



Deposition of:
Board Joint Work Session

December 18, 2019

In the Matter of:
Talbot County Council Work Session

Veritext Legal Solutions

800-734-5292 | calendar-dmv@veritext.com |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

TALBOT COUNTY, MARYLAND

TALBOT COUNTY COUNCIL AND SHORT TERM RENTAL REVIEW

BOARD JOINT WORK SESSION

December 18, 2019, 5:00 p.m.

Talbot County Community Center, Easton, Maryland

TALBOT COUNTY COUNCIL: Corey Pack, Chuck Callahan,
Laura Price, Pete Leshner, Frank Divilio

SHORT TERM REANTAL BOARD MEMBERS: Scott Kane, John Hall,
Martha Witte Suss, David McQuay

REPORTED BY: David Corbin, RPR

<p style="text-align: right;">Page 2</p> <p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2 MR. PACK: Okay, we're going to go ahead</p> <p>3 and get started. Welcome, everyone. This is a</p> <p>4 work session with the County Council and County</p> <p>5 staff along with our Short Term -- Short Term</p> <p>6 Rental Advisory Board. Some of you may be</p> <p>7 aware some time ago the Council met with the</p> <p>8 Short Term Rental Advisory Board and asked for</p> <p>9 any additional comments or recommendations from</p> <p>10 the Board regarding the short term rental</p> <p>11 process. A year or so ago, under the last</p> <p>12 Council, the County Council made some changes</p> <p>13 to the short term rental process, how those</p> <p>14 properties would be rented, as we invigorated</p> <p>15 the Short Term Rental Review Board and put some</p> <p>16 other changes in place. It's been not quite a</p> <p>17 year since the changes were enacted, so what</p> <p>18 the Council wanted to do was to see how those</p> <p>19 changes were working and ask that the Review</p> <p>20 Board go back and look at some of the things</p> <p>21 that we were hearing that were somewhat</p>	<p style="text-align: right;">Page 4</p> <p>1 recommendations from the Review Board wishes to</p> <p>2 go into the other packet to pull things out for</p> <p>3 our consideration tonight, they are very</p> <p>4 welcome to do so. We do have to my right</p> <p>5 County staff. And I'm going to just pass it</p> <p>6 over to Mrs. Verdery, our County planning</p> <p>7 office, for her introductory statement. Mary</p> <p>8 Kay, I pass it over to you.</p> <p>9 MARY KAY VERDERY: As noted, you do have</p> <p>10 two documents before you. The first is Short</p> <p>11 Term Rental Review Board recommendations.</p> <p>12 That's the eight page document. That's the 27,</p> <p>13 28, because 24 has A, B, C, D. 20 plus</p> <p>14 recommendations that came specifically from the</p> <p>15 Short Term Rental Review Board. This document</p> <p>16 is broken down into three categories. The</p> <p>17 first category is a recommendations needing no</p> <p>18 legislative change. We can take care of it by</p> <p>19 amending a form, an application or by a</p> <p>20 different process. It doesn't require a</p> <p>21 legislative amendment. The second section we</p>
<p style="text-align: right;">Page 3</p> <p>1 problematic in the process. So they did that</p> <p>2 work, they have met. They put together a list</p> <p>3 of items for the Council to look at. And so</p> <p>4 what the Council wanted to do is to meet with</p> <p>5 them during this work session to go through the</p> <p>6 list of items that we received and to see which</p> <p>7 one of those items would be passed on tonight</p> <p>8 to a full Council vote at a later time. There</p> <p>9 will be no actual vote taken tonight to do</p> <p>10 anything other than to move those items over to</p> <p>11 the legislative day for final vote. We also</p> <p>12 received comment from the public, and we do</p> <p>13 have a list of those comments that were</p> <p>14 received as well. If any Council member</p> <p>15 chooses to bring any of those comments into the</p> <p>16 discussion, they can do that. We all have a</p> <p>17 copy of those comments as well. Some of them</p> <p>18 are somewhat redundant, they're the same as</p> <p>19 what we have from the Short Term Rental Review</p> <p>20 Board, some are, some are not. So if any</p> <p>21 Council members wants to get through the</p>	<p style="text-align: right;">Page 5</p> <p>1 will get to is recommendations that require</p> <p>2 legislative amendment, but we think that they</p> <p>3 are something that can move forward now with</p> <p>4 just a brief straw poll vote and doesn't</p> <p>5 require a significant amount of conversation</p> <p>6 and/or research into the comment. The third</p> <p>7 section is something that may require</p> <p>8 legislative amendment and/or require additional</p> <p>9 review, a recommendation or further discussion</p> <p>10 before we can figure out what category it</p> <p>11 belongs in or whether it requires action or</p> <p>12 not. And those, as I noted, are broken down</p> <p>13 into those three categories. So they are not</p> <p>14 specifically one, two, three per the Short Term</p> <p>15 Rental Review Board letter. So on the</p> <p>16 left-hand side is the reference number as to</p> <p>17 what number within the letter that applies to.</p> <p>18 If you look at the public comment document, we</p> <p>19 broke that down into two categories starting</p> <p>20 with the public comments associated with the</p> <p>21 Short Term Rental Review Board recommendations.</p>

Page 6	Page 8
<p>1 And those are in numerical order with the 2 letter. So if you're looking at the first item 3 on the Short Term Rental Review Board 4 recommendation list, it starts with number six, 5 concerns raised by citizens related to short 6 term rental properties not using a private 7 road -- using a private road. You would have 8 to go to number six numerically on the public 9 document in order to see what public comments 10 were made relating to that topic. So each item 11 has the relatable public comment associated 12 with a number on the Short Term Rental Review 13 Board. The second portion of the public 14 document -- public comment document that was 24 15 pages of comments, is comments that were raised 16 by the public that weren't specific to those 17 items that were listed in the Short Term Rental 18 Review Board documents. So those can be raised 19 by a Council member if you choose to discuss 20 any of those after we get through. I think we 21 should first start with the Short Term Rental</p>	<p>1 Mr. Kane, do you have any opening statements. 2 SCOTT KANE: Yes. What I wanted to say, 3 first of all I want to thank everybody that 4 participated in the process, the citizens, 5 business leaders, people from the community. 6 It's been really great the information and the 7 data and hearing the testimony that you've 8 provided to us. I would also like to thank the 9 staff for having done a tremendous job in 10 pulling all this paperwork together. We could 11 not be where we are tonight without them. So 12 thank you very much to each of you for doing 13 that. And also thank you for the work that 14 you've done throughout the year that the Board 15 has been here. We constituted last November 16 11th with the legislation that you referred to, 17 Mr. Pack, and we formed up, our first meeting 18 was January of this year. And we held some 15 19 or so hearings and heard approximately 50 20 applications during that time, of which we have 21 approved about 96 percent of them. The two</p>
<p>1 Review Board documents and go through those. 2 And then if any Council member wants to further 3 discuss the public comment that wasn't part of 4 that, we can get into that. I do want to make 5 one other clarifying statement. There was a 6 letter to the editor today that noted the 7 meeting being here today and that tomorrow's 8 Short Term Rental Review Board meeting would be 9 at 215 Bay Street. That is inaccurate. The 10 meeting is actually located in this same room 11 tomorrow. So if you have any desire to attend 12 the Short Term Rental Review Board meeting 13 tomorrow, it's located in this room, not at 215 14 Bay Street. So we just wanted to clarify that 15 since it was in the paper today. 16 MR. PACK: Thank you. Ms. O'Donnell from 17 the County Attorney's office, do you have an 18 opening statement to make. 19 MS. O'DONNELL: I do not. 20 MR. PACK: Scott Kane. Scott is our chair 21 person for our Short Term Rental Review Board.</p>	<p>1 that we didn't were violations that were noted 2 by the staff and others so those were deferred. 3 Not -- one was denied, one was deferred. So by 4 in large the thing I wanted to point out is 5 that the process is working very well. 6 Everybody has, from what I hear, been very glad 7 that their application has been heard and 8 treated fairly. And we have been working very 9 diligently to make sure all sides are well 10 balanced. That said, through that data that we 11 have collected, we had a lot of points of view 12 and the County Council very kindly asked us, I 13 think in the middle of the year, to provide 14 perspective to tell you what's going right and 15 what's going wrong. We held two public 16 hearings in August and received some 60 written 17 comments and about 40 testimony. Then we 18 instilled through two workshop sessions in 19 September, in the letter that we sent to you on 20 November 20th. And that's the document that 21 Ms. Verdery has referred to as the</p>

Page 10	Page 12
<p>1 recommendations by the Short Term Rental Board.</p> <p>2 So that's the process of how we've gotten here.</p> <p>3 And we welcome the opportunity to present and</p> <p>4 respond to your questions.</p> <p>5 MR. PACK: Thank you very much.</p> <p>6 Appreciate it. Any other members from staff</p> <p>7 have opening comments. If not, I'll kick it</p> <p>8 back over to Ms. Verdery to walk us through the</p> <p>9 document. What I would like to do is just go</p> <p>10 down through the document, council and the</p> <p>11 Board will have a conversation about it, and</p> <p>12 then we'll take the straw poll and keep moving</p> <p>13 on.</p> <p>14 MARY KAY VERDERY: The first topic is</p> <p>15 concerns were raised by several citizens</p> <p>16 related to short term rental renters not</p> <p>17 properly using private roads. The Board</p> <p>18 recommendation is to add provisions to the form</p> <p>19 House Rules related to the use of private roads</p> <p>20 by short term rentals. We do have a document</p> <p>21 called language that shall be included in the</p>	<p>1 visiting is aware.</p> <p>2 SCOTT KANE: That's correct. And the</p> <p>3 other thing that we received testimony that</p> <p>4 often renters would come down and go in the</p> <p>5 wrong driveway off the private road. So better</p> <p>6 sign postings on a private road. And then some</p> <p>7 way of dealing with additional maintenance as</p> <p>8 it comes up. Say the short term rental is at</p> <p>9 the end of that road and there is a lot of</p> <p>10 traffic, there may be more maintenance on the</p> <p>11 road. So those are the types of things that</p> <p>12 would be handled in that.</p> <p>13 MR. PACK: So you'll be drafting --</p> <p>14 MR. DIVILIO: How would we address</p> <p>15 maintenance on private roads?</p> <p>16 MARY KAY VERDERY: We don't get into the</p> <p>17 private. That's a private civil matter, how</p> <p>18 they maintain it. They just want the public --</p> <p>19 the renter to be aware that they are renting on</p> <p>20 a private road.</p> <p>21 MS. PRICE: I assume that would be amongst</p>
<p>Page 11</p> <p>1 written lease or house rules for short term</p> <p>2 rentals and we can certainly add this</p> <p>3 recommendation to the form.</p> <p>4 MR. PACK: So the -- can you give me an</p> <p>5 example as far as the rules regarding a private</p> <p>6 road use.</p> <p>7 MARY KAY VERDERY: Private roads may have</p> <p>8 individual speed limits or just concerns with</p> <p>9 traffic related to the private roads. So they</p> <p>10 just want the house rules to say that you are</p> <p>11 located on a private road and you need to be</p> <p>12 respectful of being on that private road and</p> <p>13 the citizens that use and share that road have</p> <p>14 certain maintenance responsibilities. It's not</p> <p>15 a public road that's maintained by the County.</p> <p>16 So they want them to be aware that they are</p> <p>17 using a private road.</p> <p>18 MR. PACK: So this will be posted</p> <p>19 somewhere on the list of rules.</p> <p>20 MARY KAY VERDERY: On the house rules,</p> <p>21 correct. So they are all aware, anyone who is</p>	<p>Page 13</p> <p>1 the home owners on the private road, if for</p> <p>2 some reason the road was deteriorating rapidly</p> <p>3 due to the short term rentals, they are going</p> <p>4 to have to take it up amongst themselves but</p> <p>5 you want the renters to be aware to cut down on</p> <p>6 drag racing, things like that.</p> <p>7 MARY KAY VERDERY: Exactly.</p> <p>8 MR. PACK: Any other Council comment or</p> <p>9 question of staff or the board members. If</p> <p>10 not, I'm going to ask for a straw vote to move</p> <p>11 this over for final drafting at this time. By</p> <p>12 show of hands.</p> <p>13 MR. LESHER: All we're doing with these</p> <p>14 recommendations, I presume, is simply directing</p> <p>15 staff to make the changes, because these are</p> <p>16 not legislative changes, these first several.</p> <p>17 MR. PACK: That's correct. This is for</p> <p>18 the posting on the rules.</p> <p>19 MS. PRICE: This doesn't go to the</p> <p>20 legislation.</p> <p>21 MARY KAY VERDERY: That's correct.</p>

Page 14	Page 16
<p>1 MR. DIVILIO: Do we get to see the 2 verbiage. 3 MR. PACK: Yes. Nothing will be posted 4 until we get a chance to see it. Any other 5 questions. Comment. By show of hands again? 6 I missed it before. By Council, Ms. Verdery. 7 Next one. 8 MARY KAY VERDERY: Next is to improve 9 information on complaints provided to citizens. 10 The Board recommendation is since the August 11 public comments, County staff amended the 12 County web site and added a list of ways that a 13 citizen can make complaints related to STR. 14 The County Code compliance staff and STR Helper 15 24/7 hotline, the owner/resident agent 16 non-emergency law enforcement phone number, or 17 the Board itself can be contacted. County 18 staff also added the phone number of the County 19 Code compliance staff, the STR Helper 24/7 20 hotline, and to the form notice letter that the 21 applicants must send to the neighbors. So that</p>	<p>1 and somebody has gone online, somebody gets 2 that notice at 2:00 in the morning? 3 MARY KAY VERDERY: Yes. 4 MR. PACK: So there's no more to be done 5 with this one. 6 MR. LESHER: This has already been 7 addressed. 8 MARY KAY VERDERY: We addressed it. And 9 unless there's anything else you think we can 10 do to further address it, but we have taken 11 steps already. 12 MR. PACK: Council, this has already been 13 taken care of. So just moving it on. 14 SCOTT KANE: The other thing I might add 15 that staff has done that's very good, the 16 complaints that come in are anonymous, and I 17 think that's a going a long way to making 18 citizens feel better about issuing their 19 complaints. But the staff is to be 20 complimented on having done all this on their 21 own.</p>
<p>Page 15</p> <p>1 information is on that notice with what the 2 24/7 hotline number is and who the code 3 compliance are to contact. As noted, we made 4 several changes. The County web site has been 5 amended to address this issue. And notices to 6 neighboring property owners now include that 7 24/7 hotline number. We also have post 8 compliance, which is the online registration, 9 online complaint system that we have, that will 10 automatically contact both the resident agent 11 and the County code enforcement staff when a 12 complaint is received. 13 MS. PRICE: Somebody can go online and 14 type the complaint and it gets e-mailed to 15 those two. 16 MARY KAY VERDERY: That's correct. 17 MS. PRICE: Places. 18 MARY KAY VERDERY: 24/7. You can call the 19 number or report the incident and it will 20 automatically go. 21 MS. PRICE: So if it's 2:00 in the morning</p>	<p>Page 17</p> <p>1 MR. DIVILIO: Do we have access to who 2 filed the complaints. 3 MARY KAY VERDERY: If they report their 4 name. They don't have to provide their name. 5 Or they can -- they can let us know their name 6 and say that they want to remain anonymous in 7 so far as what we put into the public 8 information. Sometimes they tell us their name 9 but they still ask to be anonymous as far as 10 what we put on the public information. Or they 11 may not share their name. 12 MR. DIVILIO: Can you report a crime 13 anonymously? 14 MR. PACK: Yes. Yes. 15 MS. O'DONNELL: Just for clarity, there is 16 not an exception under the Public Information 17 Act to protect these names if the names are 18 provided. So we accept anonymous claims, and 19 if people want to keep their name anonymous, 20 they should make the complaints anonymously. 21 If they give their name and someone asks us for</p>

Page 18

1 that information, there is not an exclusion
 2 under the Public Information Act for us not to
 3 provide it.
 4 MR. PACK: Thank you. That's good.
 5 Number three.
 6 MARY KAY VERDERY: This one is to maintain
 7 a list of STR violations for citizens to be
 8 able to access. The Board considered
 9 requesting the County maintain a list of
 10 warnings and notice of violations issued to
 11 short term rental owners and providing access
 12 to the public to the list in the same way by
 13 the web site. County staff offered to
 14 investigate the possibility of posting such
 15 information on the web site. Staff committed
 16 to providing any history of complaints and
 17 violations to the Board prior to a hearing on a
 18 new license. Board member Hall and Suss
 19 expressed concern regarding posting violations
 20 on a public web site, viewing it as an over
 21 reach and unnecessary. Staff has noted that

Page 19

1 this information is available through the PIA,
 2 Public Information Act, and the request can be
 3 filed by any citizen and will be acted upon in
 4 accordance with our policy associated with PIA.
 5 MR. PACK: I certainly agree with
 6 Commissioner Hall and Commissioner Sass that
 7 posting such violations I think is somewhat of
 8 an over reach. They do have the ability to
 9 file a PIA request for that information. So I
 10 would not want to see a posting of those
 11 violations online.
 12 MR. DIVILIO: Just because one tenant was
 13 a nightmare doesn't mean they all are.
 14 MR. CALLAHAN: Right.
 15 MR. DIVILIO: So that's not solving any
 16 problem.
 17 MR. LESHER: Ms. Verdery, on this, does --
 18 if this is information is available through
 19 the -- through a public information request,
 20 there are some requests that are easy to
 21 fulfill and require little time, and

Page 20

1 therefore -- time on the staff part and
 2 therefore very little expense on the public's
 3 part to fulfill. Others of course are quite
 4 cumbersome, require a lot of time on the staff
 5 and that translates into a lot of expense on
 6 the public's part. Where does this type of
 7 request lie within that spectrum.
 8 MARY KAY VERDERY: I think it certainly
 9 depends on the number and amount of requests
 10 that we're received and amount of information
 11 that they want. If they just want to know was
 12 a complaint filed, what was the action taken,
 13 you know, information that we would immediately
 14 have access to, that would be a lot easier to
 15 fill quickly. If they want the specifics of,
 16 you know, who made the complaint, how long did
 17 it take, who did they contact, you know, a lot
 18 more indepth research into the enforcement
 19 action that was taken, it may take a little
 20 longer and require time. We do have Michael
 21 Duell, who is our chief code compliant officer

Page 21

1 with us. If he has anything to add what he
 2 would do in the process of responding to a PIA
 3 request.
 4 MR. LESHER: So two examples I could
 5 envision. One, somebody is interested in
 6 either a particular property and violations
 7 over time, or a collection of properties in a
 8 particular neighborhood and violations over
 9 time. How does that fall versus, you know, the
 10 broad request might be, what are all the
 11 documented complaints that were filed in 2019.
 12 That presumably is -- would take more to pull
 13 together. When you're talking about an
 14 individual complaint and individual properties,
 15 does that exist in a single document or is this
 16 something that you're pulling from various
 17 places.
 18 MIKE DUELL: One single request is
 19 reasonable and we can get to that pretty quick.
 20 When it's a multitude and how many several
 21 different license holders, what happened

Page 22	Page 24
<p>1 independently, that takes a lot of effort and 2 it's cumbersome and it also takes our time away 3 from enforcement. 4 MR. LESHER: Thank you. 5 MS. PRICE: Just trying to think through 6 it. So if somebody is a neighbor and they file 7 a complaint or -- someone who would have been 8 notified at the time of the application. 9 Shouldn't the process maybe be a little easier 10 for them being the neighbor of a particular 11 property than having to go through a whole PIA. 12 Like you know there is a problem, you know 13 somebody -- somebody made the complaint. I 14 live next door to it. Do I have to go through 15 a PIA process or is there a way that's a little 16 easier for someone who has the vested interest 17 who is within a thousand feet or sight line for 18 them not to have to go through a PIA. 19 MARY KAY VERDERY: I think it would be 20 just as difficult for us to figure whether 21 you're in that -- in that distance or not, the</p>	<p>1 has that is handwritten out. It's an easy 2 process. So I just wanted to emphasize, on 3 the -- it's a little more complicated for us, 4 but for the public it's not a cumbersome 5 process to request public documents. 6 MS. PRICE: Knowing we're going to get 7 these requests though, are you creating an 8 ongoing document so you don't have to pull 9 things from here, there and everywhere. If 10 there has been a complaint, hopefully you guys 11 are ongoing creating a document on a particular 12 piece of property so it is ready to go if 13 somebody were to request it rather than having 14 each time. Because if there is a complaint, we 15 know someone -- 16 MARY KAY VERDERY: Each complaint will 17 have a file that's created associated with it. 18 So it should be relatively easy if you know the 19 address and what the complaint was for us to 20 pull that information. Like another example 21 was made of which there is multiple properties</p>
<p>1 research we would have to do to determine 2 whether you qualify or an expedited PIA or a 3 regular one, versus getting the information. 4 If you are the one who made the complaint, 5 you'll be notified of the result, the end 6 result. So if I know that you already made the 7 complaint, I could potentially contact you as a 8 neighbor who made a complaint and say what was 9 the result of that, without necessarily having 10 to come to the planning office to determine 11 what that end result was. 12 MS. PRICE: I would presume the neighbors 13 talk to each other so they would share that 14 information. That's what I was trying to get 15 at. You don't want them to have to jump 16 through a lot of hoops if they are the ones 17 being bothered so to speak. 18 MARY KAY VERDERY: Correct. 19 MS. O'DONNELL: Let me also say, it's not 20 complicated to do a PIA. The PIA, there is a 21 form that the Department of Planning and Zoning</p>	<p>1 or you want to know how many noise complaints 2 were received for short term rentals over the 3 year or something like that. That would 4 require us to gather that information. But 5 with the host compliance and the MUNIS system 6 we're putting together for enforcement, it 7 should be relatively easy to be able to 8 extrapolate that. 9 MS. PRICE: Individual properties should 10 be almost instantaneous on the answer. 11 MARY KAY VERDERY: Right. 12 MR. PACK: Anything further. On this 13 particular item, maintaining a list of STR 14 violations for citizens to be able to access. 15 I just need a show of hands who wants to move 16 this on for action. Just Mr. Callahan. So it 17 fails. 18 MS. PRICE: You mean a public list? 19 MARY KAY VERDERY: Right. 20 MR. PACK: Next one, Ms. Verdery. 21 MARY KAY VERDERY: So to distribute house</p>

Page 26

1 rules more expansively. The code requires that
 2 the house rules be posted at the property. The
 3 Board would ask the County staff include
 4 sections on guidelines for use of private roads
 5 and guidelines on how to be a good neighbor,
 6 renter in such house rules. We have an Easton
 7 high school intern who is working with us and
 8 we're asking him -- starting in January, we're
 9 asking him to create a document that will be
 10 used as, you know, our how to be a good
 11 neighbor that we would include in each of the
 12 packages that are sent out and ask that be
 13 included in the information that is provided to
 14 each of the renters so that that can be
 15 something that's consistently a message that
 16 we're relaying to all of the people who are
 17 renting a short term rental.

18 MR. PACK: So are we going to hand this
 19 document out or do we expect that the home
 20 owner to hand this out.

21 MARY KAY VERDERY: It's going to be a

Page 27

1 brochure that we have available that we would
 2 ask them to include when they --

3 MIGUEL SALINAS: It would go with the
 4 license. So it will either be a brochure or
 5 actual posters. We have got to cost it out.
 6 Once it's designed it will be sort of a user
 7 friendly graphic dominated how to be a good
 8 neighbor poster. A lot of the communities have
 9 done this so that the home owner can post it
 10 somewhere visually to remind renters how to be
 11 a good neighbor.

12 MS. PRICE: Would it be also be something
 13 you could have a PDF copy of it so when they're
 14 communicating back and forth with the potential
 15 renter, once they have signed the contract to
 16 rent the home, that it's included -- they send
 17 this out in PDF, it's free.

18 MIGUEL SALINAS: Yeah, it can be. And we
 19 will also have it on the web page as well.

20 MR. LESHER: Mr. Pack, it sounds like this
 21 is being handled at the staff level and doesn't

Page 28

1 require Council action.

2 MR. PACK: I believe so. So we can move
 3 along with that. Next page.

4 MARY KAY VERDERY: Next one is to create a
 5 summary to be provided to new licensees about
 6 the next step and parameters for compliance.
 7 The Board asked the County staff to prepare a
 8 document to be given to the applicant at the
 9 hearing in the event their license is granted
 10 outlining the next steps in the process, such
 11 as the decisions will be issued within 30 days,
 12 and that no rental is allowed until a decision
 13 is issued. Staff can prepare this next step
 14 document for distribution at the direction of
 15 the Council.

16 SCOTT KANE: These are the verbal
 17 instructions I've been giving out to each
 18 person as their application is approved just so
 19 they know what to expect. They have lots of
 20 questions. So in the hearings, the staff made
 21 a recommendation and we accepted that we just

Page 29

1 have a written document that we hand. So I
 2 think this is proceeding.

