



TALBOT COUNTY, MARYLAND

County Council

MINUTES

August 11, 2026

Present –Vice President, Pete Leshner, Keasha N. Haythe, Lynn L. Mielke, Dave Stepp, County Manager Clay Stamp and County Attorney, Patrick Thomas. President, Chuck Callahan, was absent.

- I. Agenda – Mr. Leshner requested and received unanimous consent for approval of the Agenda for Tuesday, August 11, 2026.
- II. Minutes – Mr. Leshner requested and received unanimous consent for approval of the Minutes of Tuesday, July 14, 2026.
- III. Disbursements – Mr. Leshner requested and received unanimous consent for approval of the Disbursements of Tuesday, August 4, 2026, and Tuesday, August 11, 2026.
- IV. Proclamation – National Health Center Week – August 2 – 8, 2026 – The Clerk read a proclamation into the record in recognition of August 2-8, 2026, as National Health Center Week. The proclamation spoke of the role Choptank Community Health System, Inc., a Federally Qualified Health Center, has played over the past four decades in providing primary medical, dental, behavioral, nutritional, pediatric, and women’s and school-based healthcare to residents of the Mid-Shore counties. The proclamation also spoke of how the various healthcare services offered by Choptank Community Health System reduce student absenteeism, strengthen the workforce and support economic vitality by emphasizing prevention and intervention, resulting in a reduction of overall healthcare costs. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the proclamation by voting 4 - 0 as follows:

Mr. Leshner – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe - Aye

Sara Rich, MPA, President & CEO, Choptank Community Health System, Inc. (Choptank), expressed her appreciation to the Council for recognizing National Health Center Week and stated that in Talbot County, Choptank Community Health System has facilities in Easton and St. Michaels and five (5) school-based health care centers which provide primary medical care for all ages, pediatric dental care and behavioral health services, and prenatal and women’s health services in the Easton facility. She outlined the services provided by the school-based health centers including preventive care, sports physicals and behavioral health services. She stated that Choptank’s population health team connects with patients who received Emergency Room care or were in the hospital to help ensure they receive follow-up care if needed. Ms. Rich expressed her appreciation to the organizations which partner with Choptank to address the healthcare needs of the community. Council members expressed their appreciation for the work Choptank does for the community.

Ms. Haythe presented the Proclamation to Sara Rich, who accepted on behalf of Choptank Community Health System, Inc.

- V. Proclamation – Children’s Eye Health and Safety Month – The Clerk read a proclamation into the record which spoke of the importance of children’s eye health and good vision, the role it plays in educational success and social development, the importance of recognizing and correcting vision issues in children and removing barriers to restoring vision for those children who cannot afford to do so on their own. The proclamation also expressed appreciation to the dedicated professionals and volunteers who, to date, have participated in two vision clinics offered in Talbot County to provide corrective lenses to children who need them, at no cost. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the proclamation by voting 4 – 0 as follows:

Mr. Leshner – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

Dr. Fahmi Fahmi, Talbot County Health Officer, and Megan Greenwood, BSN, RN, Director of Prevention, Preparedness and School Health Services Talbot County Health Department, briefed the Council on how the vision clinics originated, the number of students served and fitted with glasses or referred to other eye specialists, all with the goal of helping the students see better so they can learn more effectively. Dr. Fahmi and Ms. Greenwood expressed their appreciation to the professionals and volunteers who donated their time and services to the community and stated that another clinic is already in the planning stages.

Mr. Stepp presented the proclamation to Dr. Fahmi Fahmi and Ms. Greenwood, who accepted on behalf of the Talbot County Health Department. Certificates of Recognition from the Council were given to Dr. Fahmi Fahmi for presentation to Dr. Zulieka Ghodsi, Dr. Whitney Farhman, Dr. Brent Kline, and Kevin White, Jamie Morrell, Alix Lovell of Global Vision.

