



Deposition of:
Talbot County Work Session

July 12, 2021

In the Matter of:
Town Of Easton Work Session

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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Work Session
with The Town of Easton
Regarding Easton Point

July 12, 2021; 5:30 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

- Chuck F. Callahan
- Pete Leshner
- Frank Divilio
- Corey W. Pack
- Laura E. Price

Reported by

Diane Houlihan

Page 2	Page 4
<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Welcome, everybody. Let's</p> <p>4 open it up. Welcome, everybody. Both Councils</p> <p>5 are here, which is phenomenal. So let's open</p> <p>6 for the work session of Easton Point</p> <p>7 discussion.</p> <p>8 And we'll start with you, Mayor.</p> <p>9 MAYOR WILLEY: Okay. We have spared no</p> <p>10 expense for this demonstration.</p> <p>11 That's kind of an overview of the Easton</p> <p>12 Point area, with no intent of being accurate to</p> <p>13 scale, but more a list of placeholders of</p> <p>14 things that we expect to do.</p> <p>15 If you look at the one on the screen right</p> <p>16 now, the northeast corner of that that's framed</p> <p>17 in yellow is the Southern States property that</p> <p>18 we're expected to settle on in about two weeks.</p> <p>19 They've given a written order of sale. They</p> <p>20 agreed to sell the property to us for the price</p> <p>21 negotiated, and we expect to close on that the</p>	<p>1 particular green -- pink square is the current</p> <p>2 Public Works building. It's been empty. And</p> <p>3 we've moved it all out to Bryant Drive. We</p> <p>4 expect to take most of that down and use this</p> <p>5 as the main entrance into the park itself.</p> <p>6 You've got the rails to trails is the</p> <p>7 brown line coming this way. It should cross</p> <p>8 322 in two places. Here we expect to put a</p> <p>9 traffic signal, mainly because of the school,</p> <p>10 the traffic that will be coming from there now.</p> <p>11 We did receive word about two weeks ago</p> <p>12 that the State intends to put a left-turn lane</p> <p>13 into that area. But we still feel like there's</p> <p>14 a need for a traffic signal, mainly with the</p> <p>15 school bus traffic.</p> <p>16 This comes down alongside of the -- which</p> <p>17 will eventually be the side view of the north</p> <p>18 entrance into the Easton Point park. This is</p> <p>19 the bridge that was put in by the Easton</p> <p>20 Village people, part of their agreement for the</p> <p>21 right to build 240 something houses over here.</p>
Page 3	Page 5
<p>1 first week of August, first week of August.</p> <p>2 But a couple of points that we want to</p> <p>3 make. If you look along here, it's Flood</p> <p>4 Alley, and nobody knows who owns Flood Alley.</p> <p>5 We'd like to put that on the discussion list</p> <p>6 that we need to identify an owner of that road.</p> <p>7 And the town would like to take it over.</p> <p>8 MR. PACK: Where? Can you point that out?</p> <p>9 MAYOR WILLEY: It's Flood Alley. Here is</p> <p>10 your --</p> <p>11 MR. CALLAHAN: Behind water.</p> <p>12 MAYOR WILLEY: -- your county roads. The</p> <p>13 next alley down comes up this way. It goes</p> <p>14 around by --</p> <p>15 MR. SILVERSTEIN: (Inaudible) center.</p> <p>16 MR. PACK: So you don't know who owns it?</p> <p>17 MAYOR WILLEY: There's at least three</p> <p>18 owners there. We'd like to narrow it to one</p> <p>19 and purchase that.</p> <p>20 The other thing that we'd like to do, if</p> <p>21 you're familiar with Easton Point, this</p>	<p>1 On this side, you'll notice a lot of terms</p> <p>2 and an extension of the rails to trails. That</p> <p>3 was put in by the Easton Public Works people.</p> <p>4 That's now complete and runs to the</p> <p>5 intersection of St. Michael's Road and the road</p> <p>6 into Easton Village.</p> <p>7 There's still one more amenity to go</p> <p>8 there, and that's the small parking lot for</p> <p>9 people who want to just park your car and ride</p> <p>10 on the trail or ride down to St. Michael's</p> <p>11 Road.</p> <p>12 This is the area here right now that</p> <p>13 Southern States, that will become part of the</p> <p>14 Town of Easton in August. And this is where we</p> <p>15 would like to work with you guys to move the</p> <p>16 existing boat ramp to that area. It would move</p> <p>17 from down in here up to there. I think there's</p> <p>18 a better picture on the screen of what that is.</p> <p>19 So evidently not.</p> <p>20 MR. CALLAHAN: Jess, can you put this up</p> <p>21 on the screen for us? If you could please,</p>