3 MR. PACK: By show of hands who wants to
 4 move this on to drafting. By Council. Okay.

5 MARY KAY VERDERY: The next is to provide
 6 STR data to the public on the County web site.
 7 The Board discussed being able to provide
 8 certain information to the public related to
 9 licensed STR's in the County on the County web
 10 site, such as the address of the STR, the name,
 11 their physical address, the phone number of the
 12 owner, the resident agent, the date the license
 13 was issued, and any complaints or violations.
 14 The Board noted that County staff indicated
 15 that they are exploring the capabilities of a
 16 current County system to determine how
 17 difficult it would be to add such information
 18 to the County web page GIS system. The Board
 19 encourages this process, and if feasible would
 20 ask for implementation of such information
 21 dissemination. Board members Paul and Suss

Page 30	Page 32
<p>1 expressed concerns regarding posting violations 2 on the public web site. Again, viewing this as 3 an over reach and unnecessary. Staff has noted 4 that we're working with Mark Cahoon to use our 5 local GIS application to map for public viewing 6 on the County STR web page locations that have 7 an active license. A link can be provided to 8 contact information that could include when a 9 license expires. And we agree that certain -- 10 with certain board members that the violation 11 of information should be maintained through the 12 PIA request and not part of the public 13 document.</p> <p>14 MR. PACK: Yes, that goes back to what we 15 just talked about on the prior page about 16 violations, that they should not be posted. 17 But general STR information, the address, 18 contact information, resident agent, that 19 information I don't think would be in any way 20 too harsh to post for someone to see who the 21 resident agent is, the contact number. In case</p>	<p>1 MS. PRICE: But the license, I assume, has 2 the owners name. They might also have a 3 resident agent. But I absolutely think if 4 whoever owns the home is the person that should 5 be listed on there and then if there is a 6 second name for the resident agent to contact 7 locally.</p> <p>8 MR. DIVILIO: What's that information to 9 be used for, for the community to contact the 10 owner or the resident agent or the person 11 maintaining the property or the person who 12 wants to file the complaint.</p> <p>13 MR. PACK: Yes.</p> <p>14 MARY KAY VERDERY: Yes.</p> <p>15 MR. DIVILIO: Why would we list --</p> <p>16 MR. PACK: It could be -- the tourism 17 could use it in order to rent it.</p> <p>18 MR. DIVILIO: Yes, tourism. But that's 19 putting us into business if we're going to 20 start listing available properties to rent, 21 listing all the contact information.</p>
<p>1 they do wish to issue a complaint, they can 2 look at that.</p> <p>3 MR. DIVILIO: So we're going to have one 4 County web site where somebody can go to look 5 at every single rental in Talbot County.</p> <p>6 MARY KAY VERDERY: That's correct. It's 7 like a map you can zoom into and find an 8 address and we'll have something that indicates 9 if that property has an active license. Then 10 you'll be able to click on that. When you 11 click on that it will take you to a link of the 12 data associated with that, the owners name, 13 address, and the information that we think is 14 appropriate to be connected to.</p> <p>15 MR. DIVILIO: Should it be the owner or 16 the resident agent.</p> <p>17 MARY KAY VERDERY: Whoever is -- some 18 don't have -- some STR's do not have resident 19 agents, so it's whoever is on the license as 20 being the contact person, that's probably who 21 we would put.</p>	<p>1 MS. PRICE: Doesn't say it's available, it 2 just says these are where these are.</p> <p>3 MR. PACK: If there is a map and you want 4 a particular home in a particular location to 5 rent, you can click on it and get the 6 information you need to contact. So tourism 7 would actually use it as well the way I look at 8 it.</p> <p>9 MR. DIVILIO: I just feel like there would 10 be conflicting information if we're putting -- 11 if someone hired somebody to maintain and run 12 it, maintain the license or chosen their son 13 or, you know, dad lives on the Western Shore 14 and Junior is over here, Junior is watching the 15 property, Junior should be the one to have the 16 contact information.</p> <p>17 MS. PRICE: Not necessarily has their name 18 but the contact information is who you would 19 contact for the complaint for the rental. But 20 at least who the property owner's name is. I 21 think that's fair. Doesn't necessarily have</p>

Page 34	Page 36
<p>1 their phone number.</p> <p>2 MR. LESHHER: Presumably it's up to the</p> <p>3 applicant.</p> <p>4 MARY KAY VERDERY: We can put on the</p> <p>5 application where you check a box who is your</p> <p>6 primary contact. Which we do right now for a</p> <p>7 building permit. You can either check the home</p> <p>8 owner or the contractor or you can check who</p> <p>9 you want to be the primary contact, who gets</p> <p>10 the information.</p> <p>11 MR. DIVILIO: That sounds more efficient.</p> <p>12 If they are choosing who they want to be</p> <p>13 contacted, then whoever is contacting is</p> <p>14 contacting the correct person.</p> <p>15 MARY KAY VERDERY: Right. We can do the</p> <p>16 similar to what we did.</p> <p>17 MS. PRICE: But the property owners name</p> <p>18 would still appear as part of the information,</p> <p>19 maybe just not their phone number.</p> <p>20 MARY KAY VERDERY: Sometimes it's the</p> <p>21 property owners, sometimes it's the property</p>	<p>1 rooms, anything like that, any physical</p> <p>2 description of the property.</p> <p>3 MARY KAY VERDERY: They can file a PIA if</p> <p>4 they want more information on that specific</p> <p>5 application.</p> <p>6 MR. PACK: Okay. If I'm a suitor wanting</p> <p>7 to rent the property, would there be a space on</p> <p>8 there to go into a web site if the applicant</p> <p>9 wanted to say, I got a web site, I've got</p> <p>10 video, pictures of the property, it shows the</p> <p>11 deck, it shows the pier. Could we also put</p> <p>12 that on there. So if I'm a renter, I might</p> <p>13 want to click on that, at the owner's expense,</p> <p>14 and then see how many rooms, how it's decorated</p> <p>15 and so forth.</p> <p>16 MR. CALLAHAN: I don't know if you want</p> <p>17 that on our web site.</p> <p>18 MR. PACK: I'm just asking. I mean if I'm</p> <p>19 a prospective renter, if you're doing one stop</p> <p>20 shopping.</p> <p>21 MS. PRICE: There is a phone number.</p>
Page 35	Page 37
<p>1 paradise --</p> <p>2 MARTHA SUSS: Sometimes there are owners</p> <p>3 that aren't around, they are in like Europe,</p> <p>4 and they have somebody that runs that property.</p> <p>5 So it should be --</p> <p>6 MARY KAY VERDERY: They can choose.</p> <p>7 MARTHA SUSS: They can choose on the</p> <p>8 application what's to appear on the web site.</p> <p>9 Should be at least.</p> <p>10 MR. PACK: Sure. Okay.</p> <p>11 MS. PRICE: Just who owns the property</p> <p>12 then.</p> <p>13 MR. PACK: So -- but we're not mentioning</p> <p>14 any violations.</p> <p>15 MARY KAY VERDERY: Correct.</p> <p>16 MR. PACK: Just contact information. And</p> <p>17 it will also have, I'm assuming, the STR rental</p> <p>18 number on there well, the license number.</p> <p>19 MARY KAY VERDERY: Yes.</p> <p>20 MR. PACK: Also appear on there as well.</p> <p>21 We won't be giving any information number of</p>	<p>1 There is a phone number, contact phone number,</p> <p>2 they are going to have to figure it out from</p> <p>3 there.</p> <p>4 MR. PACK: Okay. Just an idea.</p> <p>5 JOHN HALL: If I can add a comment to</p> <p>6 that. We found that the people interested in</p> <p>7 doing this, they are all over Air BNB, VRBO,</p> <p>8 all those initials. They never bother the</p> <p>9 County, they went straight to the guys in the</p> <p>10 business of maintaining web sites.</p> <p>11 MR. PACK: I'll stand back on that. Just</p> <p>12 looking at the contact name and the license</p> <p>13 number.</p> <p>14 MR. LESHHER: So it sounds like this is</p> <p>15 being handled by staff, no further Council</p> <p>16 action is necessary.</p> <p>17 MARY KAY VERDERY: You need to direct us</p> <p>18 to move forward, because we're working with</p> <p>19 Mark Cahoon.</p> <p>20 MR. PACK: Mark needs to find out whether</p> <p>21 or not he can do this.</p>

Page 38	Page 40
<p>1 MS. O'DONNELL: The only thing that needs 2 to be clarified, it seems like there's a 3 difference of opinion with regard to the owner 4 name or not. 5 MR. PACK: I would say no on the name, as 6 staff had pointed out. 7 MARY KAY VERDERY: Choose their contact. 8 MR. PACK: They can choose whoever they 9 wanted to be listed. 10 MARTHA SUSS: There are some owners that 11 don't have agents, they do it themselves. So 12 it's going to be a fluid thing. 13 MR. DIVILIO: Then you are contacting the 14 right person. Because if you have an absent 15 owner. 16 MS. PRICE: What are they trying to hide. 17 I would have the owners name and the contact. 18 MR. DIVILIO: It's so they don't contact 19 the wrong person. 20 MS. PRICE: But if they are not living 21 there, you have the owners name, Joe Smith, the</p>	<p>1 signs indicate that this action is pending 2 zoning application. The Board requests that 3 the County explore spending monies to have ten 4 to 20 Short Term Rental specific signs. I'm 5 trying to dig in my book right here. I took a 6 picture. We have already ordered the Short 7 Term Rental rider signs that would be attached 8 to the signs that we already have that say 9 pending application. 10 MR. CALLAHAN: Where are we going to put 11 these signs? 12 MS. PRICE: Like a campaign sign, you plug 13 it in on top. 14 MARY KAY VERDERY: Yes. That's how this 15 is. So currently we have the zoning pending 16 signs. You can pass it down. 17 MR. LESHER: This is just standard public 18 posting of the site. 19 MARY KAY VERDERY: Right. So it's just a 20 little rider that's connected to the top. 21 MR. CALLAHAN: So this is pending only for</p>
<p>1 contact information is, you know -- 2 MR. DIVILIO: What do you need the owners 3 name for. I mean if you're going to file a 4 lawsuit, you're going to PIA. 5 MARY KAY VERDERY: You can click on the 6 property and connect to SDAT as well and you 7 can figure out who the property owner is. 8 MS. PRICE: They have a link to that SDAT? 9 MARY KAY VERDERY: Yes. 10 MS. PRICE: If it links to SDAT, I'm happy 11 with that. 12 MR. PACK: So I need -- clear on that, 13 Mary. 14 MARY KAY VERDERY: Thank you very much. 15 MR. PACK: By show of hands to move this 16 on. By Council. Move this on. Next one. 17 MARY KAY VERDERY: To change to have a 18 sign posted by the County before the Short Term 19 Rental hearing. The code requires the 20 compliance officer to post notice of a Board 21 hearing for new applications. The current</p>	<p>1 new applicants, not reapplicants. 2 MARY KAY VERDERY: New applicants that 3 come before the board and it's posted. A 4 renewal does not come before the board and does 5 not require that the site be posted. 6 MIGUEL SALINAS: These signs in the 7 current code, these signs are required to be 8 posted for new applications in front of the 9 board because they are a public 10 meeting/hearing. They are required to be 11 posted on the property in a visible location at 12 least 15 days prior to the hearing. So... 13 MR. DIVILIO: What other signs do we have 14 like that. 15 MARY KAY VERDERY: Well, the standard 16 zoning application pending is what we use for 17 subdivision site plans, special exception and 18 variances, any -- this is our standard sign we 19 have for every other kind of application. 20 MR. DIVILIO: So we're making this one 21 different.</p>

Page 42

1 MARY KAY VERDERY: They wanted it specific
 2 to Short Term Rentals, so we bought the little
 3 riders to go on top and we just stick in the
 4 metal post if we're posting it as a Short Term
 5 Rental and add the rider across the top.
 6 MR. LESHAR: Does staff need further
 7 Council direction on this. It's already
 8 accomplished.
 9 MARY KAY VERDERY: We have already moved
 10 forward with this cost associated with these
 11 rider signs.
 12 MR. DIVILIO: Why are -- are we revamping
 13 all of planning and zoning signs?
 14 MARY KAY VERDERY: No, we are not.
 15 MS. O'DONNELL: I do want to note that the
 16 liquor board, we also have to give notice for
 17 liquor license applications by posting at the
 18 location. So this is not the only type of
 19 license issuance that we have a specific
 20 notice.
 21 MR. DIVILIO: So it says liquor board.

Page 43

1 MS. O'DONNELL: That's correct.
 2 MR. PACK: I believe logging operations
 3 also have to post, don't they.
 4 MARY KAY VERDERY: Yeah. There is certain
 5 language that requires specific forms. But we
 6 use our zoning application pending sign for
 7 everything else.
 8 MR. PACK: So we're just going to put that
 9 one little piece of rental on top.
 10 MARY KAY VERDERY: Right. There have been
 11 requests in the past for other land uses to
 12 specifically say subdivision or commercial site
 13 plan or something of that nature. So, you
 14 know, there may be an opportunity -- we had
 15 hard metal signs before we just recently
 16 purchased these signs that allow for us to add
 17 this little rider on top that we couldn't do it
 18 in the past. We didn't have --
 19 MS. PRICE: It's something that's useful
 20 for other types of things, you can get the
 21 little plug and play things that go on top.

Page 44

1 But this is something that does affect the
 2 neighbors on an ongoing basis, just like a
 3 application would affect the community. So I
 4 think a visual knowing what it is, it's not
 5 just somebody upgrading the windows in their
 6 house or whatever requires a permit.
 7 MS. O'DONNELL: No pun intended on that
 8 one.
 9 MR. PACK: Is there any objection. What's
 10 next. Okay. Proceed on. Move on to the next
 11 item.
 12 MARY KAY VERDERY: So this gets us into
 13 the next category, which is recommendations
 14 that are appropriate for legislative
 15 consideration at this time. So the first one
 16 is a definition of a resident agent. Currently
 17 there is no formal definition of resident agent
 18 in the code. However the code section for this
 19 allows an applicant to retain the services of a
 20 resident agent who must have a home or office
 21 within 30 miles of the location. The

Page 45

1 recommendation from the Board is add to chapter
 2 190, "duties of the owners of a resident agent.
 3 The owner and/or resident agent shall
 4 immediately investigate any complaint from
 5 whoever received, of a violation of section
 6 190-33.20 of the Talbot County code. Upon
 7 determining that a violation has occurred, or
 8 is continuing to occur, the owner and/or
 9 resident agent shall request that any occupant
 10 of the short term rental facility that he or
 11 she owns or for which he or she is serving as a
 12 resident agent shall immediately cease and
 13 desist from any and all violations." Staff
 14 noted that we're in agreement with the Board
 15 recommendation regarding the language of the
 16 role of the resident agent. And also propose
 17 that we add a definition of that person using
 18 the APA Dictionary for guidance, which is the
 19 American Planning Association dictionary. We
 20 have come up with proposed language just to
 21 move this forward for discussion. That a

Page 46	Page 48
<p>1 resident agent would be defined "as a person 2 authorized in writing by the property owner to 3 represent and act for the property owner in 4 context with STR renters, County employees, 5 committees, boards, commissions and the Council 6 regarding matters related -- regulated by the 7 Talbot County code." 8 MR. PACK: Okay. The only word that kind 9 of somewhat bothered me was the word short term 10 rental facility. Do we not just say property. 11 MS. PRICE: The definition is to the third 12 box. 13 MR. PACK: No, this is -- 14 MARY KAY VERDERY: But the board's request 15 is that they add these duties. So we can amend 16 that from the recommendation of the Board. 17 MS. PRICE: I don't think you need the 18 word facility, just strike it. Short term 19 rental, period. 20 MR. PACK: Right. Just take out the word 21 facility. Take that out. The definition seems</p>	<p>1 MR. PACK: Both. By Mr. Lesher, Ms. Price 2 and myself. Moving on to change of resident 3 agent. 4 MARY KAY VERDERY: The change of the 5 resident agent, there is nothing in the code 6 that requires the license holder to inform 7 anyone if the resident agent is changed. The 8 Board noted we should add a provision that the 9 license holder must notify the County 10 immediately if the resident agent no longer 11 represents them. "Shall notify the County in 12 writing no later than 15 days after the end of 13 such representation with the name and contact 14 information for a new resident agent." This 15 can be accomplished by a text amendment or an 16 amendment to the application or both. 17 MR. PACK: I'm thinking both. That way 18 you have consistency both in the application as 19 well as in the actual code itself. My thinking 20 would be both. 21 MR. LESHER: Shall we say yes for both?</p>
<p>1 pretty standard. 2 MR. DIVILIO: I'm sorry, I don't quite 3 grasp. So if somebody calls in and files a 4 complaint about a noise violation or something, 5 is the resident agent required to respond 6 within a certain timeframe. 7 MARY KAY VERDERY: Yes. 8 MR. DIVILIO: Okay. So that's the 9 30 miles, that was the reasoning behind that. 10 MARY KAY VERDERY: They have to be close 11 enough to be able to respond to any situation. 12 MR. DIVILIO: I was thinking about how far 13 the Sheriff's department is from Tilghman. 14 AUDIENCE: Can we make comments at all or 15 ask questions. 16 MR. PACK: No, ma'am. On both of these I 17 need to have a show of hands to move on with 18 the description as well as the definition of 19 duties. Who wants to move this on by show of 20 hands. 21 MS. PRICE: For both, right?</p>	<p>1 MR. DIVILIO: Is 15 days pretty short? 2 MR. PACK: If someone gets fired from your 3 firm, if you're working for the firm and you're 4 no longer resident for those properties, that 5 gives you two weeks to notify us that you're 6 bringing somebody else in. 7 MR. DIVILIO: I want to make sure that 8 nobody is rushed, that they have the time to 9 pick a good person to fit, not... 10 MARY KAY VERDERY: It might end up having 11 to be herself. 12 MR. PACK: They might have to pick 13 themselves in the time being until they find 14 somebody else. 15 MS. PRICE: So this is 15 days after they 16 get rid of somebody. So, exactly. 17 MARY KAY VERDERY: They need to let us 18 know right away that person is gone, but they 19 need to let us know within 15 days who is going 20 to replace that person, even if it's a 21 temporary neighbor.</p>

Page 50	Page 52
<p>1 MS. PRICE: You almost have to let us know 2 immediately, because if there is a complaint 3 three days later, who are you going to call. 4 MARY KAY VERDERY: Right. 5 MS. PRICE: If you are no longer 6 represented, you need to notify the County 7 immediately who to call. 8 MR. DIVILIO: If you get a Deer John 9 e-mail, I'm going out of business, you're on 10 your own, you can't -- 11 MR. LESHHER: It's going to be in the 12 owner's interest to make that happen as soon as 13 possible. I think the 15 day requirement is 14 just there for a legal maximum. You've got to 15 define something there. 16 MR. CALLAHAN: What is being done now, 17 nothing? 18 MARY KAY VERDERY: Nothing. We don't know 19 when they are changed. We're not notified. 20 MS. PRICE: So if Mike has to contact 21 somebody, they get a complaint, they don't know</p>	<p>1 applications for places that were not yet 2 permitted. And we didn't want to take up 12 3 months out of the year for you guys. Now that 4 we've gotten through the first year, because we 5 wanted you guys to do the rest of your job, we 6 didn't know how many we were going to get. So 7 I think it's appropriate now that we've been 8 through the first year that it is an ongoing 9 process. We were afraid you were going to get 10 hundreds of these things and that would be all 11 you have a chance to do. 12 MR. PACK: I would differ slightly. The 13 renewal process is two years. And I would -- I 14 don't believe we've had a long enough sample 15 size to see whether or not the process is 16 really working its way out. 17 MS. PRICE: This is just new applications. 18 MR. PACK: Right. The renewal application 19 is every two years. Therefore the people that 20 are -- have their license and have all their 21 inspections done, they are not going come back</p>
<p>1 who to contact. Again, you got to have 2 somebody to contact. 3 MR. LESHHER: This seems to be 4 noncontroversial. 5 MR. PACK: I'm saying both then. Can we 6 go ahead and by show of hands put it on both, 7 the application. Mr. Leshher, Ms. Price -- by 8 all. That way you've got consistency, the 9 application and the code both say the same 10 thing. 11 MARY KAY VERDERY: When new applications 12 may be filed. New applications are only 13 accepted in January, February, July, August per 14 the code. Renewals are to be filled out at 15 least 60 days prior to the expiration date of 16 their license. The Board recommends that new 17 applications shall be able to be filed year 18 round. Staff has no specific objection either 19 way. 20 MS. PRICE: And I think when we did this 21 we figured we were going to get a glut of new</p>	<p>1 before the Board, they are going to go to 2 Ms. Verdery and all she's going to do is 3 verbally stamp those and move them through. 4 It's the new application. You should see 5 somewhat of a decrease moving into year two of 6 those applications coming in the door. 7 MS. PRICE: Exactly. 8 MR. PACK: This way if you have your two 9 filings a year, that will give them leeway 10 between those times. 11 MS. PRICE: But I think that caused a big 12 problem, because everybody came in January and 13 February and then they couldn't get on the 14 Short Term Rental Review Board so they got 15 backed up. And that's what caused, I think, so 16 many people to wait two and three and four and 17 five months for the building inspection that 18 has to be done. Now, I think there -- and 19 we're going to address that later. They 20 thought that the County had to do inspections. 21 So that was the hang up for a lot of the</p>

Page 54	Page 56
<p>1 people. So I think doing this year round</p> <p>2 doesn't bottleneck everybody up where everybody</p> <p>3 is applying in January and all of a sudden</p> <p>4 everybody needs their building inspection and</p> <p>5 you can't get to it for three months. That's</p> <p>6 really nobody's fault. So I'm definitely</p> <p>7 supportive of doing this year round so we don't</p> <p>8 get bottlenecked up with the inspection that</p> <p>9 happens.</p> <p>10 MR. DIVILIO: I support that. I don't</p> <p>11 think we have the capacity to continue the way</p> <p>12 that we were operating. I think year round</p> <p>13 is...</p> <p>14 MS. PRICE: The first year, like you said,</p> <p>15 we were getting the bugs out.</p> <p>16 MR. PACK: You haven't even gone through</p> <p>17 the full year yet.</p> <p>18 MR. CALLAHAN: Before this we were doing</p> <p>19 it year round.</p> <p>20 MARY KAY VERDERY: Yes.</p> <p>21 MR. CALLAHAN: You were doing it year</p>	<p>1 think with all the inspections being done,</p> <p>2 which is what you guys requested we're going to</p> <p>3 get to, being done during the application</p> <p>4 period, during your packet. That's going to</p> <p>5 move things along. The facts --</p> <p>6 MS. PRICE: Everybody right now is saying</p> <p>7 they want it year round, so let's do that.</p> <p>8 MR. PACK: Third party inspector, that</p> <p>9 will move things along as well. So I think</p> <p>10 those things in place haven't gone through yet</p> <p>11 to see if it works.</p> <p>12 MR. LESHNER: Should we take a straw poll.</p> <p>13 SCOTT KANE: That's really a question for</p> <p>14 staff.</p> <p>15 MS. PRICE: You don't have an objection,</p> <p>16 so...</p> <p>17 MARY KAY VERDERY: I think one potential,</p> <p>18 depending on the outcome of some of these</p> <p>19 additional things you talked about, but one</p> <p>20 thing is the Board has made a determination</p> <p>21 that the application is not complete unless it</p>
<p>1 round.</p> <p>2 MARY KAY VERDERY: Yes.</p> <p>3 SCOTT KANE: And most all the applicants</p> <p>4 saw it as a burden to be restricted and only</p> <p>5 apply during a four month period. Everybody is</p> <p>6 in a agreement from everybody that we heard</p> <p>7 from, they want to have applications available</p> <p>8 to file all year long.</p> <p>9 MR. PACK: Even though we haven't seen the</p> <p>10 process work its way through as far as the</p> <p>11 renewals.</p> <p>12 MS. PRICE: It has nothing to do with</p> <p>13 renewals.</p> <p>14 MR. PACK: And also third party</p> <p>15 inspections. That's coming on later in here as</p> <p>16 well.</p> <p>17 MS. PRICE: Which should make it easier.</p> <p>18 MR. PACK: Make it easier. And also the</p> <p>19 fact that all your inspections have -- that was</p> <p>20 something we're going to hopefully approve</p> <p>21 tonight too. But there are things in place I</p>	<p>1 has all of the inspections completed. People</p> <p>2 were ready to come in in January and then were</p> <p>3 advised they needed all these inspections, so</p> <p>4 maybe it took them until March by the time they</p> <p>5 had all their inspections completed, and now</p> <p>6 then now having a complete application and then</p> <p>7 they are told you can't apply now, you have to</p> <p>8 wait until July. So they were ready to go in</p> <p>9 March but we have some that were sitting there</p> <p>10 waiting until July, in this case they were</p> <p>11 ready to go.</p> <p>12 MR. CALLAHAN: I would agree, that could</p> <p>13 come up with a few issues, they have the</p> <p>14 inspector and they have to fix and it takes</p> <p>15 several months to get it fixed.</p> <p>16 MS. PRICE: And they miss a season. I'm</p> <p>17 good.</p> <p>18 MR. PACK: Have a show of hands to pass</p> <p>19 this on to go back for full inspection, not --</p> <p>20 full application. By show of hands. Okay.</p> <p>21 MR. CALLAHAN: So year round.</p>