- VI. Update on Community Repair and Reinvestment Fund (CRRF) Awards – Nancy Andrew, MSW, Director, Talbot County Office of Community Partnerships – Ms. Andrew utilized a PowerPoint presentation to brief the Council on the purpose of the Community Repair and Reinvestment Fund which was established by the Maryland General Assembly: to reinvest tax revenue from cannabis sales in communities disproportionately impacted by past cannabis enforcement and related disparities. She stated that each jurisdiction in the state receives a portion of the cannabis tax revenue as determined by formula. She stated that the Council established the Office of Community Partnerships in March 2026; Talbot Family Network Board of Directors serves as the County’s Community Repair and Reinvestment Fund Commission. Ms. Andrew clarified that the purpose of the Office of Community Partnerships is to provide the government infrastructure to help human services organizations in the county thrive, not for the purpose of assuming the leadership of other nonprofits in the county, citing the proclamations presented earlier in the evening as an example of the type of collective action that the Office of Community Partnerships wants to help facilitate and foster. Ms. Andrew then outlined the process by which applications for grant funding were received, the number of applications received (19) which totaled \$867,350 for the \$200,000 in funding available and noted the 10 applications selected for award of funding and the amount of each. Ms. Andrew then outlined what was learned by all in the initial round of distribution of funding, including community needs, organizational readiness, technical assistance needs and opportunities for coordination and where improvements can be made prior to the distribution of the next round of funding awards. Ms. Andrew concluded her presentation by stating that a stakeholder dialogue for the development of the local Community Repair and Reinvestment Fund Distribution Plan will be held on Tuesday, August 18, 2026, from 12:00 Noon to 1:30 p.m. at the Easton Branch of the Talbot County Free Library; a Draft Distribution Plan will be available on Friday, August 21, 2026 and members of the public are invited to submit written

comments to publiccomment@talbotcountymd.gov through Thursday, September 3, 2026. A public hearing on the Draft Distribution Plan will be held during the Talbot County Council meeting on Tuesday, September 8, 2026; Council consideration of the Distribution Plan is scheduled at the Tuesday, September 22, 2026, Council meeting.

VII. Introduction of Numbered Resolution:

A RESOLUTION TO ADOPT A TEMPORARY MORATORIUM ON THE PROCESSING, REVIEW, AND APPROVAL OF APPLICATIONS, SITE PLANS, PERMITS, AND OTHER AUTHORIZATIONS FOR THE LOCATION, CONSTRUCTION, AND/OR OPERATION OF DATA CENTERS FOR A PERIOD OF TWELVE (12) MONTHS TO ALLOW THE COUNTY SUFFICIENT TIME TO ENACT REASONABLE, THOUGHTFUL, AND LAWFUL ZONING REQUIREMENTS AND OTHER REGULATIONS PERTAINING THERETO AS DEEMED NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE was read into the record by the Clerk and brought forward for introduction. Prior to introduction, County Attorney, Patrick Thomas, stated that the resolution had been requested by Ms. Mielke and is similar to earlier resolutions approved by the Council placing temporary moratoriums on cannabis and solar projects. He stated that the moratorium outlined in the proposed resolution would allow the County time to consider and enact regulations related to data centers which are not currently permitted in the County's zoning code. At Council's request, Mr. Thomas and Brennan Tarleton, Planning Officer, summarized the process and timeframes should any applications be received for proposed data centers in Talbot County. Mr. Thomas stated that the proposed resolution also includes language for extensions of the moratorium should it be approved. Council discussion ensued with Mr. Thomas and Mr. Tarleton. The resolution was introduced by Mr. Leshner, Ms. Mielke, and Mr. Stepp as Resolution No. 395. A public hearing was scheduled for Tuesday, September 8, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington St., Easton, Maryland 21601.