Page 6	Page 8
<p>1 that would be great.</p> <p>2 MAYOR WILLEY: Anyway, if you look on your</p> <p>3 handout that was given to you, this one, that</p> <p>4 shows the proposed boat ramp location. That</p> <p>5 would be in this area. We'd make it so that</p> <p>6 you can launch at least two boats at a time.</p> <p>7 Just north of the boat ramp would become a</p> <p>8 kayak launch and a fishing pier, small fishing</p> <p>9 pier.</p> <p>10 And if you're familiar with the waterway</p> <p>11 at Easton Point, if you look north towards</p> <p>12 St. Michael's Road, that's a pretty passive</p> <p>13 water, which is ideal for kayaking, paddle</p> <p>14 boats, that type of operation. So we feel like</p> <p>15 that's a good use for that area.</p> <p>16 The oval is in the proposed parking lot to</p> <p>17 get the boats and trailers off of Port Street</p> <p>18 and into that area. And I'm losing my train of</p> <p>19 thought. That happens. You'll find out,</p> <p>20 Frank, that happens sometimes.</p> <p>21 If you look at the existing boat ramp now,</p>	<p>1 We've talked about the purchase of</p> <p>2 Southern States. We've talked about the boat</p> <p>3 ramp relocation. We've talked about Flood</p> <p>4 Alley, trying to figure out who owns that.</p> <p>5 We'd like to own it and maintain it. The Pratt</p> <p>6 Hoffman House, there's a use for that. We've</p> <p>7 talked about the Port Street trail.</p> <p>8 We also want to put on the table for</p> <p>9 tonight, if not discussed tonight, then in the</p> <p>10 near future, the potential sale of The Star</p> <p>11 Democrat building. And also my favorite topic</p> <p>12 is tax deferential. You guys don't seem to</p> <p>13 want to talk to us about that. We'd love to</p> <p>14 chat about that.</p> <p>15 MR. CALLAHAN: Okay.</p> <p>16 MAYOR WILLEY: Open for questions.</p> <p>17 MR. CALLAHAN: Yeah. Open for discussion.</p> <p>18 MR. SILVERSTEIN: Mayor, one thing.</p> <p>19 Chuck, we might want to clarify for the</p> <p>20 public the point about The Star Democrat</p> <p>21 building. We're talking about the land under</p>
<p>Page 7</p> <p>1 over in this area, you've got 925 Port Street.</p> <p>2 We'd like to keep that house in there and</p> <p>3 technically use it as an information center and</p> <p>4 part of a possible restaurant complex that</p> <p>5 would go there.</p> <p>6 The marina still has to be figured out,</p> <p>7 what we're going to do with that. And then</p> <p>8 also a nice seafood restaurant so we don't have</p> <p>9 to point people towards Oxford and</p> <p>10 St. Michael's to get a crab cake. They can get</p> <p>11 one in Easton.</p> <p>12 MR. PACK: Who is the marina owner now?</p> <p>13 MAYOR WILLEY: Pardon?</p> <p>14 MR. PACK: Who is the marina owner now?</p> <p>15 MAYOR WILLEY: A guy Triston I think his</p> <p>16 name is.</p> <p>17 MR. SILVERSTEIN: No. He's the manager.</p> <p>18 MS. COOK: He's not the owner.</p> <p>19 MR. SILVERSTEIN: Triston is the manager.</p> <p>20 MAYOR WILLEY: I don't know.</p> <p>21 I think those are the highlights.</p>	<p>Page 9</p> <p>1 the building, which is leased land to The Star</p> <p>2 Democrat, of which the town and the county are</p> <p>3 involved.</p> <p>4 MR. CALLAHAN: Let's go ahead and focus on</p> <p>5 the boat ramp first --</p> <p>6 MR. SILVERSTEIN: No. I understand. I</p> <p>7 just want to clarify for the public.</p> <p>8 MR. CALLAHAN: That's okay. Then --</p> <p>9 MAYOR WILLEY: At this point, get it all</p> <p>10 correct.</p> <p>11 MR. CALLAHAN: Yup, yup. Okay. So let's</p> <p>12 open discussion on the boat ramp. So who would</p> <p>13 like to start off, Council?</p> <p>14 MR. PACK: Well, I guess I'll kick it off</p> <p>15 or receive the kick.</p> <p>16 We're not really -- the terminology of</p> <p>17 moving is probably wrong terminology, because</p> <p>18 you're not moving anything. You can't</p> <p>19 physically move a boat ramp.</p> <p>20 So basically what you're going to be doing</p> <p>21 is sealing that boat ramp in and building a new</p>