Page 58	Page 60
<p>1 MR. PACK: It won't be until we act.</p> <p>2 MR. CALLAHAN: Right.</p> <p>3 MARY KAY VERDERY: We can draft the</p> <p>4 language.</p> <p>5 MR. PACK: Right. Next one.</p> <p>6 MARY KAY VERDERY: The next one is who</p> <p>7 receives notice when you're on a private road.</p> <p>8 If the STR will abut or use a private road,</p> <p>9 should those who abut the private road receive</p> <p>10 notice of the application or board hearing on</p> <p>11 issuance of the license. The form application</p> <p>12 should be amended to ask an applicant if the</p> <p>13 property has the right to access over a private</p> <p>14 road. If the property has that right, all</p> <p>15 other owners of the properties who also have a</p> <p>16 right to use that access of the private road</p> <p>17 should be notified of the filing of such</p> <p>18 application in a manner that such were notified</p> <p>19 under the Talbot County code section 190-632F1.</p> <p>20 Staff notes this amendment would need to be</p> <p>21 addressed in the code and on the application</p>	<p>1 MS. PRICE: Right. Because they are</p> <p>2 paying the maintenance on the road, so they</p> <p>3 have a vested interest in who is using the road</p> <p>4 and they should be notified.</p> <p>5 SCOTT KANE: We had applications that came</p> <p>6 in when a road was a mile, or in one case a</p> <p>7 mile and a half long. And we had people that</p> <p>8 weren't notified because it was outside of the</p> <p>9 thousand feet. And they were a little miffed.</p> <p>10 They came to the hearing and said they should</p> <p>11 have been notified. They found out informally.</p> <p>12 So what this is doing is making it a little</p> <p>13 more common sense, that if somebody is impacted</p> <p>14 because they are on a road --</p> <p>15 MS. PRICE: They might have to send out</p> <p>16 two or three more notices. It's no big deal.</p> <p>17 MARTHA SUSS: We see sometimes --</p> <p>18 MR. PACK: I wouldn't say that, Ms. Price.</p> <p>19 MARTHA SUSS: We see sometimes where there</p> <p>20 is an isolated estate way out at the end of a</p> <p>21 road out in the middle of nowhere, and there is</p>
<p>Page 59</p> <p>1 form. Staff concurs with the recommendation to</p> <p>2 notify all owners on a private road, regardless</p> <p>3 of the distance from a STR.</p> <p>4 MR. PACK: We talked about this some time</p> <p>5 ago. Any objection to making this change. By</p> <p>6 show of hands to pass it on for drafting.</p> <p>7 Mr. Leshner, Mr. Price and myself.</p> <p>8 MR. CALLAHAN: I want to understand this.</p> <p>9 So what's the -- so what's the difference from</p> <p>10 you've got to notify within a thousand feet of</p> <p>11 you.</p> <p>12 MARY KAY VERDERY: But if your private</p> <p>13 road is 1500 feet long, those people -- and</p> <p>14 maybe you're at the very end of the private</p> <p>15 road, those people who were at the beginning of</p> <p>16 the private road aren't notified even though</p> <p>17 they may be impacted by people coming down the</p> <p>18 private road for your short term rental</p> <p>19 purposes. So we're saying anyone that abuts</p> <p>20 that private road would be notified</p> <p>21 irregardless of the length of the road.</p>	<p>Page 61</p> <p>1 not very many neighbors, and the neighbors that</p> <p>2 get informed don't even know that place exists,</p> <p>3 but the people on the road don't get informed.</p> <p>4 And then of course you have people in Tilghman,</p> <p>5 they got to send it out to everybody in a</p> <p>6 thousand feet and they got to send out a</p> <p>7 thousand letters. It's like a loophole, it's a</p> <p>8 little awkward aspect we're trying to iron out.</p> <p>9 MS. PRICE: They ought to be notified.</p> <p>10 MR. PACK: You changing your vote, or</p> <p>11 good.</p> <p>12 MR. CALLAHAN: Keep going.</p> <p>13 MR. PACK: Next one.</p> <p>14 MARY KAY VERDERY: So the number of</p> <p>15 notices for a new application. The current law</p> <p>16 requires a new application to send a notice of</p> <p>17 the filing of their application as well as a</p> <p>18 notice of the board hearing to certain persons.</p> <p>19 The Board noted that a change in the code such</p> <p>20 that only one notice is sent. That notice</p> <p>21 should be sent at least 21 days before the</p>

Page 62	Page 64
<p>1 board hearing to the persons identified in the</p> <p>2 code and delete the provision related to the</p> <p>3 notice being sent at the time of the</p> <p>4 application. However, the Board asked that the</p> <p>5 Council consider asking County staff to find a</p> <p>6 way to post a list of all applications and</p> <p>7 associated property owner address information</p> <p>8 as applications are filed. This will increase</p> <p>9 overall efficiency, reduce cost, and provide</p> <p>10 improved access to information by citizens of</p> <p>11 Talbot County. Staff noted that we agree with</p> <p>12 the requirement for a single notice. Since</p> <p>13 this notice will be identifying a neighboring</p> <p>14 property as a proposed new short term rental,</p> <p>15 as well as providing notice of the public</p> <p>16 hearing date, we agree with the advanced notice</p> <p>17 of no less than 21 days for the benefit of the</p> <p>18 recipient. For major subdivision and major</p> <p>19 site plan notices are postmarked at least 15</p> <p>20 days prior to the meeting or the hearing.</p> <p>21 MR. PACK: We did discuss this earlier as</p>	<p>1 days but it was felt that 21 days provided</p> <p>2 enough notice for the general public to become</p> <p>3 aware of the public hearings. Particularly in</p> <p>4 light of the fact that now there is only one</p> <p>5 notice. Before there was a notice of when the</p> <p>6 application was filed, which sort of alerted</p> <p>7 everybody, and then there was a subsequent</p> <p>8 notice. Now there is only one notice. We have</p> <p>9 also asked that we have the filing on the web</p> <p>10 site as to when the application is made. So</p> <p>11 that's the change.</p> <p>12 MS. PRICE: So there was a few people that</p> <p>13 commented that it should be, you know, 30 days.</p> <p>14 MARTHA SUSS: Thirty days.</p> <p>15 MS. PRICE: Yeah, a month in advance.</p> <p>16 MR. PACK: That's too long.</p> <p>17 MS. PRICE: It's only one notice now.</p> <p>18 MR. PACK: On the web site.</p> <p>19 MS. PRICE: Well, if it's going to be on</p> <p>20 the web site, then I think we're okay.</p> <p>21 MR. PACK: Yeah.</p>
<p>Page 63</p> <p>1 well, changing this. So we're going to change</p> <p>2 it to one notice? Okay.</p> <p>3 MS. PRICE: So there were some comments</p> <p>4 that wanted to do a little bit more than 21</p> <p>5 days. My question is how -- when does someone</p> <p>6 know they have a date in front of the Short</p> <p>7 Term Rental Review Board.</p> <p>8 MARY KAY VERDERY: When they submitted a</p> <p>9 complete application and their inspections and</p> <p>10 all the information is provided, they are given</p> <p>11 a date.</p> <p>12 MS. PRICE: And what's the shortest period</p> <p>13 of time. Could someone submit an application</p> <p>14 and then you have to have a meeting next week</p> <p>15 and they could get in front of you. Or do you</p> <p>16 make them wait until at least the following</p> <p>17 month for this type of notice.</p> <p>18 SCOTT KANE: Cane. We have been trying to</p> <p>19 follow the guidelines of the County with public</p> <p>20 notice so everybody is aware of when the</p> <p>21 hearing would be. There was some talk of 15</p>	<p>Page 65</p> <p>1 MS. PRICE: Are you going to be able to</p> <p>2 get it on the web site, Mary Kay.</p> <p>3 MARY KAY VERDERY: Yes.</p> <p>4 MR. PACK: Jack, you have something.</p> <p>5 JOHN HALL: I didn't understand what Ms.</p> <p>6 Price's questions was and I was going to answer</p> <p>7 another question.</p> <p>8 MR. PACK: Trying to bait me, Jack. By</p> <p>9 show of hands to make this change to one notice</p> <p>10 and also to make sure it's listed on the web</p> <p>11 site. Move this on. By Council. Ms. Verdery.</p> <p>12 MARY KAY VERDERY: The next comment is the</p> <p>13 method of the mailing of this notice. Current</p> <p>14 law requires for notice of application by</p> <p>15 certified mail, return receipt requested, or</p> <p>16 other shipping carrier with adult signature</p> <p>17 required. The current law for notice of a</p> <p>18 hearing is the certified mail. Since the Board</p> <p>19 has decided to eliminate one mailing and</p> <p>20 thereby reduce mailing cost, the Board</p> <p>21 recommends that such notice to be mailed via</p>

Page 66	Page 68
<p>1 priority mail with delivery confirmation. This</p> <p>2 option allows for further efficiency using the</p> <p>3 United States Postal Service and provides</p> <p>4 delivery confirmation on these types of mailing</p> <p>5 online. We agree with the requirement for</p> <p>6 priority mail with delivery confirmation.</p> <p>7 MR. PACK: Priority mail, you don't need a</p> <p>8 signature for that, correct?</p> <p>9 MARY KAY VERDERY: It does require</p> <p>10 delivery confirmation.</p> <p>11 MR. PACK: So someone has to sign for it.</p> <p>12 MS. PRICE: No, no, they do not have to</p> <p>13 sign it. Delivery confirmation simply means --</p> <p>14 MARY KAY VERDERY: The postal person signs</p> <p>15 that they have delivered it, acknowledges --</p> <p>16 MS. PRICE: The postal carrier scans the</p> <p>17 bar code on the priority mail before they put</p> <p>18 it in someone's mailbox. There is no signature</p> <p>19 required by the recipient.</p> <p>20 MR. PACK: That's what I was asking.</p> <p>21 MARY KAY VERDERY: The delivery</p>	<p>1 with a confirmation of delivery. Then you can</p> <p>2 go to the post office's web site, print it out</p> <p>3 so we get one 8 by 12, eight and a half by 11</p> <p>4 sheet of paper that says all of these things</p> <p>5 were delivered.</p> <p>6 MS. PRICE: You have to type in all the</p> <p>7 tracking numbers, but yeah.</p> <p>8 MR. PACK: Show of hands to move this one.</p> <p>9 DAVID MCQUAY: What's the difference in</p> <p>10 the cost of between delivering with</p> <p>11 confirmation and the regular certified mail.</p> <p>12 SCOTT KANE: I believe I can answer that</p> <p>13 if you would like. Certified mail is about</p> <p>14 3.95 and priority mail is about \$7.95. So it's</p> <p>15 a little bit more, but because there is only</p> <p>16 one mailing the overall cost is less.</p> <p>17 MIGUEL SALINAS: I think certified mail is</p> <p>18 closer to six or \$7. We have that information</p> <p>19 I think. We're just checking.</p> <p>20 MR. PACK: While you're checking for that.</p> <p>21 Let me call for my straw vote again to move</p>
<p>Page 67</p> <p>1 confirmation is through the postal carrier.</p> <p>2 MR. PACK: So nobody at the house has to</p> <p>3 sign it.</p> <p>4 MARY KAY VERDERY: That's correct.</p> <p>5 MR. PACK: That's what I wanted to know.</p> <p>6 Thank you. I need a show of hands to move it</p> <p>7 forward for change.</p> <p>8 MR. DIVILIO: I'm sorry. This is what we</p> <p>9 were just discussing in the beginning; is that</p> <p>10 correct.</p> <p>11 SCOTT KANE: Yes.</p> <p>12 MR. DIVILIO: So this is a spot, you want</p> <p>13 to explain it, where they can go online and</p> <p>14 print out one sheet of paper showing it was</p> <p>15 mailed.</p> <p>16 SCOTT KANE: Yeah, exactly. To your</p> <p>17 point, this is efficiency and making things</p> <p>18 much more effective because of instead of the</p> <p>19 green card and the shuffling of paper that we</p> <p>20 had to go through, which is very confusing, now</p> <p>21 there is -- you just mail it out priority mail</p>	<p>Page 69</p> <p>1 this forward. Were you guys voting?</p> <p>2 MR. DIVILIO: Give me -- let me just hear</p> <p>3 the difference in price.</p> <p>4 MR. PACK: We have a majority while you</p> <p>5 guys are waiting.</p> <p>6 MS. PRICE: I mean they are all totally</p> <p>7 going to be saving money. It's a couple</p> <p>8 dollars more for priority mail. If you go</p> <p>9 online it's a little bit less if you do it</p> <p>10 yourself rather than going to the post office.</p> <p>11 You can actually get a discount if you do it</p> <p>12 yourself.</p> <p>13 MR. DIVILIO: That's fine. I would</p> <p>14 support.</p> <p>15 MR. PACK: Are you going to be by</p> <p>16 yourself.</p> <p>17 MR. CALLAHAN: No, I'll support it.</p> <p>18 MR. PACK: By Council. Get them a number</p> <p>19 later. By Council.</p> <p>20 MIGUEL SALINAS: Okay.</p> <p>21 MR. PACK: Chuck came on board.</p>

Page 70	Page 72
<p>1 MARY KAY VERDERY: So the next one is to</p> <p>2 allow inspections to be done before filing a</p> <p>3 new application. This seems to apply that the</p> <p>4 inspections may be done only after filing an</p> <p>5 application in accordance with the code</p> <p>6 section. The Board allowed inspections to be</p> <p>7 done before the filing of an application but</p> <p>8 such inspection reports shall be dated within</p> <p>9 45 days of the filing of the application. We</p> <p>10 agree with this amendment.</p> <p>11 MR. PACK: So the inspections are going to</p> <p>12 be part of the inspection. All inspections are</p> <p>13 done. As I was saying early, I think this will</p> <p>14 speed things up. You guys don't want to hear.</p> <p>15 Anyway, I'm fine with this.</p> <p>16 MS. PRICE: Does it require them to be</p> <p>17 done in advance or just allows them to be done.</p> <p>18 They can do it after the fact if they would</p> <p>19 like.</p> <p>20 MR. PACK: But this changes it to be part</p> <p>21 of the packet.</p>	<p>1 if there were any problems, so this gives them</p> <p>2 the ability to act earlier so that their</p> <p>3 application is better informed.</p> <p>4 MR. PACK: I mean let's be clear on this</p> <p>5 now. The inspections to be done before the</p> <p>6 filing of the application.</p> <p>7 JOHN HALL: May be done.</p> <p>8 MS. PRICE: May. Not required.</p> <p>9 MR. PACK: I'm just looking for the word</p> <p>10 may.</p> <p>11 MS. PRICE: Says allowed.</p> <p>12 MR. PACK: Before. I don't see the word</p> <p>13 may.</p> <p>14 MS. PRICE: It says allow inspections to</p> <p>15 be done. It does not say require inspections</p> <p>16 to be done.</p> <p>17 JOHN HALL: The current law says there are</p> <p>18 to be inspections without saying that they have</p> <p>19 to be done afterwards. So it's really unclear</p> <p>20 what it means now. But what we're doing or</p> <p>21 suggesting is that you clarify the law to say,</p>
<p>Page 71</p> <p>1 MS. O'DONNELL: Later on we talk about</p> <p>2 when a complete application can go before the</p> <p>3 board. It's not a complete application until</p> <p>4 the inspections are completed. But if they are</p> <p>5 choosing to have the building inspectors do it</p> <p>6 internally, we can do that.</p> <p>7 MR. PACK: But it won't be docketed. It</p> <p>8 will not be docketed until all the inspections</p> <p>9 are done.</p> <p>10 MARY KAY VERDERY: They don't have to be</p> <p>11 satisfactory addressed, but they need to be</p> <p>12 done.</p> <p>13 MR. CALLAHAN: This gives them a good jump</p> <p>14 start if something is wrong.</p> <p>15 MS. PRICE: I agree. They can turn in the</p> <p>16 application and -- in other words they can run</p> <p>17 two trains down two different tracks at the</p> <p>18 same time. They don't have to do one before</p> <p>19 the other, which is a good thing.</p> <p>20 SCOTT KANE: I think that's the key point.</p> <p>21 People wanted to be able to get advanced notice</p>	<p>Page 73</p> <p>1 yeah, they can be done in advance.</p> <p>2 MR. LESHAR: Good.</p> <p>3 MS. PRICE: But not required.</p> <p>4 MR. PACK: But you're not going to docket</p> <p>5 that application until they are done. You're</p> <p>6 not going to docket that application until they</p> <p>7 are done?</p> <p>8 MARY KAY VERDERY: Until they are</p> <p>9 completed, that's correct.</p> <p>10 MR. PACK: So what am I missing here.</p> <p>11 MR. LESHAR: You can get an inspection and</p> <p>12 file an application, and then move forward.</p> <p>13 You can file an application and get an</p> <p>14 inspection and then. Order does not matter</p> <p>15 under this scheme.</p> <p>16 MS. PRICE: Right. They are filing the</p> <p>17 application to the planning office. They are</p> <p>18 not going to get in front of this office until</p> <p>19 it's done, but they can file the application.</p> <p>20 MARY KAY VERDERY: It will sit in our</p> <p>21 office.</p>

Page 74	Page 76
<p>1 MR. PACK: They can do that now. They can 2 do that now.</p> <p>3 MS. O'DONNELL: Mr. Pack, someone can 4 submit a package totally complete, but you 5 can't do that right now. Right now it's 6 ambiguous.</p> <p>7 MR. PACK: You mean totally complete, all 8 the inspections.</p> <p>9 MS. O'DONNELL: Yeah, they can have an 10 application, their water test, their septic 11 test. They can't submit that all at the same 12 time. Whereas this change would allow them to 13 do that and have an application ready to go 14 before the board.</p> <p>15 MR. PACK: Can you tell me why they can't 16 submit it at all at the same time.</p> <p>17 MS. O'DONNELL: The code was ambiguous as 18 to that ability. It says after the application 19 is filed, then there are inspections.</p> <p>20 SCOTT KANE: And what was happening was 21 some people -- the filing fee is \$300. So some</p>	<p>1 thinking if we don't accept applications year 2 round, should we make it so that that 3 inspection --</p> <p>4 MS. PRICE: But we are --</p> <p>5 MR. CALLAHAN: We're good.</p> <p>6 MR. PACK: We already took care of that 7 last page. Any more questions?</p> <p>8 MR. DIVILIO: No, I'm good.</p> <p>9 MR. PACK: By Council.</p> <p>10 MARY KAY VERDERY: The next one is to 11 clarify the third party IRC inspections are 12 allowed for new applications. The code section 13 190-63.2C seems to require a County inspection. 14 It refers only to the planning and code 15 enforcement even though the operating 16 guidelines in 190-33.20C9 allow for third party 17 inspections. This would just clarify the law 18 such that a third party building inspector, 19 certified inspectors, are allowed for this 20 process and steps toward that amendment and 21 require that all third party building</p>
<p>1 people said I don't want to file unless I 2 really know I can get approved. This allows 3 them to do the inspections before they file. A 4 lot of people wanted to do that. It seems to 5 be fair.</p> <p>6 MS. PRICE: That way they can find out if 7 it's going --</p> <p>8 MR. LESHER: This is a recommendation of 9 the Review Board, we've got public input, we 10 had no objection --</p> <p>11 MR. PACK: I think it was a mistake the 12 way we had it before anyway, to not allow the 13 inspections --</p> <p>14 MR. CALLAHAN: So you're on board.</p> <p>15 MR. PACK: I was on board at the 16 beginning. Inspections shall be done. Give me 17 a show of hands to move this forward.</p> <p>18 MR. DIVILIO: I would like to go on the 19 record real quick just so I don't forget when 20 it comes back. I'm going to do that all night. 21 Sorry. The 45 days, the only thing, I'm just</p>	<p>1 inspectors be ICC certified.</p> <p>2 MR. PACK: Yeah, we missed this last time. 3 By show of hands to move this forward. Five 4 zero.</p> <p>5 MARY KAY VERDERY: Four one.</p> <p>6 MR. PACK: He was against.</p> <p>7 MR. DIVILIO: I was against.</p> <p>8 MR. PACK: Four one. Messed up my sheet, 9 man. Okay. Four one.</p> <p>10 MARY KAY VERDERY: There is another 11 request to allow third party inspectors for 12 potable water and sanitary facilities. The STR 13 operating guidelines and the current law 14 require that a short term rental license shall 15 not be issued until the health department has 16 determined that a short term rental property 17 complies with current health department rules 18 for potable water and sanitary facilities under 19 section 190-3320C. That should be 11. New 20 applications require a satisfactory inspection 21 report from a licensed inspector as to water</p>

<p style="text-align: right;">Page 78</p> <p>1 quality and septic system operation. The Board 2 would recommend amending the code such that a 3 use of a third party inspector for potable 4 water and sanitary facilities if the health 5 department agrees that such a change and such 6 inspectors have some type of licensure or 7 certification. I have talked with Ann Morris 8 of the health department. I have her comments 9 here somewhere. So basically she is in 10 agreement that certain amendments need to be 11 made. The potable water test is only related 12 to new construction of a well. They don't do 13 that for this type of thing. They are really 14 only doing the bacterial inspection when they 15 send the water test off. It's only for 16 bacteria. So the language needs to be amended 17 there. But she also noted that she thinks that 18 she has sufficient staff to continue to do the 19 sanitary facility inspections. And that staff 20 does both the visual check of the septic system 21 for failure. Because they review their</p>	<p style="text-align: right;">Page 80</p> <p>1 MR. PACK: If the State can handle it, 2 which is what -- let's let the handle this. 3 We're going to strike this then. 4 MR. DIVILIO: And this is a one-time 5 inspection, right. 6 MARY KAY VERDERY: It's done annually 7 because it's the well and septic, whereas the 8 others are done only at the time of the new 9 application. And/or time of change. So like 10 the building code inspection, we put that on 11 file with your new application, even when you 12 give your renewals, we wouldn't necessarily 13 require any additional building inspections. 14 But if you had put on an addition or you wanted 15 to change the number of rooms on your license 16 to additional bedrooms, we would go back and 17 inspect those bedrooms to make sure they are in 18 compliance with those. So these environmental 19 health inspections would be done annually but 20 the other inspections would only need to be 21 done on an as needed basis moving forward if</p>
<p style="text-align: right;">Page 79</p> <p>1 information that they have on file and are able 2 to determine where the components of the system 3 are, and they go out to the site. But in 4 addition to that, it also allows them to look 5 at the well, the integrity of the well. This 6 water supply, water testing, is only a sampling 7 that's sent off to a lab or bacterial testing. 8 They are not actually looking at the physical 9 well. So this allows the environmental health 10 department to go on site, check for septic 11 failure as well as checking the integrity of 12 the well terminal, make sure it has a well tag 13 on it, and to do some other visual inspections 14 while they are there. And she noted they have 15 ample staff to handle this. And if we were to 16 go with a third party person to do this, it 17 would be trying to figure out what criteria to 18 set for them to go out there and check and do. 19 And then once that criteria is set, what -- who 20 is going to evaluate their response. And it's 21 just a lot more that's involved.</p>	<p style="text-align: right;">Page 81</p> <p>1 there is change or a reason. 2 MR. PACK: For clarification, Ms. Morris 3 from the environmental health department is 4 saying that she has ample staff to continue 5 doing both the water test and the sanitary 6 test. 7 MARY KAY VERDERY: The water test is 8 actually done third party. That sample is 9 mailed off, and it's done third party already. 10 They are just doing the onsite inspection. But 11 it allows them to do some additional things 12 associated with the water, such as checking the 13 well, making sure the well has integrity, it's 14 intact. 15 MR. PACK: And tags on it. 16 MARY KAY VERDERY: They went to one 17 property where they had cut the well head off 18 and expanded their driveway and paved over the 19 top of where the well was. It gives them an 20 opportunity to do some visual inspections. 21 MR. PACK: While they are there doing the</p>

Page 82	Page 84
<p>1 sanitary.</p> <p>2 MR. CALLAHAN: I just want to clarify.</p> <p>3 You're saying the health department is going to</p> <p>4 be doing this annually.</p> <p>5 MARY KAY VERDERY: That's correct.</p> <p>6 MARTHA SUSS: Can I ask. Is that done for</p> <p>7 every one, every time a renewal, they have a</p> <p>8 water and septic test.</p> <p>9 MARY KAY VERDERY: That's correct, they</p> <p>10 always have that done.</p> <p>11 MARTHA SUSS: For all rentals, not just</p> <p>12 short terms.</p> <p>13 MARY KAY VERDERY: I don't know what</p> <p>14 the -- we regulate short term rentals, so I</p> <p>15 know it's done there. But I don't think it's</p> <p>16 done for any other.</p> <p>17 MARTHA SUSS: Interesting.</p> <p>18 MARY KAY VERDERY: I guess we could talk</p> <p>19 with her since the renewals will now be every</p> <p>20 other year, would they do that every other year</p> <p>21 at the time of renewal.</p>	<p>1 other year.</p> <p>2 MR. PACK: She needs to talk to Ann about</p> <p>3 that. So we're going to strike this.</p> <p>4 MR. CALLAHAN: We're making them do it,</p> <p>5 why not make it do it every other year.</p> <p>6 MR. PACK: That's the health department.</p> <p>7 That's State. You can't make them do anything.</p> <p>8 The State. You can't make them.</p> <p>9 MS. PRICE: Ever try to make the State do</p> <p>10 anything.</p> <p>11 MIGUEL SALINAS: If you're done with 11,</p> <p>12 just to go back. Certified mail, for the cost,</p> <p>13 certified mail is \$6.80. Priority mail with</p> <p>14 delivery confirmation, the best I can tell, I</p> <p>15 think this is close to Mr. Kane's number, is</p> <p>16 about \$8.15. I forgot the number you quoted</p> <p>17 for priority mail.</p> <p>18 MR. PACK: Seven.</p> <p>19 MIGUEL SALINAS: \$7.35. And I think an</p> <p>20 extra 80 cent charge for delivery confirmation.</p> <p>21 MS. PRICE: No, delivery confirmation is</p>
<p>Page 83</p> <p>1 MR. PACK: I would think they would.</p> <p>2 MR. CALLAHAN: That's what I would think.</p> <p>3 MARY KAY VERDERY: Right now they do it</p> <p>4 every year because -- previously they did it</p> <p>5 every year because our licenses expired</p> <p>6 annually. Now that it's every two years, maybe</p> <p>7 we can ask them to be on a cycle associated</p> <p>8 with the renewal.</p> <p>9 MR. PACK: That makes sense.</p> <p>10 MR. CALLAHAN: This was in place prior --</p> <p>11 this has been in place.</p> <p>12 MARY KAY VERDERY: Yes. We always</p> <p>13 required these two things to be done. The</p> <p>14 question was whether the sanitary inspection</p> <p>15 could also be done third party. But I think</p> <p>16 educating them on what needs to be done and</p> <p>17 evaluating the results of that would be more</p> <p>18 cumbersome than just allowing them to move</p> <p>19 forward since they acknowledge they have the</p> <p>20 staff to do so.</p> <p>21 MR. CALLAHAN: I would like to see every</p>	<p>Page 85</p> <p>1 free. No additional charge.</p> <p>2 MIGUEL SALINAS: So 7.35.</p> <p>3 SCOTT KANE: I mailed one the other day to</p> <p>4 a party and it was \$7.35.</p> <p>5 MIGUEL SALINAS: And the certified mail,</p> <p>6 which is what we do now, the applicant does it</p> <p>7 two times, is \$6.80 each time.</p> <p>8 MARY KAY VERDERY: It's a little bit more</p> <p>9 in cost to do but we're reducing it to one</p> <p>10 time.</p> <p>11 MS. PRICE: Fifty-five cents more but you</p> <p>12 do it half as much so you're saying seven</p> <p>13 bucks.</p> <p>14 MR. PACK: Thank you very much for that,</p> <p>15 Miguel.</p> <p>16 MARY KAY VERDERY: The next requirement,</p> <p>17 that all short term rental advertisings must be</p> <p>18 consistent with the parameters of the law,</p> <p>19 license and house rules. There is no such</p> <p>20 requirement in the current law, no special</p> <p>21 events, no fireworks, total occupancy, et</p>

