  
 7 Okay.  
 8 Next up is public comment. We got anybody  
 9 out there? Lynn? Okay. All right. Nobody?  
 10 Okay.  
 11 Council comments. Okay. I'm sorry.  
 12 Mr. Price.  
 13 MS. PRICE: I don't have any comments this  
 14 evening.  
 15 Actually, no. Let me change that.  
 16 I have watched the majority of the last  
 17 two County Council candidate forums and found  
 18 them interesting.  
 19 And all I want to do is send a word of  
 20 advice out to everybody who is running. Keep  
 21 watching these meetings. Go back and watch our

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1 previous meetings and make sure that you know  
 2 the local issues.  
 3 I am seeing some things that are not  
 4 focused on what we can actually do.  
 5 And so if there's any more forums coming  
 6 up, people asking questions, I think it's  
 7 important.  
 8 I know a lot of people are attending here  
 9 in person. I appreciate Lynn coming in person  
 10 most of the time. I assume the other  
 11 candidates are watching. But it's different  
 12 being here in the room.  
 13 I know when I ran 12 years ago, for six  
 14 months I planted myself out in those very hard  
 15 wooden benches out there.  
 16 I really encourage all ten of you to go  
 17 back and watch the meetings and see the  
 18 interaction and what we actually have the power  
 19 to do and what we don't. And while you may  
 20 have those beliefs, and that's good, you have  
 21 to have run for a reason. But just make sure

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1 that you understand that.

2 And I couldn't keep myself away. I needed

3 to go see it in person. So it's been

4 interesting.

5 So that's just a word of advice to all of

6 you. Thanks.

7 MR. CALLAHAN: Thank you, Ms. Price.

8 Mr. Pack.

9 MR. PACK: I won't be with you next week.

10 So I don't know if that's good news or bad.

11 MR. CALLAHAN: Okay.

12 MR. PACK: But I won't be with y'all.

13 I've already left my votes with Mr. Thomas

14 for your consideration.

15 MR. CALLAHAN: Okay.

16 MR. PACK: And I'll see you guys later on

17 in the month.

18 MR. CALLAHAN: Okay. That sounds great.

19 Mr. Divilio.

20 MR. DIVILIO: So there has been a lot of

21 discussion in the forums and on the different

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1 news, well, blogs and things about trying to

2 charge builders the right fee to make them pay

3 for future development.

4 And I would just like to thank the county

5 staff and this County Council for hiring

6 Tischler to do a study of impact fees, which

7 will be probably the first thing that this new

8 Council does. That's scheduled to have a

9 meeting with the Council in January.

10 So probably don't need to send it back to

11 the Public Works Advisory Board and Planning

12 Commission to ask them to do a study when we've

13 already spent a couple thousands dollar on

14 doing.

15 But when people ask, you know, why didn't

16 the Planning Commission certify and count how

17 much these developments should be paying, it's

18 not their job. That's why we hire independent

19 agencies that do the calculations and present

20 it to the Council. And then the Council votes

21 to increase the impact fees once you know how

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1 many lots there are.

2 So believe it or not, there is a method to

3 the madness. We are moving steps through it,

4 and I appreciate this Council for setting up an

5 easy win for the next Council when they come in

6 here and have to make the impact fee increase.

7 They'll have the numbers for them in January.

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

9 Mr. Leshner.

10 MR. LESHER: Yes. Thank you, Mr. Divilio,

11 for that.

12 I had the pleasure this week of meeting

13 with Easton Cub Scout pack or den of Easton Cub

14 Scout Pack 190 right here in Council chambers.

15 And it reminded me of how many volunteers there

16 are in this community who are supporting

17 organizations for youth, who are supporting

18 organizations generally. The work that is

19 going by, that is done by all of these

20 volunteers in all of these organizations to

21 nurture and raise our youth is a really

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1 significant impact.

2 They say it takes a village to raise a

3 child. Indeed, it does. And we are seeing

4 really good work going on on that front in this

5 community. Thanks to all of you who are doing

6 that.

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

8 And I'm going to build off that, too. The

9 community come together Saturday at the air

10 show. There was thousands of people there,

11 thousands. Some of the Council members went up

12 in the plane, had a good time.

13 MR. PACK: Good time.

14 MR. CALLAHAN: It just shows you that this

15 Council and the community, it just shows how

16 nice a county and well run. And Micah and all

17 the volunteers just really just took dozens and

18 dozens of people to put all that together.

19 They did such a fantastic job.

20 The weather was awesome.

21 So I want to really put my hands out to

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1 Micah, his crew, the staff putting all that  
 2 together. Council, all of us trying to be  
 3 there. I don't think you could make it,  
 4 Mr. Leshner. But we'll forgive you. That's  
 5 okay.  
 6 So but anyway, it was great to be part of  
 7 it. And that's really what the community is  
 8 all about. So I really appreciate it.  
 9 Mr. Leshner, you want to go ahead.  
 10 MS. PRICE: Mr. Callahan, were you too  
 11 scared to go up in the airplane because we  
 12 were --  
 13 MR. CALLAHAN: No, no, no, no. I was  
 14 camping this weekend. That's my new hobby.  
 15 MS. PRICE: But we saw you at the Airport  
 16 Day.  
 17 MR. CALLAHAN: Yeah.  
 18 MS. PRICE: And then you're not on the  
 19 airplane with us.  
 20 MR. CALLAHAN: I know. I hoped in my  
 21 motor home and then left.


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1 MS. PRICE: I just thought you got cold  
 2 feet. Or I should say you could have gone  
 3 chicken because we did the chicken drop.  
 4 MR. CALLAHAN: I know, I know. Julie  
 5 would have been upset. She would have been  
 6 upset dropping a chicken.  
 7 MR. LESHER: So Mr. Callahan, would you  
 8 like me to cut this off here?  
 9 MR. CALLAHAN: Exactly.  
 10 MR. LESHER: The County Council's next  
 11 meeting will be held on Tuesday, October 18th,  
 12 beginning at six o'clock p.m., which has been  
 13 declared a special legislative day.  
 14 The Council will be convening in open  
 15 session at five o'clock p.m. and then  
 16 adjourning into closed session to discuss real  
 17 estate, legal, and personnel matters, as listed  
 18 on the statement for closing that meeting.  
 19 Therefore, is there a motion to adjourn  
 20 this meeting and reconvene as noted?  
 21 MR. PACK: So moved.

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1 MR. DIVILIO: Second.  
 2 MR. CALLAHAN: Got a motion and second.  
 3 Madam Secretary, call the vote.  
 4 SECRETARY: Mr. Callahan.  
 5 MR. CALLAHAN: Aye.  
 6 SECRETARY: Mr. Divilio.  
 7 MR. DIVILIO: Aye.  
 8 SECRETARY: Mr. Leshner.  
 9 MR. LESHER: Aye.  
 10 SECRETARY: Ms. Price.  
 11 MS. PRICE: Aye.  
 12 SECRETARY: Mr. Pack.  
 13 MR. PACK: Aye.  
 14 (Meeting concluded at: 8:53 p.m.)  
 15  
 16  
 17  
 18  
 19  
 20  
 21

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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 17th  
 day of October, 2022 at Eastern MD.  
  
 Diane Houlihan  
 Notary Public  
 My commission expires September 16, 2025

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