Page 10	Page 12
<p>1 boat ramp. So let's stop using the word move</p> <p>2 because you can't move it. That has to be</p> <p>3 filled in and then a new boat ramp has to be</p> <p>4 constructed according to your plans.</p> <p>5 I guess my concern would be, of course,</p> <p>6 the timing of this, of when, if Council were to</p> <p>7 decide to close this in, it probably would not</p> <p>8 be or should not be until after, after the</p> <p>9 other boat ramp is constructed.</p> <p>10 And it should be constructed with some</p> <p>11 input as far as the size of that area there,</p> <p>12 making sure that the users don't lose any of</p> <p>13 the parking area. They're going to lose the</p> <p>14 depth because we know that that point is deeper</p> <p>15 than any other point on this river. So that's</p> <p>16 something that you can't really deal with</p> <p>17 unless you dredge.</p> <p>18 And I guess the silting is another</p> <p>19 concern. If you're purchasing Southern States,</p> <p>20 it's been brought up many, many times over and</p> <p>21 over again, that barge coming up and down that</p>	<p>1 MAYOR WILLEY: That would be the town.</p> <p>2 MR. PACK: That would have to be worked</p> <p>3 out in the agreement. Yes.</p> <p>4 MS. COOK: I would think that we would</p> <p>5 have that boat ramp on the Southern States</p> <p>6 property constructed within three to five</p> <p>7 years.</p> <p>8 MR. PACK: Okay.</p> <p>9 MR. ENGLE: You're facing another thing,</p> <p>10 Corey, than just filling it in.</p> <p>11 Anybody who has been there frequently will</p> <p>12 remember, that place is under water two or</p> <p>13 three times a month. And I mean under water,</p> <p>14 including the boat ramp.</p> <p>15 So anybody who does anything there is</p> <p>16 going to have to elevate that area around the</p> <p>17 parking lot and that boat ramp about this high</p> <p>18 to make anything work. Otherwise, they're</p> <p>19 going to get washed out.</p> <p>20 I don't even know how that building stays</p> <p>21 in there because it's over the water and it's</p>
<p>1 river is basically what is keeping it from</p> <p>2 silting in to that ramp.</p> <p>3 MS. PRICE: That would be Vulcan.</p> <p>4 MR. PACK: Vulcan, thank you.</p> <p>5 MS. PRICE: Okay.</p> <p>6 MR. PACK: How we're going to mitigate for</p> <p>7 that silting issue is something I would also</p> <p>8 like to have worked out.</p> <p>9 Who is going to pay for filling this in?</p> <p>10 Who is going to pay any money back to the State</p> <p>11 for Program Open Space that we would have to</p> <p>12 pay back to the State?</p> <p>13 MAYOR WILLEY: Anybody from the Council is</p> <p>14 welcome to chime in. But the planning for the</p> <p>15 relocation of that boat ramp would be on the</p> <p>16 town. We would do the engineering. We would</p> <p>17 do the planning.</p> <p>18 MR. PACK: Yeah. I mean if Council</p> <p>19 decides to fill this in, who is going to pay</p> <p>20 for the filling in of that and who is going to</p> <p>21 pay anything back to the State of Maryland?</p>	<p>1 got wood holding it up. At one point, that's</p> <p>2 going to have to be addressed.</p> <p>3 MR. PACK: I'm just going through some</p> <p>4 things in my head. So those are probably the</p> <p>5 key things that, again, the timeline as far as</p> <p>6 if Council decides to go ahead and close this</p> <p>7 in. It should not be until any new boat ramp</p> <p>8 is constructed. All the costs for filling this</p> <p>9 in should be beared by the Town of Easton. Any</p> <p>10 money back to the State of Maryland should be</p> <p>11 borne by the Town of Easton. And that land</p> <p>12 should be retained as county-owned land as open</p> <p>13 space.</p> <p>14 MS. COOK: As open space. I think that is</p> <p>15 the most important piece to it, is that if the</p> <p>16 ramp moves north as it should, I think that</p> <p>17 property would need to remain open space.</p> <p>18 MR. PACK: And since it probably will stay</p> <p>19 within the Parks and Recs portfolio, so</p> <p>20 Preston, anything you want to chime in as Parks</p> <p>21 and Recs director?</p>