Page 86	Page 88
<p>1 cetera. The Board noted that we should add a 2 provision to the code that all short term 3 rental advertising must be consistent with the 4 Talbot County Code and the house rules 5 promulgated by the code. Staff notes that we 6 understand the concern, however, some of the 7 advertising that was noted as part of this 8 really applied to the use of the property when 9 the home was not used as a short term rental.</p> <p>10 MS. PRICE: Why would they be advertising 11 if it was not used as a short term rental.</p> <p>12 MARY KAY VERDERY: It was part of a grand 13 opening event that this property was having and 14 they -- as a private home owner going to have 15 certain events at their property, which you're 16 you allowed to have up to six special events a 17 year as a private property owner. We handled 18 this through code enforcement. Some of the 19 issues that were related to the advertising in 20 general and advertising themselves as an event 21 venue when that's not what they are.</p>	<p>1 something that's going on. So we wanted to 2 make it clear that somebody should not be 3 advertising on Air BNB or VRBO in excess of 4 what the license is that we have granted. 5 That's all this is trying to do.</p> <p>6 MS. PRICE: Your microphone doesn't like 7 you. Your microphone doesn't like you.</p> <p>8 MARTHA SUSS: It keeps whistling.</p> <p>9 MR. DIVILIO: A special event, is that 10 defined by a number of people.</p> <p>11 MARY KAY VERDERY: It's not specifically 12 defined in the code. We --</p> <p>13 MR. PACK: You need a special exception 14 for it. As a home owner you can do it --</p> <p>15 MARY KAY VERDERY: You need to get a use 16 certificate to do it. And we evaluate what 17 the -- what the event is as to whether we need 18 a license or not. If you're having a large 19 Super Bowl party that's all inside the house, 20 we wouldn't require it. But if you were having 21 a wedding for your niece and you have a tent</p>
<p data-bbox="776 1058 846 1083">Page 87</p> <p>1 MR. PACK: Right.</p> <p>2 MARY KAY VERDERY: So this was handled 3 separately as a code enforcement thing. It was 4 not really specific to the short term rental 5 but just in general issues with code 6 enforcement.</p> <p>7 MS. PRICE: Can I ask Scott why this came 8 up.</p> <p>9 SCOTT KANE: I think that's a different 10 point with respect to Landon farms and what 11 we're addressing here. What we're really 12 addressing here is where somebody gets a 13 license and they go out to Air BNB or VRBO and 14 put things on the web site that are different 15 from what their license is. Somebody was kind 16 enough to send me just yesterday a list they 17 went through the applications that are out 18 there on VRBO, just one example. And there are 19 seven examples of people that had a permit for 20 instance of five bedrooms that permits to sleep 21 ten. They were advertising 12. So this is</p>	<p data-bbox="1393 1058 1463 1083">Page 89</p> <p>1 and some outside venues, then we would require 2 you to get the certificate.</p> <p>3 MS. PRICE: A balloon fest.</p> <p>4 MR. DIVILIO: I was thinking like a 5 grandfather renting a house to have family over 6 for his birthday.</p> <p>7 MR. PACK: That's not a special event.</p> <p>8 MS. O'DONNELL: Well, I mean I do want to 9 make sure it's clear. The way we currently 10 have regulated this is we have a maximum 11 occupancy on the property at any time. And 12 that maximum occupancy is based upon the number 13 of bedrooms. So if you have five bedrooms, you 14 can only have ten people on the property at any 15 one time. So if you rent a house and you have 16 ten people there, you can not have other people 17 over.</p> <p>18 MR. CALLAHAN: So a birthday party -- 19 you're having a birthday party, people can't 20 come over.</p> <p>21 MS. O'DONNELL: That's right.</p>

Page 90	Page 92
<p>1 MARY KAY VERDERY: You can have it</p> <p>2 personally but you can't have it during the</p> <p>3 rental.</p> <p>4 MR. DIVILIO: So if you're --</p> <p>5 MR. CALLAHAN: -- for either the weekend</p> <p>6 to celebrate.</p> <p>7 MR. DIVILIO: If you're coming here to</p> <p>8 visit your family for the week, you don't live</p> <p>9 here, you're renting a house and you're</p> <p>10 neighbor with your family, your family can't</p> <p>11 come over.</p> <p>12 MARY KAY VERDERY: You can go to their</p> <p>13 house but they can't come to your house.</p> <p>14 SCOTT KANE: Or the other thing is rent a</p> <p>15 house big enough to accommodate the event</p> <p>16 you're planning.</p> <p>17 MR. DIVILIO: If somebody comes up by boat</p> <p>18 and docks their boat there and four people hop</p> <p>19 off of that, and then you're all swimming in</p> <p>20 the pool you're over the number. But four</p> <p>21 people, that on a 10-acre property --</p>	<p>1 to advertise other than what they are</p> <p>2 permitted.</p> <p>3 MR. PACK: You're correct. I was trying</p> <p>4 to address what Mr. Divilio was having an issue</p> <p>5 with. But when we drafted this, we drafted it</p> <p>6 to limit it only to the people that were on the</p> <p>7 license to be on the property. Because</p> <p>8 Ms. Verdery said, we can't -- Mike doesn't have</p> <p>9 eyes and ears to be everywhere every time. To</p> <p>10 have some control over it, only people that</p> <p>11 were on the license. So if you're renting a</p> <p>12 three bedroom, two persons per room, six</p> <p>13 people, you put yourself down, your brother and</p> <p>14 his wife, your other brother and his wife,</p> <p>15 those are the six on the property. You can't</p> <p>16 bring four more people on.</p> <p>17 MS. O'DONNELL: This is also number ten on</p> <p>18 the public comment list, the issue of</p> <p>19 increasing. Lots of people commented they</p> <p>20 wanted to increase the maximum occupancies. So</p> <p>21 arguably that's a time that we can discuss this</p>
Page 91	Page 93
<p>1 SCOTT KANE: If it were a 10-acre property</p> <p>2 it would probably be no problem whatsoever.</p> <p>3 MR. DIVILIO: But it's on the bedrooms.</p> <p>4 MARY KAY VERDERY: But we can't regulate</p> <p>5 that number. It would be arbitrary to come up</p> <p>6 with a number, whether it's four extra people</p> <p>7 that can come or ten extra people that can</p> <p>8 come. It's easy for us to say you have a</p> <p>9 residence of X size that's permitted to have</p> <p>10 this number of people. Any time you come on</p> <p>11 that code enforcement for any other reason you</p> <p>12 should not exceed the occupancy of that</p> <p>13 license.</p> <p>14 MR. PACK: And it should be the people on</p> <p>15 the license to be there.</p> <p>16 MR. DIVILIO: But if you have -- people</p> <p>17 come here to vacation here to see other people.</p> <p>18 I don't understand the mentality of that.</p> <p>19 MR. LESHER: The question in front of us</p> <p>20 is not whether we should change the limit, the</p> <p>21 question in front of us is should we allow them</p>	<p>1 issue and Mr. Divilio would like to have that</p> <p>2 conversation.</p> <p>3 MR. PACK: That's fine. Ms. Verdery,</p> <p>4 getting back to the true question at hand,</p> <p>5 regarding any consistency with the property, do</p> <p>6 you think there is anything we need to add to</p> <p>7 the advertisement that's not there already.</p> <p>8 MARY KAY VERDERY: If we want to put a</p> <p>9 general statement in that you can not advertise</p> <p>10 in excess of the parameters in which your</p> <p>11 license allows you. We can add that on the</p> <p>12 license, on the application. You can make a</p> <p>13 code amendment if you feel it's necessary to</p> <p>14 say that specifically in the code. Obviously</p> <p>15 it's an enforcement issues if you do it. If</p> <p>16 they are advertising they have 12 bedrooms and</p> <p>17 only have a license that permits -- 12 people</p> <p>18 and license permits ten, that's code</p> <p>19 enforcement. We need to take care of that. So</p> <p>20 you wouldn't -- you are not allowed to do that</p> <p>21 irregardless of whether it's written in black</p>

Page 94	Page 96
<p>1 and white that you can't exceed the parameters.</p> <p>2 MR. PACK: Don't we have an outside firm</p> <p>3 monitoring our rentals. So --</p> <p>4 MIGUEL SALINAS: Well, we do now. It was</p> <p>5 STR. STR Helper. They didn't have the</p> <p>6 capability to identify someone who was</p> <p>7 advertising over their limit. My understanding</p> <p>8 is Host Compliance, which purchased STR Helper</p> <p>9 and is now converting their data over into</p> <p>10 their new web interface, will be able to do</p> <p>11 that. But I was also going to say I think code</p> <p>12 enforcement has already -- they are already</p> <p>13 enforcing -- not monitoring but they do enforce</p> <p>14 it if they are made aware there is a posting</p> <p>15 that is not consistent with what they were</p> <p>16 approved for. I think you have issued some</p> <p>17 violations for that.</p> <p>18 MIKE DUELL: That's correct, Miguel.</p> <p>19 MR. PACK: So it sounds like this may be</p> <p>20 already addressed through the new firm we have,</p> <p>21 Host Compliance, and also what Mike is doing</p>	<p>1 licensure.</p> <p>2 MR. PACK: That makes sense.</p> <p>3 MS. PRICE: Just cleaning it up, right.</p> <p>4 MARY KAY VERDERY: Right.</p> <p>5 MR. PACK: You need instruction? By show</p> <p>6 of hands to move this on. By Council.</p> <p>7 Ms. Verdery. Thank you.</p> <p>8 MARY KAY VERDERY: To clarify that the per</p> <p>9 bedroom occupancy requirement also applies to</p> <p>10 accessory dwellings that are rented. Under the</p> <p>11 code section it's not clear that the occupancy</p> <p>12 limit also applies to accessory dwellings, not</p> <p>13 just to the primary dwelling.</p> <p>14 MR. PACK: We missed this last time.</p> <p>15 MARY KAY VERDERY: Right.</p> <p>16 MR. PACK: By show of hands to move this</p> <p>17 on. Mr. Leshner, Ms. Price and myself.</p> <p>18 MARY KAY VERDERY: Next is only one lease</p> <p>19 per rental. The Board discussed adding a</p> <p>20 requirement similar to the Town of Easton</p> <p>21 requirement for one lease per rental period per</p>
<p>Page 95</p> <p>1 through enforcement.</p> <p>2 MS. PRICE: I think they are saying put it</p> <p>3 in the code now to make sure they are not.</p> <p>4 We can catch them with the new company, but</p> <p>5 adding the language, just to remind them not to</p> <p>6 do that.</p> <p>7 MR. PACK: Okay. This is already being</p> <p>8 addressed. Do you need direction.</p> <p>9 MARY KAY VERDERY: Agreement.</p> <p>10 MR. PACK: Give me a straw pole, who wants</p> <p>11 to move this on. It fails. Next.</p> <p>12 MARY KAY VERDERY: The next is to correct</p> <p>13 errors or inconsistency. The Board considered</p> <p>14 the errors and inconsistencies that were part</p> <p>15 of Bill 1314 which was allowed to lapse by the</p> <p>16 Council. This included certain things such as</p> <p>17 inserting international code council, ICC, in</p> <p>18 the inspection section. Under the terms</p> <p>19 defined, the short term rental, replace one</p> <p>20 night with three nights with a minimum stay,</p> <p>21 and under transient occupancy we struck</p>	<p>Page 97</p> <p>1 property, in effect not allowing a sublease or</p> <p>2 leases of a part of the property. The Board</p> <p>3 would ask that the code be amended to disallow</p> <p>4 more than one lease per rental period. Under</p> <p>5 chapter 190 we have similar language that</p> <p>6 prohibits the subleasing of an accessory</p> <p>7 dwelling on a parcel. We suggest that if this</p> <p>8 is supported that we add language that states a</p> <p>9 tenant shall not sublease a dwelling used for</p> <p>10 short term rental.</p> <p>11 MR. PACK: I agree with that. Ready to</p> <p>12 vote. Any comment. By show of hands to move</p> <p>13 this on. By Council. Ms. Verdery.</p> <p>14 MARY KAY VERDERY: So the next section is</p> <p>15 the recommendations that may be require further</p> <p>16 discussion or research in order to address.</p> <p>17 The first one is to add a requirement for</p> <p>18 carbon monoxide detector. Current law does not</p> <p>19 require such a detector. The Board recommended</p> <p>20 that the short term rental properties in the</p> <p>21 County be required to have a carbon monoxide</p>

Page 98	Page 100
<p>1 detector. The staff notes if this 2 recommendation is supported, the language 3 should be clear that it only applies in a 4 dwelling in accordance with the IRC versus 5 something that doesn't contain a fuel fired 6 appliance. So obviously if you don't have 7 anything --</p> <p>8 MR. PACK: Right, if it's all electric in 9 the house you don't need it.</p> <p>10 MARY KAY VERDERY: Right.</p> <p>11 MR. DIVILIO: Is that code currently for 12 residential.</p> <p>13 MARY KAY VERDERY: Yes.</p> <p>14 SCOTT KANE: The thought of the Board was 15 it's not spelled out that you need carbon 16 monoxide detector. If you go over to Lowe's, 17 you can buy a carbon monoxide detector to stick 18 up for \$40. It's relatively inexpensive and 19 good insurance. There are a number of sources 20 of carbon monoxide you can have. It can be a 21 furnace, it can be a gas stove, it can be a car</p>	<p>1 MR. PACK: I'm going to stop you right 2 there. Electric house. All electric. I 3 understand your point.</p> <p>4 MS. PRICE: The cars in the garage, a 5 carbon monoxide detector is not going to pick 6 it up if it's in the house.</p> <p>7 MR. CALLAHAN: Just to answer --</p> <p>8 BRENT GARNER: Fuel fired appliance is how 9 it's stated.</p> <p>10 MR. CALLAHAN: So when we go with the 11 code -- if the house is 10,000 square feet, how 12 are we going to require how many it's going to 13 be in there.</p> <p>14 BRENT GARNER: Under the code we're under 15 now in 2003, it's not required.</p> <p>16 MARY KAY VERDERY: If we were to do it, 17 how do we establish how many you need in the 18 home.</p> <p>19 MS. PRICE: One.</p> <p>20 BRENT GARNER: I do not know how it's 21 written in 2018 at this time. It does say --</p>
<p>Page 99</p> <p>1 left running in the garage. All these things 2 are -- happen from time to time and it's tragic 3 when something like this happens. So the 4 thought was for \$40 why not require a carbon 5 monoxide detector.</p> <p>6 MR. DIVILIO: So this is duplicate 7 legislation then if we're already requiring 8 homes with --</p> <p>9 MARY KAY VERDERY: It's a requirement for 10 new construction but it might not be in an 11 older home. They may not --</p> <p>12 BRENT GARNER: It's not required in the 13 2003.</p> <p>14 SCOTT KANE: Since we haven't adopted the 15 later code, there is no requirement, so it 16 seems pretty obvious it's an easy safety fix.</p> <p>17 MR. PACK: Only for homes that would have 18 a gas type of equipment.</p> <p>19 SCOTT KANE: Gas water heater, gas range, 20 gas fireplace.</p> <p>21 MARTHA SUSS: Propane heaters.</p>	<p>Page 101</p> <p>1 MR. CALLAHAN: So I think we could be 2 getting into a liability issue in the sense of 3 so if the house is 10,000 square feet and there 4 is a couple gas fireplaces, there is a hot -- a 5 water heater out in the garage and they are all 6 over the place, do you put one or do you put 7 six.</p> <p>8 MR. PACK: Brett.</p> <p>9 BRENT GARNER: I would have to research 10 that in the 2018 code. But I can tell you 11 this. In the 2018 code, if you have more than 12 one carbon monoxide detector, they have to be 13 interconnected. But that can be done.</p> <p>14 MR. CALLAHAN: I think more research needs 15 to be done.</p> <p>16 MS. PRICE: I think we can move it on and 17 they can do that. I think we should rely on 18 you to say even though we haven't yet adopted 19 the 2018 code in general, and I would like to 20 talk about that at some point for the short 21 term rentals and getting beyond 2003, but for</p>

Page 102	Page 104
<p>1 this purpose that whatever is required for 2 carbon monoxide detectors in the 2018 code that 3 we follow that. So I think for today's 4 purposes we could move it forward and by the 5 time we get to legislation you'll have figured 6 it out.</p> <p>7 MR. CALLAHAN: I would be careful and 8 disagree with you. Because if we move forward 9 with this, he could tell us in a 10,000 square 10 foot house that's 50, 60 years old that it 11 needs to be hard wired and that could cost 12 thousands of dollars.</p> <p>13 MR. PACK: All we're doing --</p> <p>14 MR. CALLAHAN: I'm just saying.</p> <p>15 MR. PACK: To your point, all we're doing 16 tonight is just moving it over so that Brent 17 can start drafting the language. Once it comes 18 back for us in legislative session and we vote 19 for it, if that's the case, then --</p> <p>20 MS. PRICE: Again, people are making money 21 from these homes, it's a cost of doing</p>	<p>1 hearing. The Board noted it's the Board 2 preference for the owner to be at the hearing 3 unless there are special circumstances. The 4 Board had one case where an elderly owner lived 5 overseas and could only obtain Visas to be in 6 the country for limited periods for example. 7 The Board asked that the rule of procedures be 8 amended to require an owner to be present but 9 in the event of unusual circumstances allow 10 such appearances to be via telephone, or only 11 in extenuated circumstances for the person to 12 be represented by the resident agent so long as 13 the resident agent is fully able to answer 14 questions related to the property and the owner 15 understands that the agent's statements in 16 response to the questions by the Board are 17 binding upon the owner. It is the preference 18 of the -- this is the preference of the Board 19 with the submittal of the written 20 correspondence. The planning office allows an 21 agent to represent the property owner at all</p>
<p>1 business.</p> <p>2 MR. CALLAHAN: That's not our problem.</p> <p>3 MS. PRICE: Yes, it is our problem.</p> <p>4 MR. CALLAHAN: No, it's not. That's not 5 our business. That's not our business what 6 they make.</p> <p>7 MS. PRICE: There are a lot of other 8 requirements that cost money.</p> <p>9 MR. PACK: Let's move on. I'm going to 10 call for a straw vote to move this item on. 11 And then once the language is drafted, we can 12 take that up at another time. Just to move 13 this one to require the carbon monoxide in 14 those fuel fired appliances. By show of hands, 15 please. By all except Mr. Callahan.</p> <p>16 MARY KAY VERDERY: The next is to require 17 the owner to be present at new application 18 hearings. It is not clear under the Board 19 rules of procedure if owners are required to be 20 present at a board hearing or if they may be 21 represented by their resident agent at such</p>	<p>1 other board and committee meetings.</p> <p>2 MR. PACK: And that agent should be 3 allowed to represent the home owner. If you go 4 back to our definition of resident agent that 5 we just voted to move on, it says the person 6 authorized in writing by the property owner to 7 represent and act for the property owner in 8 context with STR renters, County employees, 9 committees, board, commissions. So the 10 definition of that resident agent that we just 11 went ahead and passed on, as long as he has it 12 in writing gives him the right or her the right 13 to stand in front of any board or commission. 14 So I think this would basically be a reversal 15 on ourselves on what we just agreed to do.</p> <p>16 MS. PRICE: So I disagree. I think for an 17 initial appearance we're getting more and more 18 people who have no vested interest in Talbot 19 County. I mean I read a letter about an 20 example of somebody who basically has never 21 been here. And it gives an opportunity for</p>

<p style="text-align: right;">Page 106</p> <p>1 them to -- not just us to know them but for 2 them to know who their neighbors are. And it 3 is a one-time appearance. And, again, in 4 extenuating circumstances, by phone or 5 whatever, that's fine. But in general if 6 you've just bought a property and you are not a 7 resident of Talbot County -- if you're a 8 resident it's easy, if you live in the state 9 it's pretty easy. I think it's a one-time 10 courtesy to the neighbors that the property 11 owner absolutely, if at all possible, should 12 come for the initial application. After that 13 if they want to move every other decision on to 14 the resident agent, I think that's fine. But 15 we're getting more and more people buying these 16 things just as an investment and they're not 17 invested in Talbot County. I think this is the 18 one opportunity we have for them to see what 19 they bought and what the neighbors are like. 20 And I think it's important as a one-time 21 courtesy for them to come in if at all</p>	<p style="text-align: right;">Page 108</p> <p>1 MR. PACK: If they have given their 2 resident agent written authority to act on 3 their behalf, they have to trust that person is 4 going to convey their wishes and feelings to 5 the Board and make those decisions that -- 6 MS. PRICE: You're asking for permission 7 for the first time. I think they can be here. 8 MR. PACK: The resident agent, if he has 9 it in writing, he can represent the home owner 10 adequately. 11 MS. PRICE: It's also the recommendation 12 of the Board. 13 MR. PACK: They made several 14 recommendations. 15 MS. PRICE: So tell us why you made that 16 recommendation. 17 SCOTT KANE: Sure, I would like to talk 18 about that. This has been a good discussion. 19 The point that the Board was making was 20 different on three points. One is when -- we 21 find that when someone appears in person they</p>
<p style="text-align: right;">Page 107</p> <p>1 possible. 2 MR. DIVILIO: I would imagine that most of 3 them have seen it before they bought it. 4 MR. PACK: I would hope so. 5 MS. PRICE: But they haven't met the 6 neighbors. 7 MR. DIVILIO: They're buying a property in 8 the community. I don't know -- there is -- 9 most people know, if they are going in front of 10 a board or a Government agency, they are going 11 to hire an attorney to run it for them and be 12 there for them. So I have full faith in the 13 resident agent, if they are the ones who are 14 maintaining the property -- 15 MS. PRICE: Mr. Divilio, if there are 16 objections in front of the Short Term Rental 17 Review Board, they are to hear it themselves 18 and may have a different understanding when 19 they hear it themselves, as opposed to just 20 giving it to their attorney or their property 21 manager.</p>	<p style="text-align: right;">Page 109</p> <p>1 are able to answer our questions, some of which 2 may be not anticipated before they would 3 appear. So if you get asked a question, you 4 get a direct answer from the owner. That's 5 proved to be much more effective. 6 MR. PACK: Let me jump in. As long as the 7 question is being asked that's pertinent to the 8 application, I think the resident agent can 9 answer any questions pertinent to the 10 application. If the question is far afield, 11 perhaps the resident agent can't answer it. So 12 a lot of it has to do with what's being asked 13 of the agent to answer. 14 MS. PRICE: Can he finish his points. 15 MR. PACK: If he's answering questions 16 pertaining to the application, I think he can 17 answer anything you need to ask him. 18 MR. DIVILIO: The application should be 19 written in a way that the resident agent can 20 answer it and you guys can gather the 21 information. If there is something missing</p>