VIII. Public Hearing:

Bill No. 1652, A BILL TO AMEND CHAPTER 131 (ROAD NAMING AND PROPERTY NUMBERING) OF THE TALBOT COUNTY CODE FOR THE PURPOSES OF MODERNIZING TALBOT COUNTY'S ADDRESSING STANDARDS TO BE NEXT-GENERATION 911 COMPLIANT AND TO CLARIFY STAFF RESPONSIBILITIES IN ADMINISTERING THE PROVISIONS OF CHAPTER 131, was read into the record by the Clerk and brought forward for public hearing. Prior to the public hearing, County Attorney, Patrick Thomas, stated that the purposes of the bill are to incorporate the Department of Emergency Services into administering the County's road naming and property numbering standards by updating the addressing standards to be Next Gen 911 compliant, as required. Bryce Yelton, Assistant Planning Officer, stated that the legislation provides for personnel from Emergency Services to work in collaboration with personnel from the Department of Planning and Zoning when new addresses are assigned under the County's subdivision standards and new building permits to ensure that the County is compliant with State and federal requirements for Next Gen 911. Katie Stafford, CAD GIS Specialist, Department of Emergency Management, outlined the new process for assigning and reassigning addresses in more detail; Council discussion ensued with Mr. Yelton and Ms. Stafford. Members of the public were then afforded an opportunity to comment on the legislation. Bill No. 1652 will be eligible for vote on Tuesday, August 25, 2026.

IX. Eligible for Vote:

Bill No. 1651, A BILL TO AMEND CHAPTER 190 (ZONING, SUBDIVISION, AND LAND DEVELOPMENT) OF THE TALBOT COUNTY CODE FOR THE PURPOSES OF AUTHORIZING THE PLANNING DIRECTOR TO GRANT A WAIVER FROM THE REQUIREMENTS OF 190-61.2.C FOR A BONA FIDE NON-PROFIT ENTITY, SUBJECT TO CERTAIN CONDITIONS, AND AMENDING THE CRITERIA FOR EVALUATION OF WAIVER APPLICATIONS was read into the record by the Clerk and brought forward for vote. Prior to the vote, County Attorney, Patrick Thomas, stated that the County's zoning code has provisions for developer agreements when a developer is required to install certain improvements as a condition of approval of a site plan, etc., one of which is that the developer furnish a Surety which can be a hindrance for nonprofits under certain circumstances. He stated that Bill No. 1651, if approved, would allow the Planning Officer, with the Planning Commission's recommendation and waiver provisions outlined in the County Code, to grant a waiver from the Surety for a bona fide nonprofit based upon a showing of need and in the public's interest. Council discussion ensued with Mr. Thomas. The Council approved Bill No. 1651 by voting 5 – 0 as follows:

Mr. Callahan – Aye (via absentee ballot)
Mr. Stepp – Aye
Mr. Leshner – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

Bill No. 1651 will become effective as provided for in the legislation.

X. Council Discussion of Proposed Text Amendment to § 190-63 Concerning Short-Term Rental Licenses and Review Board – County Attorney, Patrick Thomas, stated that the proposed text amendment had been requested by Ms. Mielke. He stated that the Council had previously considered a proposed zoning text amendment regarding short-term rentals via Bill No. 1622 which was subsequently withdrawn. Mr. Thomas stated that the proposed text amendment for Council's consideration contains only the recommendations made by the Planning Commission for Bill No. 1622. Ms. Mielke made a motion to refer the proposed text amendment to the Planning Commission; Mr. Leshner passed the gavel to Mr. Stepp and seconded the motion. The Council did not approve forwarding the proposed text amendment to the Planning Commission by voting 2 – 2 as follows:

Mr. Leshner – Aye
Mr. Stepp – Nay
Ms. Mielke – Aye
Ms. Haythe – Nay

XI. County Manager's Report:

- A. Animal Control Board – Requested Council approval for the appointment of Donna Nizolek, D.V.M. to a three-year term on the Animal Control as the veterinarian representative; said term will expire on July 1, 2029. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the appointment by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- B. Bicycle and Pedestrian Advisory Committee – Requested Council approval for the appointment of Steve Cohoon to the Bicycle and Pedestrian Advisory Committee as a representative of the St. Michaels District; said term will complete the unexpired term of Mr. Frank Carollo which will expire on March 1, 2028. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the appointment by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- C. Economic Development Commission – Requested Council approval for the reappointment of Michael Meier, M.D. to a three-year term on the Economic Development Commission as a representative of the Town of St. Michaels; said term will expire on June 30, 2029. Upon motion by Ms. Mielke, seconded by Ms. Haythe, the Council approved the reappointment by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- D. Police Accountability Board – Requested Council approval for the reappointment of John Gilbert to a four-year term on the Police Accountability Board as a representative within the incorporated limits of the Town of Easton; said term will expire on August 1, 2030. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the reappointment by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- E. Upper Shore Workforce Investment Board of Directors – Requested the reappointment of Dr. James Bell to a three-year term on the Upper Shore Workforce Investment Board of Directors a representative of Talbot County from the Private Sector; said term will expire on June 30, 2029; and requested the reappointment of Terenda Thomas as an Ex-Officio regional representative (Caroline, Kent and Talbot counties). Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council approved the reappointments by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- F. Senior Citizens Task Force – Requested the appointment of Father James Nash to the Senior Citizens Task Force as a representative of the faith community; said term will expire October 14, 2028. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the appointment by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- G. Request from Chesapeake College – Clifford Coppersmith, President, Chesapeake College, and Milton Nagel, Vice President of Administrative Services, Chesapeake College, briefed the Council on the need for an emergency replacement of the HVAC system in the Todd Performing Arts Center (TPAC) at Chesapeake College. due to delamination issues with the system’s insulation in the portion of the facility where the Adult Basic Education operations, the Upper Shore Workforce Investment Board and the Small Business Administration offices are located. He stated that 21 employees in those areas were relocated and various attempts were made to temporarily rectify the situation. Mr. Nagel stated that an engineering analysis of the almost 40-year-old system showed that it is at the end of its useful life and replacement costs are \$2.5 million which also includes bringing everything in the ceiling up to code, including lighting, fire suppression, etc. He stated that 75% or \$1.875 million is eligible for FY28 Maryland Higher Education Capital Project funding and stated that the project is the No. 1 project on the FY28 Capital Projects for Community Colleges; Talbot County’s portion of the funding request will be \$145,243; Mr. Nagel outlined the formula by which each participating county’s portion is derived and County Manager, Clay Stamp, requested Council approval for a Letter of Intent from the County for Talbot County’s portion to be provided in FY28 as outlined by Mr. Nagel. Mr. Nagel assured the Council that Chesapeake College will utilize its own cash flow in the interim to ensure that the project can start at a time so that it can manage the full cost of same until July 1, 2027; Council discussion ensued with Dr. Coppersmith and Mr. Nagel. Upon motion by Mr. Stepp, seconded by Ms. Mielke, the Council approved forwarding a Letter of Intent to the Maryland Higher Education Commission for the project by voting 4 – 0 as follows:

Mr. Leshar – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- H. Request from Chesapeake College – Clifford Coppersmith, President, Chesapeake College, requested Council approval of Chesapeake College’s FY27 Revised Operating Budget. He stated that some funding had been reallocated to provide an equal compensation increase for all staff to equal that provided to full-time faculty; there is no change to the budget total. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the FY27 Revised Operating Budget for Chesapeake College as outlined by voting 4 – 0 as follows:

Mr. Leshner – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- I. Request from Roads Department – Requested Council approval to have the Roads Department piggyback on the State of Maryland contract for the purchase a 2026 Chevrolet Silverado 4-wheel drive, double cab work truck with an 8-foot boss V-plow from Hertrich Fleet Services, Inc. in the amount of \$56,323; said truck will replace a 2006 truck with 170,000 miles; funding for the purchase was included in the FY27 Capital Budget. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the request by voting 4 – 0 as follows:

Mr. Leshner – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- J. Request from Roads Department – Requested Council approval to have the Roads Department utilize a Sourcewell contract for the purchase of a new Caterpillar mini-excavator in the sum of \$102,909 and to trade in a smaller mini excavator valued at \$25,500, making the total purchase price \$77,409.00; funding for the purchase was included in the FY27 Capital Budget. Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council approved the request by voting 4 – 0 as follows:

Mr. Leshner – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- K. Request from Roads Department – Requested Council approval to utilize a Sourcewell contract for the purchase of a new John Deere 324 P-Tier Compact Wheel Loader in the sum of \$132,872.65; the machine will support snow removal and tree removal operations; funding for the purchase was included in the FY27 Capital Budget. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the request by voting 4 – 0 as follows:

Mr. Leshner – Aye
Mr. Stepp – Aye
Ms. Mielke – Aye
Ms. Haythe – Aye

- L. Request from Facilities Maintenance – Requested Council approval to utilize a Sourcewell contract for the purchase of replacement carpet from Value Carpet One in Salisbury, Maryland in the sum of \$87,292.00 for installation at the Easton Branch of the Talbot County Free Library; the cost of the carpet includes relocation of bookcases; funding for the project was included in the FY27 Budget. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the request by voting 4 – 0 as follows:

Mr. Leshner – Aye

Mr. Stepp – Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

- M. Bid No. 26-07, REQUEST FOR PROPOSALS – CONSULTING/ENGINEERING SERVICES FOR COMPREHENSIVE WATER AND SEWER PLAN UPDATE FOR TALBOT COUNTY, MARYLAND – Josh Elliott, Assistant County Engineer, stated that the County received two (2) proposals for engineering services to complete the update to the County’s Comprehensive Water and Sewer Plan, both of which were evaluated by a joint review committee representing the Department of Planning & Zoning, Sanitary District, and the Department of Public Works. Mr. Elliott outlined the criteria used to evaluate the proposals and stated that based on the evaluations, is requesting Council approval to award Bid No. 26-07 to Vision Planning and Consulting, LLC which submitted the most qualified proposal in the sum of \$243,600. Mr. Elliott stated that both firms who submitted proposals demonstrated the capability to perform the work; however, Vision Planning and Consulting, LLC offered project continuity as they are currently working on the County’s update of the 2016 County Comprehensive Plan. Council discussion ensued with Mr. Elliott and Brennan Tarleton, Planning Officer, who stated that there has been an effort to align both the update to the 2016 County Comprehensive Plan and the update to the Comprehensive Water and Sewer Plan; the 2016 update to the County Comprehensive Plan will be reviewed and adopted by the County Council prior to any consideration of a final draft document for the Comprehensive Water and Sewer Plan. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the award as recommended by voting 4 – 0 as follows:

Mr. Leshner – Aye

Mr. Stepp – Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

- N. Bid NO. 26-08 – FARMING AT TALBOT COUNTY BIO-SOLIDS FACILITY, 9768 KLONDIKE ROAD, EASTON – TALBOT COUNTY, MARYLAND – Josh Elliott, Assistant County Engineer, stated that the County received two (2) bids for the farming of 93.9 acres of County owned property at the Bio-Solids Facility on Klondike Road in Easton. He stated that each bid was scored on regenerative agriculture practices and Maryland Department of the Environment Permit compliance and price – 60% and 40%, respectively, and is recommending that Bid No. 26-08 be awarded to Chris Lee and Sons, Inc. in the sum of \$9,859.50 per year. He stated that Chris Lee and Sons, Inc. provided a thorough environmental plan, currently farms the site and has a proven track record at the location. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the award as recommended by voting 4 – 0 as follows:

Mr. Leshner – Aye

Mr. Stepp – Aye

Ms. Mielke – Aye

Ms. Haythe – Aye

XI. Public Comments: Members of the public were afforded an opportunity to comment on matters of interest to them.

XII. Council Comments:

Ms. Haythe - Ms. Haythe stated that she was absent from the Council meeting on July 14, 2026, but wanted to provide some context to the Council discussion regarding impact fees at that meeting. She stated that the request was not, as some individuals running for office would like us to believe, to shift the cost of the impact fees onto the backs of taxpayers - that is not accurate. She stated that the matter was brought to Council's attention because the Foundation of Hope, an organization that she works for, is doing a project in Talbot County. She stated that as a result of that project, an email came from the Department of Planning and Zoning advising that the current impact fees for our project were \$17,048.20 until June 30, 2026; after July 1, 2026, and unbeknownst to me, and in her opinion, neither did the other Council members, know that the fees would be increased. She stated that as of July 1st the impact fees for the Foundation of Hope project would be \$17,561.70, for no reason other than the fact that July 1st was coming and building permits had not been issued by the Town of Easton, the municipality where we will be doing our work. She stated that \$17,561.70 will be due once the Town of Easton has issued our permits. Ms. Haythe stated that, in her opinion, there should be some type of relief for non-profits. She stated that she and Mr. Leshner visited For All Seasons, Inc., one of several nonprofits in Talbot County, and in her opinion, the July 14th decision not to pause the impact fee increase should not be the end of this conversation; the County should recognize that nonprofit construction is, in her opinion, fundamentally different from private development designed to generate a profit. She stated that many Talbot County nonprofits are building or expanding facilities because our community needs them, providing housing services, education, healthcare and other essential resources to vulnerable residents. She stated that every additional dollar nonprofits are required to spend on construction is a dollar that cannot be used to serve the people who depend on them, stating that \$500 is basically five weeks of food for our program serving adolescents in Talbot County. Ms. Haythe stated that we are not asking the County to abandon impact fees or to undermine the County's ability to fund infrastructure; we are asking for a fair and targeted solution for qualified nonprofit projects. She reiterated that she wanted to clarify that there were comments about President Callahan being a builder and stated that the matter did not come about because of President Callahan or Councilman Stepp; it came about because the project that I personally am working on - because of my connection, I would have had to have recused myself; however, if I did not have to recuse myself, I would have stood with Councilmen Stepp and Callahan to pause that increase until we could find a way to have some other way that nonprofits could request to have that impact fee reduced, or a waiver from those fees.

Ms. Mielke - Ms. Mielke stated that she was disappointed about the text amendment concerning short-term rentals and, in her opinion, what it is really about is preserving community, that the movement, as referenced over the years, is

that certain residents and certain communities feel that their privacy is being intruded upon with short-term rentals. She stated that they want to preserve their sense of community and that's what, in her opinion, we were trying to do and she is disappointed that we couldn't get that achieved.

Mr. Stepp – Mr. Stepp followed-up on Ms. Haythe's remarks, stating that, in his opinion, it is interesting - we make this vote and try to propose fees, and if anyone goes back and looks at the record, it was just basically about the unfairness from moving fees from one year to the other, then people run to the press with that. He stated that, ironically, an individual who is running for a seat on the County Council takes that out to the media and portrays President Callahan and me as "we're in developers' back pockets" which is 100 percent not true. He encouraged members of the public to listen to his personal comments during the July 14th Council meeting and reiterated that he is just for making sure it's fair to everyone. He called attention to Councilwoman Haythe's example of how it affects her and her initiatives outside of the Council. He stated that it affects anyone building a home on land handed down to them by a farming community or a farming family on which they want to build a home and can take fees year after year and just escalate them, which that's what I said was unfair. Mr. Stepp stated that the gentleman who misquoted me in *The Talbot Spy* as saying that I stated it was unfair for developers is 100 percent false; if anyone is interested in the actual truth, I encourage them to go back and watch the County Council meeting videos. Mr. Stepp concluded his comments by expressing his appreciation to Ms. Haythe for her thoughts and comments.

Mr. Leshner – Mr. Leshner commented on the recent passing of Dr. Michael Fisher. He stated that Dr. Fisher was honored by the Council in the spring for his extraordinary volunteer work in the Talbot County community. He stated that Dr. Fisher was a retired gastroenterologist who did so much in the community, including serving on the Board of Talbot County Public Schools Education Foundation, Shore Regional Health COVID Response Team, Shore Regional Health Strategic Planning Committee, Qlarant Foundation Board, and the Talbot Hospice Board, and that he really expanded the work of the Talbot Hospice Board, which, in his opinion, is a crucial community institution which has touched the lives of so many. Mr. Leshner concluded his comments by stating that Dr. Fisher will be sorely missed.

Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council voted to adjourn and to reconvene on Tuesday, August 25, 2026, at 3:30 p.m. in Open Session, then adjourn into Closed Session as listed on the statement for closing that meeting, and for the regularly scheduled meeting at 5:00 p.m. by voting 4 – 0 as follows:

Mr. Leshner - Aye
Mr. Stepp – Aye
Ms. Mielke - Aye
Ms. Haythe - Aye

The meeting ended at 6:32 p.m.

The transcript of the Tuesday, August 11, 2026, County Council meeting is available for review in the Office of the Talbot County Manager during regular office hours.