<p style="text-align: right;">Page 110</p> <p>1 from the application that you guys have to 2 consistently ask every applicant, we need to 3 know that so we can get the paperwork updated. 4 Otherwise if we're allowing the resident agent 5 to be able to handle that, they should be able 6 to answer every question that's pertinent to 7 that application. 8 MR. PACK: I'm going to ask for a straw 9 vote -- 10 MS. PRICE: Hang on. He had two more 11 points. 12 SCOTT KANE: I don't want to get into an 13 argument about this. I mean this the point of 14 view that came up. Point number two, what 15 happened is we found that we would get into a 16 presentation by the applicant and there would 17 be rebuttal, we always had rebuttal. And there 18 are situations where the neighbors, within a 19 thousand feet, had a suggestion to make of the 20 applicant. Use of a private road in one case 21 just last time that we met. The neighbor</p>	<p style="text-align: right;">Page 112</p> <p>1 comes in and says, "well, gee, I had these 2 people running all over our roads and running 3 my kids off the road", et cetera. We had no 4 idea of it. It was the owner on the ground -- 5 the neighbor who let us know what these people 6 were doing. They were represented by a very 7 big operation in this County who made no 8 statement to us that, oh, we've been renting 9 this thing from January 1. It is now June. 10 That's the kind of thing that the owners can 11 come in and tell us, that you've got some 12 sleazeballs. I'm very much in favor of this 13 because I see this whole thing as coming down 14 that you got about four firms in this County 15 that control about 80 percent of the business 16 as we see it. 17 MS. PRICE: One that's not even in this 18 County any more. 19 JOHN HALL: And this is a business to 20 them, they don't give a hoot about the 21 neighbors.</p>
<p style="text-align: right;">Page 111</p> <p>1 across the way said we really would prefer if 2 there were no hunting on this property. And 3 the owner stood up and said "we don't want any 4 hunting there either." So it was very easily 5 resolve because the owner was there with the 6 people that were making the suggesting and 7 everybody agreed. And we had that three or 8 four times by virtue of having the owner there 9 that brokered a favorable outcome within the 10 hearing. So that would be my second point. 11 MR. DIVILIO: What type of rebuttal would 12 you see from the public that would prevent an 13 applicant that is complete from getting their 14 license. 15 SCOTT KANE: None whatsoever. 16 JOHN HALL: Yes, there are. Sometimes we 17 had one where they had a -- apparently they 18 were hosting a bicycle location for the Iron 19 Man whatever. We had no idea. They didn't 20 have a license. But they were holding this 21 thing. They came in the next week. The owner</p>	<p style="text-align: right;">Page 113</p> <p>1 MR. PACK: Jack, respectfully. If they 2 are not operating within the guidelines of 3 their license, that's when we come and enforce 4 it. That has nothing -- let me finish. That 5 has nothing to do with answering questions in 6 front of you during the application period. 7 Sure, they can answer every question correctly 8 in front and you and then go off and do what 9 you just indicated and let bikers come in and 10 use the house as a midway point for a bike 11 race. That's not what on the application. So, 12 yes, will people do things that they are not 13 supposed to do. Absolutely. I think that's 14 where enforcement comes in. What we're talking 15 about here is whether or not the resident agent 16 can answer questions appropriately on the 17 application in front of you, not whether or not 18 the person went to get in the house and are 19 doing things inappropriately. 20 JOHN HALL: I was answering Mr. Divilio's 21 question of what possible rebuttal would a</p>

Page 114	Page 116
<p>1 neighbor have. And that is to keep them 2 honest. I don't like the professionalism with 3 which you are saying is good for this type of a 4 thing. This is people living next to them. I 5 will never have one of these living next to me 6 because I live in town. So I've got a break. 7 But there are people out there having to put up 8 with basically businesses being run next door. 9 And you're saying they don't even have to come 10 down here and say to us, this is why you should 11 give us this.</p> <p>12 MS. PRICE: I think they owe it to the 13 neighbors if that's what they are going to do, 14 they are going to make money from this 15 endeavor, that the least they can do is to show 16 up one time and see those neighbors face to 17 face if there is a problem. If everything is 18 hunky dory after that, no problem. We're 19 getting these -- Jack is absolutely right, the 20 biggest vacation rental company has now been 21 bought out by somebody that runs a whole bunch</p>	<p>1 MR. DIVILIO: How do you know that? 2 AUDIENCE: We don't know that? 3 MS. PRICE: Yes, we do know that. 4 MR. DIVILIO: How? 5 MS. PRICE: We're not -- I'm just -- 6 MR. PACK: I'm going to call the vote. We 7 are going to be quiet. I'll call the vote. A 8 show of hands -- 9 MS. PRICE: I have a right to finish my 10 point, Mr. Pack. 11 MR. PACK: This is becoming very 12 contentious. We understand your point. 13 MS. PRICE: I'm going to finish my 14 sentence. 15 MR. PACK: As we said before, we want to 16 move the process along. Yes, Scott, one more 17 point. Go ahead. 18 SCOTT KANE: There were really three 19 points as to why it would be important to do 20 that. Really the third point is when the Board 21 makes a decision about we want to provide a</p>
<p>Page 115</p> <p>1 of vacation rentals in Ocean City and Delaware 2 beaches and all that. They are not going to 3 care and they are not going to answer the 4 questions the same way. They can answer the 5 crossing the I's and dotting the T's and all 6 that.</p> <p>7 MR. DIVILIO: That's all the application 8 is.</p> <p>9 MR. PACK: That's what they are there to 10 do.</p> <p>11 MS. PRICE: But if an owner --</p> <p>12 MR. PACK: That's what they are there to 13 do, answer questions on the application.</p> <p>14 MS. PRICE: I'm going to make one more 15 point and then we're going to be quiet.</p> <p>16 MR. PACK: If no one else has any 17 comments, then yes.</p> <p>18 MS. PRICE: More and more -- I'm going to 19 repeat myself. More and more people are simply 20 buying these as an investment, they don't 21 really care about --</p>	<p>Page 117</p> <p>1 restriction on the property, we've had 2 occasions where the resident agent did not 3 understand what we were saying and asked us to 4 repeat it and write it down. We weren't sure 5 that that resident agent understood what the 6 restriction was and we weren't sure that 7 resident agent would carry it back then to the 8 owner. It just seems like a fairly simple 9 thing to require the owner to show up once so 10 we can have a constructive dialogue is all 11 we're asking.</p> <p>12 MR. PACK: If he or she is a professional, 13 Scott, and they are getting -- and it's a 14 reasonable request, and it's a reasonable 15 request, I'm sure they are capable of taking 16 that back to the owner to give a decision on 17 it. Or if the owner has given them the 18 latitude to make any decision, then they could 19 probably answer it right there, as long as it's 20 something within reason.</p> <p>21 SCOTT KANE: I'm simply pointing out on a</p>

Page 118	Page 120
<p>1 couple of occasions we found that that was not 2 the case.</p> <p>3 MS. PRICE: Interesting that we're going 4 against one of our board's recommendations. We 5 don't usually do that. So I disagree.</p> <p>6 MR. PACK: Give me a show of hands to move 7 this forward. By Mr. Leshner and Ms. Price. 8 Fails two to three. Next page, next item.</p> <p>9 MARY KAY VERDERY: The next one is a 10 complete application. In February the Board 11 voted that they would not consider an 12 application until the applicant has completed 13 all inspections, and that even if there are 14 still deficiencies after the application. The 15 Board recommends that the rules of procedures 16 be amended to reflect this position. And in 17 the standard for submittal it should be clear 18 to the applicant and be included in the code.</p> <p>19 MR. PACK: Didn't we just talk about this. 20 Didn't we just go over this.</p> <p>21 MARY KAY VERDERY: We talked about it</p>	<p>1 was okay with it before, I'm okay with it now, 2 I just think we already covered this. But I 3 might be wrong.</p> <p>4 MS. PRICE: We had incomplete applications 5 come before you, is that correct.</p> <p>6 MARTHA SUSS: Yes.</p> <p>7 MS. PRICE: Now you just want to clear 8 that up and make sure it's written and the 9 applicant understands it must be complete.</p> <p>10 SCOTT KANE: That's it. You got it.</p> <p>11 MR. CALLAHAN: But they can start the 12 process, that's the whole point.</p> <p>13 MARY KAY VERDERY: They can.</p> <p>14 MR. CALLAHAN: They can start the process 15 but it has to be complete before it comes to 16 you to approve it.</p> <p>17 SCOTT KANE: Exactly.</p> <p>18 MS. PRICE: Good.</p> <p>19 MR. LESHNER: That's good.</p> <p>20 MR. PACK: Was good with it before, so I'm 21 good with it now.</p>
<p>Page 119</p> <p>1 relating to something else, but it was not on 2 whether a complete application actually 3 requires all of the inspections.</p> <p>4 MR. PACK: And I said -- you all shot me 5 down it didn't. I said does the inspection 6 need to be in the application to be considered 7 complete.</p> <p>8 MS. PRICE: This is before --</p> <p>9 MARY KAY VERDERY: Before going to the 10 board versus going -- being submitted to the 11 planning department.</p> <p>12 MR. PACK: In order to be docketed. 13 That's what I was saying. In order to be 14 docketed the inspections had to be there.</p> <p>15 MS. PRICE: You can start an 16 application --</p> <p>17 MR. PACK: Number nine speaks to this. If 18 you go back to number nine, it already speaks 19 to this.</p> <p>20 MS. PRICE: No, it doesn't.</p> <p>21 MR. PACK: We talked about this. I mean I</p>	<p>Page 121</p> <p>1 MR. CALLAHAN: You're on a role now.</p> <p>2 MR. PACK: All hands to move this forward. 3 By Council.</p> <p>4 MARY KAY VERDERY: Twenty-four had several 5 different recommendations that I think I'll 6 allow the Council to decide which of those they 7 would like to discuss and move forward.</p> <p>8 MR. LESHNER: Mr. Pack.</p> <p>9 MR. PACK: Yes.</p> <p>10 MR. LESHNER: I think these are more 11 involved. I would move that we -- the items 12 that we've taken a straw pole on, up to this 13 point in the meeting, that we advance those to 14 our Office of Law to draft legislation, and 15 that we schedule a second workshop to deal with 16 these more involved issues and that we wrap 17 things up since the hour is getting late.</p> <p>18 MR. PACK: Well, I'll go ahead and allow 19 your motion to be seconded if someone wishes.</p> <p>20 MS. PRICE: I'll second that. I think 21 otherwise we'll be here another three hours and</p>

Page 122	Page 124
<p>1 still won't get through.</p> <p>2 MR. PACK: I think we can get this wrapped</p> <p>3 up.</p> <p>4 MR. CALLAHAN: I've got one motion here</p> <p>5 that I feel like I didn't understand it and I</p> <p>6 want to change my vote.</p> <p>7 MR. PACK: Where. Before you go into</p> <p>8 that.</p> <p>9 MR. CALLAHAN: It's one little thing.</p> <p>10 MR. PACK: We have how many more items,</p> <p>11 one, two, three, four. I don't want to do</p> <p>12 another work session if we don't have to. We</p> <p>13 have got five items to do.</p> <p>14 MARY KAY VERDERY: And then any public.</p> <p>15 MS. O'DONNELL: The public comment is</p> <p>16 numbers one through number 15, 16, 17, if you</p> <p>17 choose to talk about it. The rest of these</p> <p>18 should be, if Council wants to pull up the</p> <p>19 discussion.</p> <p>20 MR. PACK: Why don't we try to push</p> <p>21 through these five in about 20 or 30 minutes.</p>	<p>1 MR. CALLAHAN: There was one thing I just</p> <p>2 want to put on the record. On the one to</p> <p>3 maintain a list of the STR violations, I want</p> <p>4 to change my vote on that.</p> <p>5 MARTHA SUSS: What number was that.</p> <p>6 MR. CALLAHAN: That was number 17.</p> <p>7 MR. PACK: From zero to five.</p> <p>8 MARTHA SUSS: Number 17.</p> <p>9 MR. CALLAHAN: Yeah.</p> <p>10 MR. PACK: So we're going to adjourn now.</p> <p>11 Pick this up at a later date.</p> <p>12 SCOTT KANE: If I might, one thing that I</p> <p>13 didn't notice was the issue of safety egress</p> <p>14 that we made a recommendation on.</p> <p>15 MR. PACK: Which page is it on?</p> <p>16 MR. DIVILIO: Yeah, that we didn't --</p> <p>17 those are the last --</p> <p>18 MR. CALLAHAN: Last ones.</p> <p>19 MR. PACK: They voted to end it here, so</p> <p>20 we're going to stop here.</p> <p>21 SCOTT KANE: That one was the first.</p>
<p>Page 123</p> <p>1 I think we can.</p> <p>2 MS. O'DONNELL: But there is a motion and</p> <p>3 second.</p> <p>4 MR. PACK: Motion and second to terminate</p> <p>5 now at ten of 7:00.</p> <p>6 MS. PRICE: We were scheduled until 6:00.</p> <p>7 MR. LESHER: We're 50 minutes over</p> <p>8 already.</p> <p>9 MS. PRICE: And this is --</p> <p>10 MR. PACK: We have a motion and a second.</p> <p>11 MR. LESHER: With all due respect, my wife</p> <p>12 is out of town.</p> <p>13 MR. PACK: I understand. Ms. Verdery,</p> <p>14 call the vote, please. I won't have you do</p> <p>15 that. I would ask for a show of hands. So</p> <p>16 used to going through Ms. Moran. By show of</p> <p>17 hands to terminate now.</p> <p>18 MR. DIVILIO: For Pete.</p> <p>19 MR. PACK: Okay. So we will cease now and</p> <p>20 pick up these last five items at a later date.</p> <p>21 MR. DIVILIO: Do we want to address --</p>	<p>Page 125</p> <p>1 MR. CALLAHAN: 24D.</p> <p>2 MR. PACK: 24D, yeah.</p> <p>3 SCOTT KANE: Okay. We can take that up at</p> <p>4 a later date. But there is an issue of safety</p> <p>5 where people are questioning waivers and that's</p> <p>6 been a controversy.</p> <p>7 MR. PACK: Pick it up at a later date</p> <p>8 unfortunately.</p> <p>9 MS. PRICE: Legislation will be next month</p> <p>10 so I think we can try to work through that and</p> <p>11 come up with some, you know, one-on-one</p> <p>12 conversations. And then during the public</p> <p>13 hearing process I think we can pick that up. I</p> <p>14 agree, it needs to be addressed absolutely.</p> <p>15 MR. PACK: We will take it up.</p> <p>16 MS. O'DONNELL: We're still in session,</p> <p>17 please be quiet.</p> <p>18 JOHN HALL: -- items A, B, C, and D, I</p> <p>19 don't know that we would contribute anything by</p> <p>20 being here. We're already hands off.</p> <p>21 MS. PRICE: That may be more appropriate</p>

Page 126

1 for the public hearing process.

2 MR. PACK: I'm sorry, what did you say.

3 JOHN HALL: I'm not sure you need me here

4 for the policy issues. Because we have already

5 squared off. This is -- we're not elected

6 officials, we don't make the decision.

7 MARY KAY VERDERY: You're talking about

8 the next portion.

9 MR. PACK: You're certainly welcome to

10 attend if you feel you're not needed. I beg to

11 differ though. But you're certainly welcome if

12 you can. No one is compelled.

13 MARTHA SUSS: You're talking about the

14 last part of this.

15 MR. CALLAHAN: And jack --

16 SCOTT KANE: We haven't discussed it and

17 we haven't taken a vote, so I think --

18 MR. CALLAHAN: I think we need all of you,

19 Jack. I tell you, if we're making code

20 enforcement legislation and we're -- we need to

21 enforce something or not enforce something, I

Page 127

1 think you need to know what we're doing and I

2 think we need your input too.

3 MARY KAY VERDERY: I think in addition to

4 those that are listed there is also some public

5 comments you may want to bring up that they

6 haven't voted on yet. So we might want your

7 input associated with those public comments.

8 MS. PRICE: Do you have a list of the

9 public comments.

10 JOHN HALL: Oh, sure.

11 MS. PRICE: I would hope you could take a

12 look at this over the next couple of weeks and

13 give those some thoughts so we can ask you your

14 opinion on some of those public comments.

15 SCOTT KANE: That's your direction to the

16 board that we should consider, take a vote on

17 them.

18 MR. PACK: No, just to be here. Should be

19 here.

20 MS. PRICE: Might want to pick your brain

21 and ask your opinion.

Page 128

1 MR. PACK: We are adjourned. Thank you.

2 (Work session concluded at 7:00 p.m.)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

Page 129

1 STATE OF MARYLAND

2 I, David Corbin, a Notary Public in and

3 for the State of Maryland, do hereby certify

4 that the within named, JOINT WORK SESSION,

5 personally appeared before me at the time and

6 place herein set according to law.

7 I further certify that the work session

8 was recorded stenographically by me and then

9 transcribed from my stenographic notes to the

10 within printed matter by means of

11 computer-assisted transcription in a true and

12 accurate manner.

13 I further certify that the stipulations

14 contained herein were entered into by counsel

15 in my presence.

16 I further certify that I am not of counsel

17 to any of the parties, not an employee of

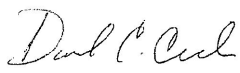
18 counsel, nor related to any of the parties, nor

19 in any way interested in the outcome of this

20 action.

21 AS WITNESS my hand this 23rd day of

December, 2019.



David C. Corbin
Notary Public

My Commission Expires: November 13, 2023

1	23rd 129:13	able 18:8 25:7,14	97:8,17
1 112:9	24 4:13 6:14	29:7 31:10 47:11	added 14:12,18
10 90:21 91:1	24/7 14:15,19 15:2	51:17 65:1 71:21	adding 95:5 96:19
10,000 100:11	15:7,18	79:1 94:10 104:13	addition 79:4
101:3 102:9	24d 125:1,2	109:1 110:5,5	80:14 127:3
11 68:3 77:19	27 4:12	absent 38:14	additional 2:9 5:8
84:11	28 4:13	absolutely 32:3	12:7 56:19 80:13
11th 8:16	2:00 15:21 16:2	106:11 113:13	80:16 81:11 85:1
12 52:2 68:3 87:21	3	114:19 125:14	address 12:14
93:16,17	3.95 68:14	abut 58:8,9	15:5 16:10 24:19
13 129:20	30 28:11 44:21	abuts 59:19	29:10,11 30:17
1314 95:15	47:9 64:13 122:21	accept 17:18 76:1	31:8,13 53:19
15 8:18 41:12	300 74:21	accepted 28:21	62:7 92:4 97:16
48:12 49:1,15,19	4	51:13	123:21
50:13 62:19 63:21	40 9:17 98:18 99:4	access 17:1 18:8	addressed 16:7,8
122:16	45 70:9 75:21	18:11 20:14 25:14	58:21 71:11 94:20
1500 59:13	5	58:13,16 62:10	95:8 125:14
16 122:16	50 8:19 102:10	accessory 96:10	addressing 87:11
17 122:16 124:6,8	123:7	96:12 97:6	87:12
18 1:8	5:00 1:8	accommodate	adequately 108:10
18021 129:16	6	90:15	adjourn 124:10
190 45:2 97:5	6.80 85:7	accomplished	adjourned 128:1
190-33.20 45:6	6.80. 84:13	42:8 48:15	adopted 99:14
190-33.20c9 76:16	60 9:16 51:15	accurate 129:7	101:18
190-3320c 77:19	102:10	acknowledge	adult 65:16
190-63.2c 76:13	6:00 123:6	83:19	advance 64:15
190-632f1 58:19	7	acknowledges	70:17 73:1 121:13
2	7	66:15	advanced 62:16
20 4:13 40:4	7 68:18	acre 90:21 91:1	71:21
122:21	7.35. 84:19 85:2,4	act 17:17 18:2	advertise 92:1
2003 99:13 100:15	7.95. 68:14	19:2 46:3 58:1	93:9
101:21	7:00 123:5 128:2	72:2 105:7 108:2	advertisement
2018 100:21	8	acted 19:3	93:7
101:10,11,19	8 68:3	action 5:11 20:12	advertising 86:3,7
102:2	8.15. 84:16	20:19 25:16 28:1	86:10,19,20 87:21
2019 1:8 21:11	80 84:20 112:15	37:16 40:1 129:12	88:3 93:16 94:7
129:14	9	active 30:7 31:9	advertisings 85:17
2023 129:20	96 8:21	actual 3:9 27:5	advised 57:3
20th 9:20	a	48:19	advisory 2:6,8
21 61:21 62:17	ability 19:8 72:2	add 10:18 11:2	affect 44:1,3
63:4 64:1	74:18	16:14 21:1 29:17	afield 109:10
215 7:9,13		37:5 42:5 43:16	afraid 52:9
		45:1,17 46:15	agency 107:10
		48:8 86:1 93:6,11	

<p>agent 14:15 15:10 29:12 30:18,21 31:16 32:3,6,10 44:16,17,20 45:2 45:3,9,12,16 46:1 47:5 48:3,5,7,10 48:14 103:21 104:12,13,21 105:2,4,10 106:14 107:13 108:2,8 109:8,11,13,19 110:4 113:15 117:2,5,7</p> <p>agent's 104:15</p> <p>agents 31:19 38:11</p> <p>ago 2:7,11 59:5</p> <p>agree 19:5 30:9 57:12 62:11,16 66:5 70:10 71:15 97:11 125:14</p> <p>agreed 105:15 111:7</p> <p>agreement 45:14 55:6 78:10 95:9</p> <p>agrees 78:5</p> <p>ahead 2:2 51:6 105:11 116:17 121:18</p> <p>air 37:7 87:13 88:3</p> <p>alerted 64:6</p> <p>allow 43:16 70:2 72:14 74:12 75:12 76:16 77:11 91:21 104:9 121:6,18</p> <p>allowed 28:12 70:6 72:11 76:12 76:19 86:16 93:20 95:15 105:3</p> <p>allowing 83:18 97:1 110:4</p> <p>allows 44:19 66:2 70:17 75:2 79:4,9</p>	<p>81:11 93:11 104:20</p> <p>ambiguous 74:6 74:17</p> <p>amend 46:15</p> <p>amended 14:11 15:5 58:12 78:16 97:3 104:8 118:16</p> <p>amending 4:19 78:2</p> <p>amendment 4:21 5:2,8 48:15,16 58:20 70:10 76:20 93:13</p> <p>amendments 78:10</p> <p>american 45:19</p> <p>amount 5:5 20:9 20:10</p> <p>ample 79:15 81:4</p> <p>ann 78:7 84:2</p> <p>annually 80:6,19 82:4 83:6</p> <p>anonymous 16:16 17:6,9,18,19</p> <p>anonymously 17:13,20</p> <p>answer 25:10 65:6 68:12 100:7 104:13 109:1,4,9 109:11,13,17,20 110:6 113:7,16 115:3,4,13 117:19</p> <p>answering 109:15 113:5,20</p> <p>anticipated 109:2</p> <p>anyway 70:15 75:12</p> <p>apa 45:18</p> <p>apparently 111:17</p> <p>appear 34:18 35:8 35:20 109:3</p> <p>appearance 105:17 106:3</p>	<p>appearances 104:10</p> <p>appeared 129:3</p> <p>appears 108:21</p> <p>appliance 98:6 100:8</p> <p>appliances 103:14</p> <p>applicant 28:8 34:3 36:8 44:19 58:12 85:6 110:2 110:16,20 111:13 118:12,18 120:9</p> <p>applicants 14:21 41:1,2 55:3</p> <p>application 4:19 9:7 22:8 28:18 30:5 34:5 35:8 36:5 40:2,9 41:16 41:19 43:6 44:3 48:16,18 51:7,9 52:18 53:4 56:3 56:21 57:6,20 58:10,11,18,21 61:15,16,17 62:4 63:9,13 64:6,10 65:14 70:3,5,7,9 71:2,3,16 72:3,6 73:5,6,12,13,17 73:19 74:10,13,18 80:9,11 93:12 103:17 106:12 109:8,10,16,18 110:1,7 113:6,11 113:17 115:7,13 118:10,12,14 119:2,6,16</p> <p>applications 8:20 39:21 41:8 42:17 51:11,12,17 52:1 52:17 53:6 55:7 60:5 62:6,8 76:1 76:12 77:20 87:17 120:4</p>	<p>applied 86:8</p> <p>applies 5:17 96:9 96:12 98:3</p> <p>apply 55:5 57:7 70:3</p> <p>applying 54:3</p> <p>appreciate 10:6</p> <p>appropriate 31:14 44:14 52:7 125:21</p> <p>appropriately 113:16</p> <p>approve 55:20 120:16</p> <p>approved 8:21 28:18 75:2 94:16</p> <p>approximately 8:19</p> <p>arbitrary 91:5</p> <p>arguably 92:21</p> <p>argument 110:13</p> <p>asked 2:8 9:12 28:7 62:4 64:9 104:7 109:3,7,12 117:3</p> <p>asking 26:8,9 36:18 62:5 66:20 108:6 117:11</p> <p>asks 17:21</p> <p>aspect 61:8</p> <p>assisted 129:7</p> <p>associated 5:20 6:11 19:4 24:17 31:12 42:10 62:7 81:12 83:7 127:7</p> <p>association 45:19</p> <p>assume 12:21 32:1</p> <p>assuming 35:17</p> <p>attached 40:7</p> <p>attend 7:11 126:10</p> <p>attorney 107:11 107:20</p> <p>attorney's 7:17</p>
--	---	---	--

audience 47:14 116:2 august 9:16 14:10 51:13 authority 108:2 authorized 46:2 105:6 automatically 15:10,20 available 19:1,18 27:1 32:20 33:1 55:7 aware 2:7 11:16 11:21 12:1,19 13:5 63:20 64:3 94:14 awkward 61:8	89:13 91:3 93:16 beg 126:10 beginning 59:15 67:9 75:16 behalf 108:3 believe 28:2 43:2 52:14 68:12 belongs 5:11 benefit 62:17 best 84:14 better 12:5 16:18 72:3 beyond 101:21 bicycle 111:18 big 53:11 60:16 90:15 112:7 biggest 114:20 bike 113:10 bikers 113:9 bill 95:15 binding 104:17 birthday 89:6,18 89:19 bit 63:4 68:15 69:9 85:8 black 93:21 bnb 37:7 87:13 88:3 board 1:5,17 2:6,8 2:10,15,20 3:20 4:1,11,15 5:15,21 6:3,13,18 7:1,8,12 7:21 8:14 10:1,11 10:17 13:9 14:10 14:17 18:8,17,18 26:3 28:7 29:7,14 29:18,21 30:10 39:20 40:2 41:3,4 41:9 42:16,21 45:1,14 46:16 48:8 51:16 53:1 53:14 56:20 58:10 61:18,19 62:1,4 63:7 65:18,20	69:21 70:6 71:3 74:14 75:9,14,15 78:1 86:1 95:13 96:19 97:2,19 98:14 103:18,20 104:1,1,4,7,16,18 105:1,9,13 107:10 107:17 108:5,12 108:19 116:20 118:10,15 119:10 127:16 board's 46:14 118:4 boards 46:5 boat 90:17,18 book 40:5 bother 37:8 bothered 23:17 46:9 bottleneck 54:2 bottlenecked 54:8 bought 42:2 106:6 106:19 107:3 114:21 bowl 88:19 box 34:5 46:12 brain 127:20 break 114:6 brent 99:12 100:8 100:14,20 101:9 102:16 brett 101:8 brief 5:4 bring 3:15 92:16 127:5 bringing 49:6 broad 21:10 brochure 27:1,4 broke 5:19 broken 4:16 5:12 brokered 111:9 brother 92:13,14 bucks 85:13	bugs 54:15 building 34:7 53:17 54:4 71:5 76:18,21 80:10,13 bunch 114:21 burden 55:4 business 8:5 32:19 37:10 50:9 103:1 103:5,5 112:15,19 businesses 114:8 buy 98:17 buying 106:15 107:7 115:20
b			c
b 4:13 125:18 back 2:20 10:8 27:14 30:14 37:11 52:21 57:19 75:20 80:16 84:12 93:4 102:18 105:4 117:7,16 119:18 backed 53:15 bacteria 78:16 bacterial 78:14 79:7 bait 65:8 balanced 9:10 balloon 89:3 bar 66:17 based 89:12 basically 78:9 105:14,20 114:8 basis 44:2 80:21 bay 7:9,14 beaches 115:2 becoming 116:11 bedroom 92:12 96:9 bedrooms 80:16 80:17 87:20 89:13			c 4:13 125:18 129:17 cahoon 30:4 37:19 call 15:18 50:3,7 68:21 103:10 116:6,7 123:14 callahan 1:15 19:14 25:16 36:16 40:10,21 50:16 54:18,21 57:12,21 58:2 59:8 61:12 69:17 71:13 75:14 76:5 82:2 83:2,10 83:21 84:4 89:18 90:5 100:7,10 101:1,14 102:7,14 103:2,4,15 120:11 120:14 121:1 122:4,9 124:1,6,9 124:18 125:1 126:15,18 called 10:21 calls 47:3 campaign 40:12 cane 63:18 capabilities 29:15 capability 94:6 capable 117:15 capacity 54:11

<p>car 98:21 carbon 97:18,21 98:15,17,20 99:4 100:5 101:12 102:2 103:13 card 67:19 care 4:18 16:13 76:6 93:19 115:3 115:21 careful 102:7 carrier 65:16 66:16 67:1 carry 117:7 cars 100:4 case 30:21 57:10 60:6 102:19 104:4 110:20 118:2 catch 95:4 categories 4:16 5:13,19 category 4:17 5:10 44:13 caused 53:11,15 cease 45:12 123:19 celebrate 90:6 cent 84:20 center 1:11 cents 85:11 certain 11:14 29:8 30:9,10 43:4 47:6 61:18 78:10 86:15 95:16 certainly 11:2 19:5 20:8 126:9 126:11 certificate 88:16 89:2 certification 78:7 certified 65:15,18 68:11,13,17 76:19 77:1 84:12,13 85:5</p>	<p>certify 129:2,5,8 129:10 cetera 86:1 112:3 chair 7:20 chance 14:4 52:11 change 4:18 39:17 48:2,4 59:5 61:19 63:1 64:11 65:9 67:7 74:12 78:5 80:9,15 81:1 91:20 122:6 124:4 changed 48:7 50:19 changes 2:12,16 2:17,19 13:15,16 15:4 70:20 changing 61:10 63:1 chapter 45:1 97:5 charge 84:20 85:1 check 34:5,7,8 78:20 79:10,18 checking 68:19,20 79:11 81:12 chief 20:21 choose 6:19 35:6,7 38:7,8 122:17 chooses 3:15 choosing 34:12 71:5 chosen 33:12 chuck 1:15 69:21 circumstances 104:3,9,11 106:4 citizen 14:13 19:3 citizens 6:5 8:4 10:15 11:13 14:9 16:18 18:7 25:14 62:10 city 115:1 civil 12:17 claims 17:18 clarification 81:2</p>	<p>clarified 38:2 clarify 7:14 72:21 76:11,17 82:2 96:8 clarifying 7:5 clarity 17:15 cleaning 96:3 clear 39:12 72:4 88:2 89:9 96:11 98:3 103:18 118:17 120:7 click 31:10,11 33:5 36:13 39:5 close 47:10 84:15 closer 68:18 code 14:14,19 15:2,11 20:21 26:1 39:19 41:7 44:18,18 45:6 46:7 48:5,19 51:9 51:14 58:19,21 61:19 62:2 66:17 70:5 74:17 76:12 76:14 78:2 80:10 86:2,4,5,18 87:3,5 88:12 91:11 93:13 93:14,18 94:11 95:3,17 96:11 97:3 98:11 99:15 100:11,14 101:10 101:11,19 102:2 118:18 126:19 collected 9:11 collection 21:7 come 12:4 16:16 23:10 41:3,4 45:20 52:21 57:2 57:13 89:20 90:11 90:13 91:5,7,8,10 91:17 106:12,21 112:11 113:3,9 114:9 120:5 125:11</p>	<p>comes 12:8 75:20 90:17 102:17 112:1 113:14 120:15 coming 53:6 55:15 59:17 90:7 112:13 comment 3:12 5:6 5:18 6:11,14 7:3 13:8 14:5 37:5 65:12 92:18 97:12 122:15 commented 64:13 92:19 comments 2:9 3:13,15,17 5:20 6:9,15,15 9:17 10:7 14:11 47:14 63:3 78:8 115:17 127:5,7,9,14 commercial 43:12 commission 105:13 129:20 commissioner 19:6,6 commissions 46:5 105:9 committed 18:15 committee 105:1 committees 46:5 105:9 common 60:13 communicating 27:14 communities 27:8 community 1:11 8:5 32:9 44:3 107:8 company 95:4 114:20 compelled 126:12 complaint 15:9,12 15:14 20:12,16 21:14 22:7,13 23:4,7,8 24:10,14</p>
---	---	--	---

<p>24:16,19 31:1 32:12 33:19 45:4 47:4 50:2,21 complaints 14:9 14:13 16:16,19 17:2,20 18:16 21:11 25:1 29:13 complete 56:21 57:6 63:9 71:2,3 74:4,7 111:13 118:10 119:2,7 120:9,15 completed 57:1,5 71:4 73:9 118:12 compliance 14:14 14:19 15:3,8 25:5 28:6 39:20 80:18 94:8,21 compliant 20:21 complicated 23:20 24:3 complies 77:17 complimented 16:20 components 79:2 computer 129:7 concern 18:19 86:6 concerns 6:5 10:15 11:8 30:1 concluded 128:2 concur 59:1 confirmation 66:1 66:4,6,10,13 67:1 68:1,11 84:14,20 84:21 conflicting 33:10 confusing 67:20 connect 39:6 connected 31:14 40:20 consider 62:5 118:11 127:16</p>	<p>consideration 4:3 44:15 considered 18:8 95:13 119:6 consistency 48:18 51:8 93:5 consistent 85:18 86:3 94:15 consistently 26:15 110:2 constituted 8:15 construction 78:12 99:10 constructive 117:10 contact 15:3,10 20:17 23:7 30:8 30:18,21 31:20 32:6,9,21 33:6,16 33:18,19 34:6,9 35:16 37:1,12 38:7,17,18 39:1 48:13 50:20 51:1 51:2 contacted 14:17 34:13 contacting 34:13 34:14 38:13 contain 98:5 contained 129:9 contentious 116:12 context 46:4 105:8 continue 54:11 78:18 81:4 continuing 45:8 contract 27:15 contractor 34:8 contribute 125:19 control 92:10 112:15 controversy 125:6 conversation 5:5 10:11 93:2</p>	<p>conversations 125:12 converting 94:9 convey 108:4 copy 3:17 27:13 corbin 1:21 129:2 129:17 corey 1:15 correct 11:21 12:2 13:17,21 15:16 23:18 31:6 34:14 35:15 43:1 66:8 67:4,10 73:9 82:5 82:9 92:3 94:18 95:12 120:5 correctly 113:7 correspondence 104:20 cost 27:5 42:10 62:9 65:20 68:10 68:16 84:12 85:9 102:11,21 103:8 council 1:4,15 2:4 2:7,12,12,18 3:3,4 3:8,14,21 6:19 7:2 9:12 10:10 13:8 14:6 16:12 28:1 28:15 29:4 37:15 39:16 42:7 46:5 62:5 65:11 69:18 69:19 76:9 95:16 95:17 96:6 97:13 121:3,6 122:18 counsel 129:9,10 129:11 country 104:6 county 1:1,4,11,15 2:4,4,12 4:5,6 7:17 9:12 11:15 14:11,12,14,17,18 15:4,11 18:9,13 26:3 28:7 29:6,9,9 29:14,16,18 30:6 31:4,5 37:9 39:18</p>	<p>40:3 45:6 46:4,7 48:9,11 50:6 53:20 58:19 62:5 62:11 63:19 76:13 86:4 97:21 105:8 105:19 106:7,17 112:7,14,18 couple 69:7 101:4 118:1 127:12 course 20:3 61:4 courtesy 106:10 106:21 covered 120:2 create 26:9 28:4 created 24:17 creating 24:7,11 crime 17:12 criteria 79:17,19 crossing 115:5 cumbersome 20:4 22:2 24:4 83:18 current 29:16 39:21 41:7 61:15 65:13,17 72:17 77:13,17 85:20 97:18 currently 40:15 44:16 89:9 98:11 cut 13:5 81:17 cycle 83:7</p>
			d
			<p>d 4:13 125:18 dad 33:13 data 8:7 9:10 29:6 31:12 94:9 date 29:12 51:15 62:16 63:6,11 123:20 124:11 125:4,7 dated 70:8 david 1:18,21 68:9 129:2,17 day 3:11 50:13 85:3 129:13</p>

<p>days 28:11 41:12 48:12 49:1,15,19 50:3 51:15 61:21 62:17,20 63:5 64:1,1,13,14 70:9 75:21</p> <p>deal 60:16 121:15</p> <p>dealing 12:7</p> <p>december 1:8 129:14</p> <p>decide 121:6</p> <p>decided 65:19</p> <p>decision 28:12 106:13 116:21 117:16,18 126:6</p> <p>decisions 28:11 108:5</p> <p>deck 36:11</p> <p>decorated 36:14</p> <p>decrease 53:5</p> <p>deer 50:8</p> <p>deferred 9:2,3</p> <p>deficiencies 118:14</p> <p>define 50:15</p> <p>defined 46:1 88:10 88:12 95:19</p> <p>definitely 54:6</p> <p>definition 44:16 44:17 45:17 46:11 46:21 47:18 105:4 105:10</p> <p>delaware 115:1</p> <p>delete 62:2</p> <p>delivered 66:15 68:5</p> <p>delivering 68:10</p> <p>delivery 66:1,4,6 66:10,13,21 68:1 84:14,20,21</p> <p>denied 9:3</p> <p>department 23:21 47:13 77:15,17 78:5,8 79:10 81:3</p>	<p>82:3 84:6 119:11</p> <p>depending 56:18</p> <p>depends 20:9</p> <p>description 36:2 47:18</p> <p>designed 27:6</p> <p>desire 7:11</p> <p>desist 45:13</p> <p>detector 97:18,19 98:1,16,17 99:5 100:5 101:12</p> <p>detectors 102:2</p> <p>deteriorating 13:2</p> <p>determination 56:20</p> <p>determine 23:1,10 29:16 79:2</p> <p>determined 77:16</p> <p>determining 45:7</p> <p>dialogue 117:10</p> <p>dictionary 45:18 45:19</p> <p>differ 52:12 126:11</p> <p>difference 38:3 59:9 68:9 69:3</p> <p>different 4:20 21:21 41:21 71:17 87:9,14 107:18 108:20 121:5</p> <p>difficult 22:20 29:17</p> <p>dig 40:5</p> <p>diligently 9:9</p> <p>direct 37:17 109:4</p> <p>directing 13:14</p> <p>direction 28:14 42:7 95:8 127:15</p> <p>disagree 102:8 105:16 118:5</p> <p>disallow 97:3</p> <p>discount 69:11</p> <p>discuss 6:19 7:3 62:21 92:21 121:7</p>	<p>discussed 29:7 96:19 126:16</p> <p>discussing 67:9</p> <p>discussion 3:16 5:9 45:21 97:16 108:18 122:19</p> <p>dissemination 29:21</p> <p>distance 22:21 59:3</p> <p>distribute 25:21</p> <p>distribution 28:14</p> <p>divilio 1:16 12:14 14:1 17:1,12 19:12,15 31:3,15 32:8,15,18 33:9 34:11 38:13,18 39:2 41:13,20 42:12,21 47:2,8 47:12 49:1,7 50:8 54:10 67:8,12 69:2,13 75:18 76:8 77:7 80:4 88:9 89:4 90:4,7 90:17 91:3,16 92:4 93:1 98:11 99:6 107:2,7,15 109:18 111:11 115:7 116:1,4 123:18,21 124:16</p> <p>divilio's 113:20</p> <p>docket 73:4,6</p> <p>docketed 71:7,8 119:12,14</p> <p>docks 90:18</p> <p>document 4:12,15 5:18 6:9,14,14 9:20 10:9,10,20 21:15 24:8,11 26:9,19 28:8,14 29:1 30:13</p> <p>documented 21:11</p> <p>documents 4:10 6:18 7:1 24:5</p>	<p>doing 8:12 13:13 36:19 37:7 54:1,7 54:18,21 60:12 72:20 78:14 81:5 81:10,21 82:4 94:21 102:13,15 102:21 112:6 113:19 127:1</p> <p>dollars 69:8 102:12</p> <p>dominated 27:7</p> <p>door 22:14 53:6 114:8</p> <p>dory 114:18</p> <p>dotting 115:5</p> <p>draft 58:3 121:14</p> <p>drafted 92:5,5 103:11</p> <p>drafting 12:13 13:11 29:4 59:6 102:17</p> <p>drag 13:6</p> <p>driveway 12:5 81:18</p> <p>due 13:3 123:11</p> <p>duell 20:21 21:18 94:18</p> <p>duplicate 99:6</p> <p>duties 45:2 46:15 47:19</p> <p>dwelling 96:13 97:7,9 98:4</p> <p>dwellings 96:10 96:12</p>
			e
			<p>e 15:14 50:9</p> <p>earlier 62:21 72:2</p> <p>early 70:13</p> <p>ears 92:9</p> <p>easier 20:14 22:9 22:16 55:17,18</p> <p>easily 111:4</p> <p>easton 1:11 26:6 96:20</p>

<p>easy 19:20 24:1,18 25:7 91:8 99:16 106:8,9 editor 7:6 educating 83:16 effect 97:1 effective 67:18 109:5 efficiency 62:9 66:2 67:17 efficient 34:11 effort 22:1 egress 124:13 eight 4:12 68:3 either 21:6 27:4 34:7 51:18 90:5 111:4 elderly 104:4 elected 126:5 electric 98:8 100:2 100:2 eliminate 65:19 emergency 14:16 emphasize 24:2 employee 129:11 employees 46:4 105:8 enacted 2:17 encourages 29:19 endeavor 114:15 enforce 94:13 113:3 126:21,21 enforcement 14:16 15:11 20:18 22:3 25:6 76:15 86:18 87:3,6 91:11 93:15,19 94:12 95:1 113:14 126:20 enforcing 94:13 entered 129:9 environmental 79:9 80:18 81:3</p>	<p>envision 21:5 equipment 99:18 errors 95:13,14 establish 100:17 estate 60:20 et 85:21 112:3 europe 35:3 evaluate 79:20 88:16 evaluating 83:17 event 28:9 86:13 86:20 88:9,17 89:7 90:15 104:9 events 85:21 86:15 86:16 everybody 8:3 9:6 53:12 54:2,2,4 55:5,6 56:6 61:5 63:20 64:7 111:7 exactly 13:7 49:16 53:7 67:16 120:17 example 11:5 24:20 87:18 104:6 105:20 examples 21:4 87:19 exceed 91:12 94:1 exception 17:16 41:17 88:13 excess 88:3 93:10 exclusion 18:1 exist 21:15 exists 61:2 expanded 81:18 expansively 26:1 expect 26:19 28:19 expedited 23:2 expense 20:2,5 36:13 expiration 51:15 expired 83:5 expires 30:9 129:20</p>	<p>explain 67:13 explore 40:3 exploring 29:15 expressed 18:19 30:1 extenuated 104:11 extenuating 106:4 extra 84:20 91:6,7 extrapolate 25:8 eyes 92:9</p> <p style="text-align: center;">f</p> <p>face 114:16,17 facilities 77:12,18 78:4 facility 45:10 46:10,18,21 78:19 fact 55:19 64:4 70:18 facts 56:5 fails 25:17 95:11 118:8 failure 78:21 79:11 fair 33:21 75:5 fairly 9:8 117:8 faith 107:12 fall 21:9 family 89:5 90:8 90:10,10 far 11:5 17:7,9 47:12 55:10 109:10 farms 87:10 fault 54:6 favor 112:12 favorable 111:9 feasible 29:19 february 51:13 53:13 118:10 fee 74:21 feel 16:18 33:9 93:13 122:5 126:10</p>	<p>feelings 108:4 feet 22:17 59:10 59:13 60:9 61:6 100:11 101:3 110:19 felt 64:1 fest 89:3 fifty 85:11 figure 5:10 22:20 37:2 39:7 79:17 figured 51:21 102:5 file 19:9 22:6 24:17 32:12 36:3 39:3 55:8 73:12 73:13,19 75:1,3 79:1 80:11 filed 17:2 19:3 20:12 21:11 51:12 51:17 62:8 64:6 74:19 files 47:3 filing 58:17 61:17 64:9 70:2,4,7,9 72:6 73:16 74:21 filings 53:9 fill 20:15 filled 51:14 final 3:11 13:11 find 31:7 37:20 49:13 62:5 75:6 108:21 fine 69:13 70:15 93:3 106:5,14 finish 109:14 113:4 116:9,13 fired 49:2 98:5 100:8 103:14 fireplace 99:20 fireplaces 101:4 fireworks 85:21 firm 49:3,3 94:2 94:20</p>
--	---	--	---

firms 112:14	105:13 107:9,16	giving 28:17 35:21	good 16:15 18:4
first 4:10,17 6:2	113:6,8,17	107:20	26:5,10 27:7,11
6:21 8:3,17 10:14	fuel 98:5 100:8	glad 9:6	49:9 57:17 61:11
13:16 44:15 52:4	103:14	glut 51:21	71:13,19 73:2
52:8 54:14 97:17	fulfill 19:21 20:3	go 2:2,20 3:5 4:2	76:5,8 98:19
108:7 124:21	full 3:8 54:17	6:8 7:1 10:9 12:4	108:18 114:3
fit 49:9	57:19,20 107:12	13:19 15:13,20	120:18,19,20,21
five 53:17 77:3	fully 104:13	22:11,14,18 24:12	gotten 10:2 52:4
85:11 87:20 89:13	furnace 98:21	27:3 31:4 36:8	government
122:13,21 123:20	further 5:9 7:2	42:3 43:21 51:6	107:10
124:7	16:10 25:12 37:15	53:1 57:8,11,19	grand 86:12
fix 57:14 99:16	42:6 66:2 97:15	67:13,20 68:2	grandfather 89:5
fixed 57:15	129:5,8,10	69:8 71:2 74:13	granted 28:9 88:4
fluid 38:12	g	75:18 79:3,10,16	graphic 27:7
follow 63:19 102:3	garage 99:1 100:4	79:18 80:16 84:12	grasp 47:3
following 63:16	101:5	87:13 90:12 98:16	great 8:6
foot 102:10	garner 99:12	100:10 105:3	green 67:19
forget 75:19	100:8,14,20 101:9	113:8 116:17	ground 112:4
forgot 84:16	gas 98:21 99:18,19	118:20 119:18	guess 82:18
form 4:19 10:18	99:19,20 101:4	121:18 122:7	guidance 45:18
11:3 14:20 23:21	gather 25:4	goes 30:14	guidelines 26:4,5
58:11 59:1	109:20	going 2:2 4:5 9:14	63:19 76:16 77:13
formal 44:17	gee 112:1	9:15 13:3,10	113:2
formed 8:17	general 30:17 64:2	16:17 24:6 26:18	guys 24:10 37:9
forms 43:5	86:20 87:5 93:9	26:21 31:3 32:19	52:3,5 56:2 69:1,5
forth 27:14 36:15	101:19 106:5	37:2 38:12 39:3,4	70:14 109:20
forward 5:3 37:18	getting 23:3 54:15	40:10 43:8 49:19	110:1
42:10 45:21 67:7	93:4 101:2,21	50:3,9,11 51:21	h
69:1 73:12 75:17	105:17 106:15	52:6,9,21 53:1,2	half 60:7 68:3
77:3 80:21 83:19	111:13 114:19	53:19 55:20 56:2	85:12
102:4,8 118:7	117:13 121:17	56:4 61:12 63:1	hall 1:17 18:18
121:2,7	gis 29:18 30:5	64:19 65:1,6 69:7	19:6 37:5 65:5
found 37:6 60:11	give 11:4 17:21	69:10,15 70:11	72:7,17 111:16
110:15 118:1	42:16 53:9 69:2	73:4,6,18 75:7,20	112:19 113:20
four 53:16 55:5	75:16 80:12 95:10	79:20 80:3 82:3	125:18 126:3
77:5,8,9 90:18,20	112:20 114:11	84:3 86:14 88:1	127:10
91:6 92:16 111:8	117:16 118:6	94:11 100:1,5,12	hand 5:16 26:18
112:14 121:4	127:13	100:12 103:9	26:20 29:1 93:4
122:11	given 28:8 63:10	107:9,10 108:4	129:13
frank 1:16	108:1 117:17	110:8 114:13,14	handle 79:15 80:1
free 27:17 85:1	gives 49:5 71:13	115:2,3,14,15,18	80:2 110:5
friendly 27:7	72:1 81:19 105:12	116:6,7,13 118:3	handled 12:12
front 41:8 63:6,15	105:21	119:9,10 123:16	27:21 37:15 86:17
73:18 91:19,21		124:10,20	87:2

<p>hands 13:12 14:5 25:15 29:3 39:15 47:17,20 51:6 57:18,20 59:6 65:9 67:6 68:8 75:17 77:3 96:6 96:16 97:12 103:14 116:8 118:6 121:2 123:15,17 125:20</p> <p>handwritten 24:1</p> <p>hang 53:21 110:10</p> <p>happen 50:12 99:2</p> <p>happened 21:21 110:15</p> <p>happening 74:20</p> <p>happens 54:9 99:3</p> <p>happy 39:10</p> <p>hard 43:15 102:11</p> <p>harsh 30:20</p> <p>head 81:17</p> <p>health 77:15,17 78:4,8 79:9 80:19 81:3 82:3 84:6</p> <p>hear 9:6 69:2 70:14 107:17,19</p> <p>heard 8:19 9:7 55:6</p> <p>hearing 2:21 8:7 18:17 28:9 39:19 39:21 41:10,12 58:10 60:10 61:18 62:1,16,20 63:21 65:18 103:20 104:1,2 111:10 125:13 126:1</p> <p>hearings 8:19 9:16 28:20 64:3 103:18</p> <p>heater 99:19 101:5</p> <p>heaters 99:21</p> <p>held 8:18 9:15</p> <p>helper 14:14,19 94:5,8</p>	<p>hide 38:16</p> <p>high 26:7</p> <p>hire 107:11</p> <p>hired 33:11</p> <p>history 18:16</p> <p>holder 48:6,9</p> <p>holders 21:21</p> <p>holding 111:20</p> <p>home 13:1 26:19 27:9,16 32:4 33:4 34:7 44:20 86:9 86:14 88:14 99:11 100:18 105:3 108:9</p> <p>homes 99:8,17 102:21</p> <p>honest 114:2</p> <p>hoops 23:16</p> <p>hoot 112:20</p> <p>hop 90:18</p> <p>hope 107:4 127:11</p> <p>hopefully 24:10 55:20</p> <p>host 25:5 94:8,21</p> <p>hosting 111:18</p> <p>hot 101:4</p> <p>hotline 14:15,20 15:2,7</p> <p>hour 121:17</p> <p>hours 121:21</p> <p>house 10:19 11:1 11:10,20 25:21 26:2,6 44:6 67:2 85:19 86:4 88:19 89:5,15 90:9,13 90:13,15 98:9 100:2,6,11 101:3 102:10 113:10,18</p> <p>hundreds 52:10</p> <p>hunky 114:18</p> <p>hunting 111:2,4</p>	<p>i</p> <p>icc 77:1 95:17</p> <p>idea 37:4 111:19 112:4</p> <p>identified 62:1</p> <p>identify 94:6</p> <p>identifying 62:13</p> <p>imagine 107:2</p> <p>immediately 20:13 45:4,12 48:10 50:2,7</p> <p>impacted 59:17 60:13</p> <p>implementation 29:20</p> <p>important 106:20 116:19</p> <p>improve 14:8</p> <p>improved 62:10</p> <p>inaccurate 7:9</p> <p>inappropriately 113:19</p> <p>incident 15:19</p> <p>include 15:6 26:3 26:11 27:2 30:8</p> <p>included 10:21 26:13 27:16 95:16 118:18</p> <p>incomplete 120:4</p> <p>inconsistencies 95:14</p> <p>inconsistency 95:13</p> <p>increase 62:8 92:20</p> <p>increasing 92:19</p> <p>independently 22:1</p> <p>indepth 20:18</p> <p>indicate 40:1</p> <p>indicated 29:14 113:9</p> <p>indicates 31:8</p>	<p>individual 11:8 21:14,14 25:9</p> <p>inexpensive 98:18</p> <p>inform 48:6</p> <p>informally 60:11</p> <p>information 8:6 14:9 15:1 17:8,10 17:16 18:1,2,15 19:1,2,9,18,19 20:10,13 23:3,14 24:20 25:4 26:13 29:8,17,20 30:8 30:11,17,18,19 31:13 32:8,21 33:6,10,16,18 34:10,18 35:16,21 36:4 39:1 48:14 62:7,10 63:10 68:18 79:1 109:21</p> <p>informed 61:2,3 72:3</p> <p>initial 105:17 106:12</p> <p>initials 37:8</p> <p>input 75:9 127:2,7</p> <p>inserting 95:17</p> <p>inside 88:19</p> <p>inspect 80:17</p> <p>inspection 53:17 54:4,8 57:19 70:8 70:12 73:11,14 76:3,13 77:20 78:14 80:5,10 81:10 83:14 95:18 119:5</p> <p>inspections 52:21 53:20 55:15,19 56:1 57:1,3,5 63:9 70:2,4,6,11,12 71:4,8 72:5,14,15 72:18 74:8,19 75:3,13,16 76:11 76:17 78:19 79:13 80:13,19,20 81:20</p>
--	--	---	---