XIV. Summary of Closed Session Held on August 11, 2026:

1. Statement of the time, place, and purpose of the closed session:

Time of closed session: 4:00 p.m. End 4:30 p.m.
 Place of closed session: County Council Office
 Purpose of the closed session: To consider various matters as set forth in the statement for closing the meeting

2. Record of the vote of each member as to closing the session:

Names of members voting aye: Haythe, Leshner, Mielke, Stepp
 Members opposed: None
 Abstaining: None
 Absent: Callahan

3. Statutory authority to close session and listing of each topic actually discussed, persons present, and each action taken in the session:

Topic Description	Statutory Authority	Reason for Closed Session Discussion	Persons Present	Action Taken
To discuss appointments to various County boards and committees	GP § 3-305(b)(1)(i)	Public discussion would discourage individuals from volunteering to serve	Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Jessica Morris, Patrick Thomas	No action
To discuss a public security and cybersecurity matter and obtain legal advice regarding same	GP § 3-305(b)(7)(10)(15)	Public discussion would constitute a risk to public security as well as network security information; attorney-client privilege	Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Jessica Morris, Patrick Thomas	No action
For legal advice regarding opioid litigation settlement	GP § 3-305(b)(7)(8)	Attorney-client privilege	Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Jessica Morris, Patrick Thomas	Council concurred with recommendation



TALBOT COUNTY, MARYLAND
WEEKLY CASH STATEMENT
8/4/2026

OPERATING FUNDS - SHORE UNITED BANK

OPERATING FUNDS AT **7/28/2026** **\$ 21,257,498.05**

Returned Checks #886, #4970, #7005	(17,150.19)
Returned Paymentus Payments	(12,993.46)
Returned Value Payments	(3,000.00)
Deposits	21,253,448.20
Checks	(190,556.00)
ACH Disbursements	(2,703,068.23)
EFT's	(282,192.76)
Wire Transfers	(1,880,278.43)
Voided Check	21,836.00

OPERATING FUNDS AT **8/04/2026** **\$ 37,443,543.18**

PETTY CASH FUNDS **\$ 18,455.00**

INVESTMENT FUNDS

	<u>Yield</u>	
Maryland Local Government Investment Pool (MLGIP)	3.74%	\$ 24,349,267.93
Bayvanguard Bank	3.89%	\$ 11,705,482.82
Shore United Money Market Account	3.63%	\$ 65,482,329.43

INVESTMENT FUNDS TOTAL **\$ 101,555,535.18**

TOTAL ALL CASH AND INVESTMENTS **\$ 138,999,078.36**



TALBOT COUNTY, MARYLAND
WEEKLY CASH STATEMENT
8/11/2026

OPERATING FUNDS - SHORE UNITED BANK

OPERATING FUNDS AT **8/4/2026** **\$ 37,443,543.18**

Total ADP Payroll PPE 7/31/2026	(99,042.21)
Total ADP Monthly Payroll PPE 7/31/2026	(19,198.50)
Total ADP Payroll PPE 7/31/2026	(1,153,188.73)
Total ADP Monthly Payroll PPE 7/31/2026	(2,000.00)
Returned Paymentus Payments	(27,241.68)
Returned Checks #88319949, #1151, #1901, #189, #2096	(31,380.17)

Deposits	24,319,793.85
Checks	(107,815.08)
ACH Disbursements	(965,135.62)
EFT's	(23,412.77)
Wire Transfers	(82,227.84)
Voided Check	21,836.00

OPERATING FUNDS AT **8/11/2026** **\$ 59,274,530.43**

PETTY CASH FUNDS **\$ 18,455.00**

INVESTMENT FUNDS

	<u>Yield</u>	
Maryland Local Government Investment Pool (MLGIP)	3.73%	\$ 24,349,267.93
Bayvanguard Bank	3.89%	\$ 11,705,482.82
Shore United Money Market Account	3.63%	\$ 65,482,329.43

INVESTMENT FUNDS TOTAL **\$ 101,555,535.18**

TOTAL ALL CASH AND INVESTMENTS **\$ 160,830,065.61**