118:13 119:3,14 inspector 56:8 57:14 76:18 77:21 78:3 inspectors 71:5 76:19 77:1,11 78:6 instance 87:20 instantaneous 25:10 instilled 9:18 instruction 96:5 instructions 28:17 insurance 98:19 intact 81:14 integrity 79:5,11 81:13 intended 44:7 interconnected 101:13 interest 22:16 50:12 60:3 105:18 interested 21:5 37:6 129:12 interesting 82:17 118:3 interface 94:10 intern 26:7 internally 71:6 international 95:17 introductory 4:7 invested 106:17 investigate 18:14 45:4 investment 106:16 115:20 invigorated 2:14 involved 79:21 121:11,16 irc 76:11 98:4 iron 61:8 111:18 irregardless 59:21 93:21	isolated 60:20 issuance 42:19 58:11 issue 15:5 31:1 92:4,18 93:1 101:2 124:13 125:4 issued 18:10 28:11 28:13 29:13 77:15 94:16 issues 57:13 86:19 87:5 93:15 121:16 126:4 issuing 16:18 item 6:2,10 25:13 44:11 103:10 118:8 items 3:3,6,7,10 6:17 121:11 122:10,13 123:20 125:18	28:16 55:3 56:13 60:5 63:18 67:11 67:16 68:12 71:20 74:20 85:3 87:9 90:14 91:1 98:14 99:14,19 108:17 110:12 111:15 116:18 117:21 120:10,17 124:12 124:21 125:3 126:16 127:15 kane's 84:15 kay 4:8,9 10:14 11:7,20 12:16 13:7,21 14:8 15:16,18 16:3,8 17:3 18:6 20:8 22:19 23:18 24:16 25:11,19,21 26:21 28:4 29:5 31:6,17 32:14 34:4,15,20 35:6,15,19 36:3 37:17 38:7 39:5,9 39:14,17 40:14,19 41:2,15 42:1,9,14 43:4,10 44:12 46:14 47:7,10 48:4 49:10,17 50:4,18 51:11 54:20 55:2 56:17 58:3,6 59:12 61:14 63:8 65:2,3 65:12 66:9,14,21 67:4 70:1 71:10 73:8,20 76:10 77:5,10 80:6 81:7 81:16 82:5,9,13 82:18 83:3,12 85:8,16 86:12 87:2 88:11,15 90:1,12 91:4 93:8 95:9,12 96:4,8,15 96:18 97:14 98:10 98:13 99:9 100:16	103:16 118:9,21 119:9 120:13 121:4 122:14 126:7 127:3 keep 10:12 17:19 61:12 114:1 keeps 88:8 key 71:20 kick 10:7 kids 112:3 kind 41:19 46:8 87:15 112:10 kindly 9:12 know 17:5 20:11 20:13,16,17 21:9 22:12,12 23:6 24:15,18 25:1 26:10 28:19 33:13 36:16 39:1 43:14 49:18,19 50:1,18 50:21 52:6 61:2 63:6 64:13 67:5 75:2 82:13,15 100:20 106:1,2 107:8,9 110:3 112:5 116:1,2,3 125:11,19 127:1 knowing 24:6 44:4
	j		lab 79:7 land 43:11 landon 87:10 language 10:21 43:5 45:15,20 58:4 78:16 95:5 97:5,8 98:2 102:17 103:11 lapse 95:15 large 9:4 88:18 late 121:17 latitude 117:18 laura 1:16 law 14:16 61:15 65:14,17 72:17,21
	jack 65:4,8 113:1 114:19 126:15,19 january 8:18 26:8 51:13 53:12 54:3 57:2 112:9 job 8:9 52:5 joe 38:21 john 1:17 37:5 50:8 65:5 72:7,17 111:16 112:19 113:20 125:18 126:3 127:10 joint 1:5 129:3 july 51:13 57:8,10 jump 23:15 71:13 109:6 june 112:9 junior 33:14,14,15		
	k		
	kane 1:17 7:20 8:1 8:2 12:2 16:14		

76:17 77:13 85:18 85:20 97:18 121:14 129:4 lawsuit 39:4 leaders 8:5 lease 11:1 96:18 96:21 97:4 leases 97:2 leeway 53:9 left 5:16 99:1 legal 50:14 legislation 8:16 13:20 99:7 102:5 121:14 125:9 126:20 legislative 3:11 4:18,21 5:2,8 13:16 44:14 102:18 length 59:21 lesher 1:16 13:13 16:6 19:17 21:4 22:4 27:20 34:2 37:14 40:17 42:6 48:1,21 50:11 51:3,7 56:12 59:7 73:2,11 75:8 91:19 96:17 118:7 120:19 121:8,10 123:7,11 letter 5:15,17 6:2 7:6 9:19 14:20 105:19 letters 61:7 level 27:21 liability 101:2 license 18:18 21:21 27:4 28:9 29:12 30:7,9 31:9 31:19 32:1 33:12 35:18 37:12 42:17 42:19 48:6,9 51:16 52:20 58:11 77:14 80:15 85:19	87:13,15 88:4,18 91:13,15 92:7,11 93:11,12,17,18 111:14,20 113:3 licensed 29:9 77:21 licensees 28:5 licenses 83:5 licensure 78:6 96:1 lie 20:7 light 64:4 limit 91:20 92:6 94:7 96:12 limited 104:6 limits 11:8 line 22:17 link 30:7 31:11 39:8 links 39:10 liquor 42:16,17,21 list 3:2,6,13 6:4 11:19 14:12 18:7 18:9,12 25:13,18 32:15 62:6 87:16 92:18 124:3 127:8 listed 6:17 32:5 38:9 65:10 127:4 listing 32:20,21 little 19:21 20:2 20:19 22:9,15 24:3 40:20 42:2 43:9,17,21 60:9 60:12 61:8 63:4 68:15 69:9 85:8 122:9 live 22:14 90:8 106:8 114:6 lived 104:4 lives 33:13 living 38:20 114:4 114:5 local 30:5	locally 32:7 located 7:10,13 11:11 location 33:4 41:11 42:18 44:21 111:18 locations 30:6 logging 43:2 long 16:17 20:16 52:14 55:8 59:13 60:7 64:16 104:12 105:11 109:6 117:19 longer 20:20 48:10 49:4 50:5 look 2:20 3:3 5:18 31:2,4 33:7 79:4 127:12 looking 6:2 37:12 72:9 79:8 loophole 61:7 lot 9:11 12:9 20:4 20:5,14,17 22:1 23:16 27:8 53:21 75:4 79:21 103:7 109:12 lots 28:19 92:19 lowe's 98:16	maintained 11:15 30:11 maintaining 25:13 32:11 37:10 107:14 maintenance 11:14 12:7,10,15 60:2 major 62:18,18 majority 69:4 making 16:17 41:20 59:5 60:12 67:17 81:13 84:4 102:20 108:19 111:6 126:19 man 77:9 111:19 manager 107:21 manner 58:18 129:7 map 30:5 31:7 33:3 march 57:4,9 mark 30:4 37:19 37:20 martha 1:18 35:2 35:7 38:10 60:17 60:19 64:14 82:6 82:11,17 88:8 99:21 120:6 124:5 124:8 126:13 mary 4:7,9 10:14 11:7,20 12:16 13:7,21 14:8 15:16,18 16:3,8 17:3 18:6 20:8 22:19 23:18 24:16 25:11,19,21 26:21 28:4 29:5 31:6,17 32:14 34:4,15,20 35:6,15,19 36:3 37:17 38:7 39:5,9 39:13,14,17 40:14 40:19 41:2,15 42:1,9,14 43:4,10
		m	
		ma'am 47:16 mail 50:9 65:15,18 66:1,6,7,17 67:21 67:21 68:11,13,14 68:17 69:8 84:12 84:13,13,17 85:5 mailbox 66:18 mailed 15:14 65:21 67:15 81:9 85:3 mailing 65:13,19 65:20 66:4 68:16 maintain 12:18 18:6,9 33:11,12 124:3	

44:12 46:14 47:7 47:10 48:4 49:10 49:17 50:4,18 51:11 54:20 55:2 56:17 58:3,6 59:12 61:14 63:8 65:2,3,12 66:9,14 66:21 67:4 70:1 71:10 73:8,20 76:10 77:5,10 80:6 81:7,16 82:5 82:9,13,18 83:3 83:12 85:8,16 86:12 87:2 88:11 88:15 90:1,12 91:4 93:8 95:9,12 96:4,8,15,18 97:14 98:10,13 99:9 100:16 103:16 118:9,21 119:9 120:13 121:4 122:14 126:7 127:3	meetings 105:1 member 3:14 6:19 7:2 18:18 members 1:17 3:21 10:6 13:9 29:21 30:10 mentality 91:18 mentioning 35:13 message 26:15 messed 77:8 met 2:7 3:2 107:5 110:21 metal 42:4 43:15 method 65:13 michael 20:20 microphone 88:6 88:7 middle 9:13 60:21 midway 113:10 miffed 60:9 miguel 27:3,18 41:6 68:17 69:20 84:11,19 85:2,5 85:15 94:4,18 mike 21:18 50:20 92:8 94:18,21 mile 60:6,7 miles 44:21 47:9 minimum 95:20 minutes 122:21 123:7 missed 14:6 77:2 96:14 missing 73:10 109:21 mistake 75:11 money 69:7 102:20 103:8 114:14 monies 40:3 monitoring 94:3 94:13 monoxide 97:18 97:21 98:16,17,20	99:5 100:5 101:12 102:2 103:13 month 55:5 63:17 64:15 125:9 months 52:3 53:17 54:5 57:15 moran 123:16 morning 15:21 16:2 morris 78:7 81:2 motion 121:19 122:4 123:2,4,10 move 3:10 5:3 13:10 25:15 28:2 29:4 37:18 39:15 39:16 44:10 45:21 47:17,19 53:3 56:5,9 65:11 67:6 68:8,21 73:12 75:17 77:3 83:18 95:11 96:6,16 97:12 101:16 102:4,8 103:9,10 103:12 105:5 106:13 116:16 118:6 121:2,7,11 moved 42:9 moving 10:12 16:13 48:2 53:5 80:21 102:16 multiple 24:21 multitude 21:20 munis 25:5	necessarily 23:9 33:17,21 80:12 necessary 37:16 93:13 need 11:11 25:15 33:6 37:17 39:2 39:12 42:6 46:17 47:17 49:17,19 50:6 58:20 66:7 67:6 71:11 78:10 80:20 88:13,15,17 93:6,19 95:8 96:5 98:9,15 100:17 109:17 110:2 119:6 126:3,18,20 127:1,2 needed 57:3 80:21 126:10 needing 4:17 needs 37:20 38:1 54:4 78:16 83:16 84:2 101:14 102:11 125:14 neighbor 22:6,10 23:8 26:5,11 27:8 27:11 49:21 90:10 110:21 112:5 114:1 neighborhood 21:8 neighboring 15:6 62:13 neighbors 14:21 23:12 44:2 61:1,1 106:2,10,19 107:6 110:18 112:21 114:13,16 never 37:8 105:20 114:5 new 18:18 28:5 39:21 41:1,2,8 48:14 51:11,12,16 51:21 52:17 53:4 61:15,16 62:14
		n	
		name 17:4,4,5,8 17:11,19,21 29:10 31:12 32:2,6 33:17,20 34:17 37:12 38:4,5,17 38:21 39:3 48:13 named 129:3 names 17:17,17 nature 43:13	

<p>70:3 76:12 77:19 78:12 80:8,11 94:10,20 95:4 99:10 103:17 niece 88:21 night 75:20 95:20 nightmare 19:13 nights 95:20 nine 119:17,18 nobody's 54:6 noise 25:1 47:4 non 14:16 noncontroversial 51:4 notary 129:2,18 note 42:15 noted 4:9 5:12 7:6 9:1 15:3 18:21 29:14 30:3 45:14 48:8 61:19 62:11 78:17 79:14 86:1 86:7 104:1 notes 58:20 86:5 98:1 129:6 notice 14:20 15:1 16:2 18:10 39:20 42:16,20 58:7,10 61:16,18,20,20 62:3,12,13,15,16 63:2,17,20 64:2,5 64:5,8,8,17 65:9 65:13,14,17,21 71:21 124:13 notices 15:5 60:16 61:15 62:19 notified 22:8 23:5 50:19 58:17,18 59:16,20 60:4,8 60:11 61:9 notify 48:9,11 49:5 50:6 59:2,10 november 8:15 9:20 129:20</p>	<p>number 5:16,17 6:4,8,12 14:16,18 15:2,7,19 18:5 20:9 29:11 30:21 34:1,19 35:18,18 35:21 36:21 37:1 37:1,13 61:14 69:18 80:15 84:15 84:16 88:10 89:12 90:20 91:5,6,10 92:17 98:19 110:14 119:17,18 122:16 124:5,6,8 numbers 68:7 122:16 numerical 6:1 numerically 6:8</p> <hr/> <p style="text-align: center;">o</p> <hr/> <p>o'donnell 7:16,19 17:15 23:19 38:1 42:15 43:1 44:7 71:1 74:3,9,17 89:8,21 92:17 122:15 123:2 125:16 objection 44:9 51:18 56:15 59:5 75:10 objections 107:16 obtain 104:5 obvious 99:16 obviously 93:14 98:6 occasions 117:2 118:1 occupancies 92:20 occupancy 85:21 89:11,12 91:12 95:21 96:9,11 occupant 45:9 occur 45:8 occurred 45:7 ocean 115:1</p>	<p>offered 18:13 office 4:7 7:17 23:10 44:20 69:10 73:17,18,21 104:20 121:14 office's 68:2 officer 20:21 39:20 officials 126:6 oh 112:8 127:10 okay 2:2 29:4 35:10 36:6 37:4 44:10 46:8 47:8 57:20 63:2 64:20 69:20 77:9 95:7 120:1,1 123:19 125:3 old 102:10 older 99:11 once 27:6,15 79:19 102:17 103:11 117:9 ones 23:16 107:13 124:18 ongoing 24:8,11 44:2 52:8 online 15:8,9,13 16:1 19:11 66:5 67:13 69:9 onsite 81:10 opening 7:18 8:1 10:7 86:13 operating 54:12 76:15 77:13 113:2 operation 78:1 112:7 operations 43:2 opinion 38:3 127:14,21 opportunity 10:3 43:14 81:20 105:21 106:18 opposed 107:19</p>	<p>option 66:2 order 6:1,9 32:17 73:14 97:16 119:12,13 ordered 40:6 ought 61:9 outcome 56:18 111:9 129:12 outlining 28:10 outside 60:8 89:1 94:2 overall 62:9 68:16 overseas 104:5 owe 114:12 owner 14:15 26:20 27:9 29:12 31:15 32:10 34:8 38:3 38:15 39:7 45:3,8 46:2,3 62:7 86:14 86:17 88:14 103:17 104:2,4,8 104:14,17,21 105:3,6,7 106:11 108:9 109:4 111:3 111:5,8,21 112:4 115:11 117:8,9,16 117:17 owner's 33:20 36:13 50:12 owners 13:1 15:6 18:11 31:12 32:2 34:17,21 35:2 38:10,17,21 39:2 45:2 58:15 59:2 103:19 112:10 owns 32:4 35:11 45:11</p> <hr/> <p style="text-align: center;">p</p> <hr/> <p>p.m. 1:8 128:2 pack 1:15 2:2 7:16 7:20 8:17 10:5 11:4,18 12:13 13:8,17 14:3 16:4 16:12 17:14 18:4</p>
---	---	---	---

19:5 25:12,20 26:18 27:20 28:2 29:3 30:14 32:13 32:16 33:3 35:10 35:13,16,20 36:6 36:18 37:4,11,20 38:5,8 39:12,15 43:2,8 44:9 46:8 46:13,20 47:16 48:1,17 49:2,12 51:5 52:12,18 53:8 54:16 55:9 55:14,18 56:8 57:18 58:1,5 59:4 60:18 61:10,13 62:21 64:16,18,21 65:4,8 66:7,11,20 67:2,5 68:8,20 69:4,15,18,21 70:11,20 71:7 72:4,9,12 73:4,10 74:1,3,7,15 75:11 75:15 76:6,9 77:2 77:6,8 80:1 81:2 81:15,21 83:1,9 84:2,6,18 85:14 87:1 88:13 89:7 91:14 92:3 93:3 94:2,19 95:7,10 96:2,5,14,16 97:11 98:8 99:17 100:1 101:8 102:13,15 103:9 105:2 107:4 108:1 108:8,13 109:6,15 110:8 113:1 115:9 115:12,16 116:6 116:10,11,15 117:12 118:6,19 119:4,12,17,21 120:20 121:2,8,9 121:18 122:2,7,10 122:20 123:4,10 123:13,19 124:7	124:10,15,19 125:2,7,15 126:2 126:9 127:18 128:1 package 74:4 packages 26:12 packet 4:2 56:4 70:21 page 4:12 27:19 28:3 29:18 30:6 30:15 76:7 118:8 124:15 pages 6:15 paper 7:15 67:14 67:19 68:4 paperwork 8:10 110:3 paradise 35:1 parameters 28:6 85:18 93:10 94:1 parcel 97:7 part 7:3 20:1,3,6 30:12 34:18 70:12 70:20 86:7,12 95:14 97:2 126:14 participated 8:4 particular 21:6,8 22:10 24:11 25:13 33:4,4 particularly 64:3 parties 129:11,11 party 55:14 56:8 76:11,16,18,21 77:11 78:3 79:16 81:8,9 83:15 85:4 88:19 89:18,19 pass 4:5,8 40:16 57:18 59:6 passed 3:7 105:11 paul 29:21 paved 81:18 paying 60:2 pdf 27:13,17	pending 40:1,9,15 40:21 41:16 43:6 people 8:5 17:19 26:16 37:6 52:19 53:16 54:1 57:1 59:13,15,17 60:7 61:3,4 64:12 71:21 74:21 75:1 75:4 87:19 88:10 89:14,16,16,19 90:18,21 91:6,7 91:10,14,16,17 92:6,10,13,16,19 93:17 102:20 105:18 106:15 107:9 111:6 112:2 112:5 113:12 114:4,7 115:19 125:5 percent 8:21 112:15 period 46:19 55:5 56:4 63:12 96:21 97:4 113:6 periods 104:6 permission 108:6 permit 34:7 44:6 87:19 permits 87:20 93:17,18 permitted 52:2 91:9 92:2 person 7:21 28:18 31:20 32:4,10,11 34:14 38:14,19 45:17 46:1 49:9 49:18,20 66:14 79:16 104:11 105:5 108:3,21 113:18 personally 90:2 129:3 persons 61:18 62:1 92:12	perspective 9:14 pertaining 109:16 pertinent 109:7,9 110:6 pete 1:16 123:18 phone 14:16,18 29:11 34:1,19 36:21 37:1,1 106:4 physical 29:11 36:1 79:8 pia 19:1,4,9 21:2 22:11,15,18 23:2 23:20,20 30:12 36:3 39:4 pick 49:9,12 100:5 123:20 124:11 125:7,13 127:20 picture 40:6 pictures 36:10 piece 24:12 43:9 pier 36:11 place 2:16 55:21 56:10 61:2 83:10 83:11 101:6 129:4 places 15:17 21:17 52:1 plan 43:13 62:19 planning 4:6 23:10,21 42:13 45:19 73:17 76:14 90:16 104:20 119:11 plans 41:17 play 43:21 please 103:15 123:14 125:17 plug 40:12 43:21 plus 4:13 point 9:4 67:17 71:20 87:10 100:3 101:20 102:15 108:19 110:13,14 111:10 113:10
---	---	--	--

<p>115:15 116:10,12 116:17,20 120:12 121:13 pointed 38:6 pointing 117:21 points 9:11 108:20 109:14 110:11 116:19 pole 95:10 121:12 policy 19:4 126:4 poll 5:4 10:12 56:12 pool 90:20 portion 6:13 126:8 position 118:16 possibility 18:14 possible 50:13 106:11 107:1 113:21 post 15:7 27:9 30:20 39:20 42:4 43:3 62:6 68:2 69:10 postal 66:3,14,16 67:1 posted 11:18 14:3 26:2 30:16 39:18 41:3,5,8,11 poster 27:8 posters 27:5 posting 13:18 18:14,19 19:7,10 30:1 40:18 42:4 42:17 94:14 postings 12:6 postmarked 62:19 potable 77:12,18 78:3,11 potential 27:14 56:17 potentially 23:7 prefer 111:1 preference 104:2 104:17,18</p>	<p>prepare 28:7,13 presence 129:9 present 10:3 103:17,20 104:8 presentation 110:16 presumably 21:12 34:2 presume 13:14 23:12 pretty 21:19 47:1 49:1 99:16 106:9 prevent 111:12 previously 83:4 price 1:16 12:21 13:19 15:13,17,21 22:5 23:12 24:6 25:9,18 27:12 32:1 33:1,17 34:17 35:11 36:21 38:16,20 39:8,10 40:12 43:19 46:11 46:17 47:21 48:1 49:15 50:1,5,20 51:7,20 52:17 53:7,11 54:14 55:12,17 56:6,15 57:16 59:7 60:1 60:15,18 61:9 63:3,12 64:12,15 64:17,19 65:1 66:12,16 68:6 69:3,6 70:16 71:15 72:8,11,14 73:3,16 75:6 76:4 84:9,21 85:11 86:10 87:7 88:6 89:3 95:2 96:3,17 100:4,19 101:16 102:20 103:3,7 105:16 107:5,15 108:6,11,15 109:14 110:10 112:17 114:12</p>	<p>115:11,14,18 116:3,5,9,13 118:3,7 119:8,15 119:20 120:4,7,18 121:20 123:6,9 125:9,21 127:8,11 127:20 price's 65:6 primary 34:6,9 96:13 print 67:14 68:2 printed 129:6 prior 18:17 30:15 41:12 51:15 62:20 83:10 priority 66:1,6,7 66:17 67:21 68:14 69:8 84:13,17 private 6:6,7 10:17,19 11:5,7,9 11:11,12,17 12:5 12:6,15,17,17,20 13:1 26:4 58:7,8,9 58:13,16 59:2,12 59:14,16,18,20 86:14,17 110:20 probably 31:20 91:2 117:19 problem 19:16 22:12 53:12 91:2 103:2,3 114:17,18 problematic 3:1 problems 72:1 procedure 103:19 procedures 104:7 118:15 proceed 44:10 proceeding 29:2 proceedings 2:1 process 2:11,13 3:1 4:20 8:4 9:5 10:2 21:2 22:9,15 24:2,5 28:10 29:19 52:9,13,15</p>	<p>55:10 76:20 116:16 120:12,14 125:13 126:1 professional 117:12 professionalism 114:2 prohibits 97:6 promulgated 86:5 propane 99:21 properly 10:17 properties 2:14 6:6 21:7,14 24:21 25:9 32:20 49:4 58:15 97:20 property 15:6 21:6 22:11 24:12 26:2 31:9 32:11 33:15,20 34:17,21 34:21 35:4,11 36:2,7,10 39:6,7 41:11 46:2,3,10 58:13,14 62:7,14 77:16 81:17 86:8 86:13,15,17 89:11 89:14 90:21 91:1 92:7,15 93:5 97:1 97:2 104:14,21 105:6,7 106:6,10 107:7,14,20 111:2 117:1 propose 45:16 proposed 45:20 62:14 prospective 36:19 protect 17:17 proved 109:5 provide 9:13 17:4 18:3 29:5,7 62:9 116:21 provided 8:8 14:9 17:18 26:13 28:5 30:7 63:10 64:1</p>
--	---	--	--

provides 66:3	question 13:9	reasoning 47:9	regardless 59:2
providing 18:11	56:13 63:5 65:7	rebuttal 110:17,17	registration 15:8
18:16 62:15	83:14 91:19,21	111:11 113:21	regular 23:3 68:11
provision 48:8	93:4 109:3,7,10	receipt 65:15	regulate 82:14
62:2 86:2	110:6 113:7,21	receive 58:9	91:4
provisions 10:18	questioning 125:5	received 3:6,12,14	regulated 46:6
public 3:12 5:18	questions 10:4	9:16 12:3 15:12	89:10
5:20 6:8,9,11,13	14:5 28:20 47:15	20:10 25:2 45:5	relatable 6:11
6:14,16 7:3 9:15	65:6 76:7 104:14	receives 58:7	related 6:5 10:16
11:15 12:18 14:11	104:16 109:1,9,15	recipient 62:18	10:19 11:9 14:13
17:7,10,16 18:2	113:5,16 115:4,13	66:19	29:8 46:6 62:2
18:12,20 19:2,19	quick 21:19 75:19	recommend 78:2	78:11 86:19
24:4,5 25:18 29:6	quickly 20:15	recommendation	104:14 129:11
29:8 30:2,5,12	quiet 115:15 116:7	5:9 6:4 10:18 11:3	relating 6:10
40:17 41:9 62:15	125:17	14:10 28:21 45:1	119:1
63:19 64:2,3 75:9	quite 2:16 20:3	45:15 46:16 59:1	relatively 24:18
92:18 111:12	47:2	75:8 98:2 108:11	25:7 98:18
122:14,15 125:12	quoted 84:16	108:16 124:14	relaying 26:16
126:1 127:4,7,9	r	recommendations	rely 101:17
127:14 129:2,18	race 113:11	2:9 4:1,11,14,17	remain 17:6
public's 20:2,6	racing 13:6	5:1,21 10:1 13:14	remind 27:10 95:5
pull 4:2 21:12	raised 6:5,15,18	44:13 97:15	renewal 41:4
24:8,20 122:18	10:15	108:14 118:4	52:13,18 82:7,21
pulling 8:10 21:16	range 99:19	121:5	83:8
pun 44:7	rapidly 13:2	recommended	renewals 51:14
purchased 43:16	reach 18:21 19:8	97:19	55:11,13 80:12
94:8	30:3	recommends	82:19
purpose 102:1	read 105:19	51:16 65:21	rent 27:16 32:17
purposes 59:19	ready 24:12 57:2	118:15	32:20 33:5 36:7
102:4	57:8,11 74:13	record 75:19	89:15 90:14
push 122:20	97:11	124:2	rental 1:4 2:6,8,10
put 2:15 3:2 17:7	real 75:19	recorded 129:5	2:13,15 3:19 4:11
17:10 31:21 34:4	really 8:6 52:16	reduce 62:9 65:20	4:15 5:15,21 6:3,6
36:11 40:10 43:8	54:6 56:13 72:19	reducing 85:9	6:12,17,21 7:8,12
51:6 66:17 80:10	75:2 78:13 86:8	redundant 3:18	7:21 10:1,16 12:8
80:14 87:14 92:13	87:4,11 111:1	reference 5:16	18:11 26:17 28:12
93:8 95:2 101:6,6	115:21 116:18,20	referred 8:16 9:21	31:5 33:19 35:17
114:7 124:2	reantal 1:17	refers 76:14	39:19 40:4,7 42:5
putting 25:6 32:19	reapplicants 41:1	reflect 118:16	43:9 45:10 46:10
33:10	reason 13:2 81:1	regard 38:3	46:19 53:14 59:18
q	91:11 117:20	regarding 2:10	62:14 63:7 77:14
qualify 23:2	reasonable 21:19	11:5 18:19 30:1	77:16 85:17 86:3
quality 78:1	117:14,14	45:15 46:6 93:5	86:9,11 87:4 90:3
			95:19 96:19,21

97:4,10,20 107:16 114:20 rentals 10:20 11:2 13:3 25:2 42:2 82:11,14 94:3 101:21 115:1 rented 2:14 96:10 renter 12:19 26:6 27:15 36:12,19 renters 10:16 12:4 13:5 26:14 27:10 46:4 105:8 renting 12:19 26:17 89:5 90:9 92:11 112:8 repeat 115:19 117:4 replace 49:20 95:19 report 15:19 17:3 17:12 77:21 reported 1:21 reports 70:8 represent 46:3 104:21 105:3,7 108:9 representation 48:13 represented 50:6 103:21 104:12 112:6 represents 48:11 request 19:2,9,19 20:7 21:3,10,18 24:5,13 30:12 45:9 46:14 77:11 117:14,15 requested 56:2 65:15 requesting 18:9 requests 19:20 20:9 24:7 40:2 43:11	require 4:20 5:1,5 5:7,8 19:21 20:4 20:20 25:4 28:1 41:5 66:9 70:16 72:15 76:13,21 77:14,20 80:13 88:20 89:1 97:15 97:19 99:4 100:12 103:13,16 104:8 117:9 required 41:7,10 47:5 65:17 66:19 72:8 73:3 83:13 97:21 99:12 100:15 102:1 103:19 requirement 50:13 62:12 66:5 85:16,20 96:9,20 96:21 97:17 99:9 99:15 requirements 103:8 requires 5:11 26:1 39:19 43:5 44:6 48:6 61:16 65:14 119:3 requiring 99:7 research 5:6 20:18 23:1 97:16 101:9 101:14 residence 91:9 resident 14:15 15:10 29:12 30:18 30:21 31:16,18 32:3,6,10 44:16 44:17,20 45:2,3,9 45:12,16 46:1 47:5 48:2,5,7,10 48:14 49:4 103:21 104:12,13 105:4 105:10 106:7,8,14 107:13 108:2,8 109:8,11,19 110:4	113:15 117:2,5,7 residential 98:12 resolve 111:5 respect 87:10 123:11 respectful 11:12 respectfully 113:1 respond 10:4 47:5 47:11 responding 21:2 response 79:20 104:16 responsibilities 11:14 rest 52:5 122:17 restricted 55:4 restriction 117:1,6 result 23:5,6,9,11 results 83:17 retain 44:19 return 65:15 revamping 42:12 reversal 105:14 review 1:4 2:15,19 3:19 4:1,11,15 5:9 5:15,21 6:3,12,18 7:1,8,12,21 53:14 63:7 75:9 78:21 107:17 rid 49:16 rider 40:7,20 42:5 42:11 43:17 riders 42:3 right 4:4 9:14 19:14 25:11,19 34:6,15 38:14 40:5,19 43:10 46:20 47:21 49:18 50:4 52:18 56:6 58:2,5,13,14,16 60:1 73:16 74:5,5 80:5 83:3 87:1 89:21 96:3,4,15 98:8,10 100:1	105:12,12 114:19 116:9 117:19 road 6:7,7 11:6,11 11:12,13,15,17 12:5,6,9,11,20 13:1,2 58:7,8,9,14 58:16 59:2,13,15 59:16,18,20,21 60:2,3,6,14,21 61:3 110:20 112:3 roads 10:17,19 11:7,9 12:15 26:4 112:2 role 45:16 121:1 room 7:10,13 92:12 rooms 36:1,14 80:15 round 51:18 54:1 54:7,12,19 55:1 56:7 57:21 76:2 rpr 1:21 rule 104:7 rules 10:19 11:1,5 11:10,19,20 13:18 26:1,2,6 77:17 85:19 86:4 103:19 118:15 run 33:11 71:16 107:11 114:8 running 99:1 112:2,2 runs 35:4 114:21 rushed 49:8
s			
safety 99:16 124:13 125:4 salinas 27:3,18 41:6 68:17 69:20 84:11,19 85:2,5 94:4 sample 52:14 81:8 sampling 79:6			

<p>sanitary 77:12,18 78:4,19 81:5 82:1 83:14</p> <p>sass 19:6</p> <p>satisfactory 71:11 77:20</p> <p>saving 69:7</p> <p>saw 55:4</p> <p>saying 51:5 56:6 59:19 70:13 72:18 81:4 82:3 85:12 95:2 102:14 114:3 114:9 117:3 119:13</p> <p>says 33:2 42:21 68:4 72:11,14,17 74:18 105:5 112:1</p> <p>scans 66:16</p> <p>schedule 121:15</p> <p>scheduled 123:6</p> <p>scheme 73:15</p> <p>school 26:7</p> <p>scott 1:17 7:20,20 8:2 12:2 16:14 28:16 55:3 56:13 60:5 63:18 67:11 67:16 68:12 71:20 74:20 85:3 87:7,9 90:14 91:1 98:14 99:14,19 108:17 110:12 111:15 116:16,18 117:13 117:21 120:10,17 124:12,21 125:3 126:16 127:15</p> <p>sdatt 39:6,8,10</p> <p>season 57:16</p> <p>second 4:21 6:13 32:6 111:10 121:15,20 123:3,4 123:10</p> <p>seconded 121:19</p> <p>section 4:21 5:7 44:18 45:5 58:19</p>	<p>70:6 76:12 77:19 95:18 96:11 97:14</p> <p>sections 26:4</p> <p>see 2:18 3:6 6:9 14:1,4 19:10 30:20 36:14 52:15 53:4 56:11 60:17 60:19 72:12 83:21 91:17 106:18 111:12 112:13,16 114:16</p> <p>seen 55:9 107:3</p> <p>send 14:21 27:16 60:15 61:5,6,16 78:15 87:16</p> <p>sense 60:13 83:9 96:2 101:2</p> <p>sent 9:19 26:12 61:20,21 62:3 79:7</p> <p>sentence 116:14</p> <p>separately 87:3</p> <p>september 9:19</p> <p>septic 74:10 78:1 78:20 79:10 80:7 82:8</p> <p>service 66:3</p> <p>services 44:19</p> <p>servicing 45:11</p> <p>session 1:5 2:4 3:5 102:18 122:12 125:16 128:2 129:3,5</p> <p>sessions 9:18</p> <p>set 79:18,19 129:4</p> <p>seven 84:18 85:12 87:19</p> <p>share 11:13 17:11 23:13</p> <p>sheet 67:14 68:4 77:8</p> <p>sheriff's 47:13</p> <p>shipping 65:16</p>	<p>shopping 36:20</p> <p>shore 33:13</p> <p>short 1:4,17 2:5,5 2:8,10,13,15 3:19 4:10,15 5:14,21 6:3,5,12,17,21 7:8 7:12,21 10:1,16 10:20 11:1 12:8 13:3 18:11 25:2 26:17 39:18 40:4 40:6 42:2,4 45:10 46:9,18 49:1 53:14 59:18 62:14 63:6 77:14,16 82:12,14 85:17 86:2,9,11 87:4 95:19 97:10,20 101:20 107:16</p> <p>shortest 63:12</p> <p>shot 119:4</p> <p>show 13:12 14:5 25:15 29:3 39:15 47:17,19 51:6 57:18,20 59:6 65:9 67:6 68:8 75:17 77:3 96:5 96:16 97:12 103:14 114:15 116:8 117:9 118:6 123:15,16</p> <p>showing 67:14</p> <p>shows 36:10,11</p> <p>shuffling 67:19</p> <p>side 5:16</p> <p>sides 9:9</p> <p>sight 22:17</p> <p>sign 12:6 39:18 40:12 41:18 43:6 66:11,13 67:3</p> <p>signature 65:16 66:8,18 129:16</p> <p>signed 27:15</p> <p>significant 5:5</p>	<p>signs 40:1,4,7,8,11 40:16 41:6,7,13 42:11,13 43:15,16 66:14</p> <p>similar 34:16 96:20 97:5</p> <p>simple 117:8</p> <p>simply 13:14 66:13 115:19 117:21</p> <p>single 21:15,18 31:5 62:12</p> <p>sit 73:20</p> <p>site 14:12 15:4 18:13,15,20 29:6 29:10 30:2 31:4 35:8 36:8,9,17 40:18 41:5,17 43:12 62:19 64:10 64:18,20 65:2,11 68:2 79:3,10 87:14</p> <p>sites 37:10</p> <p>sitting 57:9</p> <p>situation 47:11</p> <p>situations 110:18</p> <p>six 6:4,8 68:18 86:16 92:12,15 101:7</p> <p>size 52:15 91:9</p> <p>sleazeballs 112:12</p> <p>sleep 87:20</p> <p>slightly 52:12</p> <p>smith 38:21</p> <p>solving 19:15</p> <p>somebody 15:13 16:1,1 21:5 22:6 22:13,13 24:13 31:4 33:11 35:4 44:5 47:3 49:6,14 49:16 50:21 51:2 60:13 87:12,15 88:2 90:17 105:20 114:21</p>
---	---	---	---

<p>someone's 66:18 somewhat 2:21 3:18 19:7 46:9 53:5 son 33:12 soon 50:12 sorry 47:2 67:8 75:21 126:2 sort 27:6 64:6 sounds 27:20 34:11 37:14 94:19 sources 98:19 space 36:7 speak 23:17 speaks 119:17,18 special 41:17 85:20 86:16 88:9 88:13 89:7 104:3 specific 6:16 36:4 40:4 42:1,19 43:5 51:18 87:4 specifically 4:14 5:14 43:12 88:11 93:14 specifics 20:15 spectrum 20:7 speed 11:8 70:14 spelled 98:15 spending 40:3 spot 67:12 square 100:11 101:3 102:9 squared 126:5 staff 2:5 4:5 8:9 9:2 10:6 13:9,15 14:11,14,18,19 15:11 16:15,19 18:13,15,21 20:1 20:4 26:3 27:21 28:7,13,20 29:14 30:3 37:15 38:6 42:6 45:13 51:18 56:14 58:20 59:1 62:5,11 78:18,19</p>	<p>79:15 81:4 83:20 86:5 98:1 stamp 53:3 stand 37:11 105:13 standard 40:17 41:15,18 47:1 118:17 start 6:21 32:20 71:14 102:17 119:15 120:11,14 started 2:3 starting 5:19 26:8 starts 6:4 state 80:1 84:7,8,9 106:8 129:1,2 stated 100:9 statement 4:7 7:5 7:18 93:9 112:8 statements 8:1 104:15 states 66:3 97:8 stay 95:20 stenographic 129:6 stenographically 129:5 step 28:6,13 steps 16:11 28:10 76:20 stick 42:3 98:17 stipulations 129:8 stood 111:3 stop 36:19 100:1 124:20 stove 98:21 str 14:13,14,19 18:7 25:13 29:6 29:10 30:6,17 35:17 46:4 58:8 59:3 77:12 94:5,5 94:8 105:8 124:3 str's 29:9 31:18</p>	<p>straight 37:9 straw 5:4 10:12 13:10 56:12 68:21 95:10 103:10 110:8 121:12 street 7:9,14 strike 46:18 80:3 84:3 struck 95:21 subdivision 41:17 43:12 62:18 sublease 97:1,9 subleasing 97:6 submit 63:13 74:4 74:11,16 submittal 104:19 118:17 submitted 63:8 119:10 subsequent 64:7 sudden 54:3 sufficient 78:18 suggest 97:7 suggesting 72:21 111:6 suggestion 110:19 suitor 36:6 summary 28:5 super 88:19 supply 79:6 support 54:10 69:14,17 supported 97:8 98:2 supportive 54:7 supposed 113:13 sure 9:9 35:10 49:7 65:10 79:12 80:17 81:13 89:9 95:3 108:17 113:7 117:4,6,15 120:8 126:3 127:10 suss 1:18 18:18 29:21 35:2,7</p>	<p>38:10 60:17,19 64:14 82:6,11,17 88:8 99:21 120:6 124:5,8 126:13 swimming 90:19 system 15:9 25:5 29:16,18 78:1,20 79:2</p>
t			
<p>t's 115:5 tag 79:12 tags 81:15 take 4:18 10:12 13:4 20:17,19 21:12 31:11 46:20 46:21 52:2 56:12 93:19 103:12 125:3,15 127:11 127:16 taken 3:9 16:10,13 20:12,19 121:12 126:17 takes 22:1,2 57:14 talbot 1:1,4,11,15 31:5 45:6 46:7 58:19 62:11 86:4 105:18 106:7,17 talk 23:13 63:21 71:1 82:18 84:2 101:20 108:17 118:19 122:17 talked 30:15 56:19 59:4 78:7 118:21 119:21 talking 21:13 113:14 126:7,13 telephone 104:10 tell 9:14 17:8 74:15 84:14 101:10 102:9 108:15 112:11 126:19 temporary 49:21</p>			

<p>ten 40:3 87:21 89:14,16 91:7 92:17 93:18 123:5 tenant 19:12 97:9 tent 88:21 term 1:4,17 2:5,5 2:8,10,13,15 3:19 4:11,15 5:14,21 6:3,6,12,17,21 7:8 7:12,21 10:1,16 10:20 11:1 12:8 13:3 18:11 25:2 26:17 39:18 40:4 40:7 42:2,4 45:10 46:9,18 53:14 59:18 62:14 63:7 77:14,16 82:14 85:17 86:2,9,11 87:4 95:19 97:10 97:20 101:21 107:16 terminal 79:12 terminate 123:4 123:17 terms 82:12 95:18 test 74:10,11 78:11,15 81:5,6,7 82:8 testimony 8:7 9:17 12:3 testing 79:6,7 text 48:15 thank 7:16 8:3,8 8:12,13 10:5 18:4 22:4 39:14 67:6 85:14 96:7 128:1 themselves 49:11 thing 9:4 12:3 16:14 38:1,12 51:10 56:20 71:19 75:21 78:13 87:3 90:14 111:21 112:9,10,13 114:4 117:9 122:9 124:1</p>	<p>124:12 things 2:20 4:2 12:11 13:6 24:9 43:20,21 52:10 55:21 56:5,9,10 56:19 67:17 68:4 70:14 81:11 83:13 87:14 95:16 99:1 106:16 113:12,19 121:17 think 5:2 6:20 9:13 16:9,17 19:7 20:8 22:5,19 29:2 30:19 31:13 32:3 33:21 44:4 46:17 50:13 51:20 52:7 53:11,15,18 54:1 54:11,12 56:1,9 56:17 64:20 68:17 68:19 70:13 71:20 75:11 82:15 83:1 83:2,15 84:15,19 87:9 93:6 94:11 94:16 95:2 101:1 101:14,16,17 102:3 105:14,16 106:9,14,17,20 108:7 109:8,16 113:13 114:12 120:2 121:5,10,20 122:2 123:1 125:10,13 126:17 126:18 127:1,2,3 thinking 47:12 48:17,19 76:1 89:4 thinks 78:17 third 5:6 46:11 55:14 56:8 76:11 76:16,18,21 77:11 78:3 79:16 81:8,9 83:15 116:20 thirty 64:14</p>	<p>thought 53:20 98:14 99:4 thoughts 127:13 thousand 22:17 59:10 60:9 61:6,7 110:19 thousands 102:12 three 4:16 5:13,14 18:5 50:3 53:16 54:5 60:16 92:12 95:20 108:20 111:7 116:18 118:8 121:21 122:11 tilghman 47:13 61:4 time 2:7 3:8 8:20 13:11 19:21 20:1 20:4,20 21:7,9 22:2,8 24:14 44:15 49:8,13 57:4 59:4 62:3 63:13 71:18 74:12 74:16 77:2 80:4,8 80:9 82:7,21 85:7 85:10 89:11,15 91:10 92:9,21 96:14 99:2,2 100:21 102:5 103:12 106:3,9,20 108:7 110:21 114:16 129:3 timeframe 47:6 times 53:10 85:7 111:8 today 7:6,7,15 today's 102:3 told 57:7 tomorrow 7:11,13 tomorrow's 7:7 tonight 3:7,9 4:3 8:11 55:21 102:16 top 40:13,20 42:3 42:5 43:9,17,21</p>	<p>81:19 topic 6:10 10:14 total 85:21 totally 69:6 74:4,7 tourism 32:16,18 33:6 town 96:20 114:6 123:12 tracking 68:7 tracks 71:17 traffic 11:9 12:10 tragic 99:2 trains 71:17 transcribed 129:6 transcript 2:1 transcription 129:7 transient 95:21 translates 20:5 treated 9:8 tremendous 8:9 true 93:4 129:7 trust 108:3 try 84:9 122:20 125:10 trying 22:5 23:14 38:16 40:5 61:8 63:18 65:8 79:17 88:5 92:3 turn 71:15 twenty 121:4 two 4:10 5:14,19 8:21 9:15,18 15:15 21:4 49:5 52:13,19 53:5,8 53:16 60:16 71:17 71:17 83:6,13 85:7 92:12 110:10 110:14 118:8 122:11 type 15:14 20:6 42:18 63:17 68:6 78:6,13 99:18 111:11 114:3</p>
--	---	--	---

types 12:11 43:20 66:4	verdery 4:6,9 9:21 10:8,14 11:7,20 12:16 13:7,21 14:6,8 15:16,18 16:3,8 17:3 18:6 19:17 20:8 22:19 23:18 24:16 25:11 25:19,20,21 26:21 28:4 29:5 31:6,17 32:14 34:4,15,20 35:6,15,19 36:3 37:17 38:7 39:5,9 39:14,17 40:14,19 41:2,15 42:1,9,14 43:4,10 44:12 46:14 47:7,10 48:4 49:10,17 50:4,18 51:11 53:2 54:20 55:2 56:17 58:3,6 59:12 61:14 63:8 65:3,11,12 66:9 66:14,21 67:4 70:1 71:10 73:8 73:20 76:10 77:5 77:10 80:6 81:7 81:16 82:5,9,13 82:18 83:3,12 85:8,16 86:12 87:2 88:11,15 90:1,12 91:4 92:8 93:3,8 95:9,12 96:4,7,8,15,18 97:13,14 98:10,13 99:9 100:16 103:16 118:9,21 119:9 120:13 121:4 122:14 123:13 126:7 127:3	video 36:10 view 9:11 110:14 viewing 18:20 30:2,5 violation 30:10 45:5,7 47:4 violations 9:1 18:7 18:10,17,19 19:7 19:11 21:6,8 25:14 29:13 30:1 30:16 35:14 45:13 94:17 124:3 virtue 111:8 visas 104:5 visible 41:11 visit 90:8 visiting 12:1 visual 44:4 78:20 79:13 81:20 visually 27:10 vote 3:8,9,11 5:4 13:10 61:10 68:21 97:12 102:18 103:10 110:9 116:6,7 122:6 123:14 124:4 126:17 127:16 voted 105:5 118:11 124:19 127:6 voting 69:1 vrbo 37:7 87:13 87:18 88:3	36:4,13,16 42:15 49:7 52:2 55:7 56:7 59:8 67:12 70:14 75:1 82:2 89:8 93:8 106:13 110:12 111:3 116:15,21 120:7 122:6,11 123:21 124:2,3 127:5,6 127:20 wanted 2:18 3:4 7:14 8:2 9:4 24:2 36:9 38:9 42:1 52:5 63:4 67:5 71:21 75:4 80:14 88:1 92:20 wanting 36:6 wants 3:21 7:2 25:15 29:3 32:12 47:19 95:10 122:18 warnings 18:10 watching 33:14 water 74:10 77:12 77:18,21 78:4,11 78:15 79:6,6 81:5 81:7,12 82:8 99:19 101:5 way 12:7 16:17 18:12 22:15 30:19 33:7 48:17 51:8 51:19 52:16 53:8 54:11 55:10 60:20 62:6 75:6,12 89:9 109:19 111:1 115:4 129:12 ways 14:12 we've 10:2 52:4,7 52:14 75:9 112:8 117:1 121:12 web 14:12 15:4 18:13,15,20 27:19 29:6,9,18 30:2,6 31:4 35:8 36:8,9
u			
unclear 72:19 understand 59:8 65:5 86:6 91:18 100:3 116:12 117:3 122:5 123:13 understanding 94:7 107:18 understands 104:15 120:9 understood 117:5 unfortunately 125:8 united 66:3 unnecessary 18:21 30:3 unusual 104:9 updated 110:3 upgrading 44:5 use 10:19 11:6,13 26:4 30:4 32:17 33:7 41:16 43:6 58:8,16 78:3 86:8 88:15 110:20 113:10 useful 43:19 user 27:6 uses 43:11 usually 118:5			
v			
vacation 91:17 114:20 115:1 variances 41:18 various 21:16 venue 86:21 venues 89:1 verbal 28:16 verbally 53:3 verbiage 14:2	versus 21:9 23:3 98:4 119:10 vested 22:16 60:3 105:18	w wait 53:16 57:8 63:16 waiting 57:10 69:5 waivers 125:5 walk 10:8 want 7:4 8:3 11:10 11:16 12:18 13:5 17:6,19 19:10 20:11,11,15 23:15 25:1 33:3 34:9,12	

36:17 37:10 64:9 64:18,20 65:2,10 68:2 87:14 94:10 wedding 88:21 week 63:14 90:8 111:21 weekend 90:5 weeks 49:5 127:12 welcome 2:3 4:4 10:3 126:9,11 went 37:9 81:16 87:17 105:11 113:18 western 33:13 whatsoever 91:2 111:15 whistling 88:8 white 94:1 wife 92:14,14 123:11 windows 44:5 wired 102:11 wish 31:1 wishes 4:1 108:4 121:19 witness 129:13 witte 1:18 word 46:8,9,18,20 72:9,12 words 71:16 work 1:5 2:4 3:2,5 8:13 55:10 122:12 125:10 128:2 129:3,5 working 2:19 9:5 9:8 26:7 30:4 37:18 49:3 52:16 works 56:11 workshop 9:18 121:15 wrap 121:16 wrapped 122:2 write 117:4	writing 46:2 48:12 105:6,12 108:9 written 9:16 11:1 29:1 93:21 100:21 104:19 108:2 109:19 120:8 wrong 9:15 12:5 38:19 71:14 120:3
	x
	x 91:9
	y
	yeah 27:18 43:4 64:15,21 67:16 68:7 73:1 74:9 77:2 124:9,16 125:2 year 2:11,17 8:14 8:18 9:13 25:3 51:17 52:3,4,8 53:5,9 54:1,7,12 54:14,17,19,21 55:8 56:7 57:21 76:1 82:20,20 83:4,5 84:1,5 86:17 years 52:13,19 83:6 102:10 yesterday 87:16
	z
	zero 77:4 124:7 zoning 23:21 40:2 40:15 41:16 42:13 43:6 zoom 31:7