Page 14	Page 16
<p>1 MR. PEPER: No. I mean we talked about 2 this. But if we ever enclosed the bulkhead 3 maybe as waterfront property, we would 4 probably -- the proposal at one point in time 5 was to just probably tear out, I don't know, a 6 half to two-thirds, if not more, of the parking 7 lot and then just plant it with grass and trees 8 and make it a true waterfront park type thing.</p>	<p>1 MS. PRICE: Yeah. 2 MR. LESHER: But basically that's only 3 where the vessels operate. Only dredging would 4 remove silt. 5 But where does the silt come from? It 6 comes from ag runoff, while there is not too 7 much ag upstream of this anymore, and it comes 8 from urban storm water runoff. And look at 9 what the town is doing to reduce urban storm</p>
<p>9 MS. PRICE: Since I was 60 seconds late 10 coming in, can you tell me if you're standing 11 on our current boat ramp looking out at the 12 sunset, are you talking about the boat ramp 13 coming this side or...</p>	<p>10 water runoff with the Bay Street ponds and, 11 help me out, farther upstream. 12 MS. COOK: Well, we have the one up behind 13 the Friends Meeting House, which was just 14 completed, and we're working on Glenwood.</p>
<p>14 MS. COOK: To the right.</p>	<p>14 MR. PACK: Then I --</p>
<p>15 MS. PRICE: Towards Vulcan or towards 16 Southern States?</p>	<p>16 (Cross talk.)</p>
<p>17 MR. PEPER: Vulcan.</p>	<p>17 MR. LESHER: -- reduce silt inputs at the 18 same time.</p>
<p>18 MS. PRICE: Right. So that's what I 19 thought.</p>	<p>19 So I think my question is more you've, in 20 the slides, you've noted that this will 21 increase parking. I understand this is still a</p>
<p>20 So the direction that you guys wanted to 21 move it before but not as far, right?</p>	
Page 15	Page 17
<p>1 MAYOR WILLEY: It goes north.</p>	<p>1 conceptual design. But have you quantified how 2 many trailer spaces do we have --</p>
<p>2 MS. PRICE: So yeah. I mean so Vulcan is 3 a key because that's why we can get dredging. 4 And if there are developers or whoever who want 5 Vulcan to go, then, like to Corey's point, that 6 barge coming in and out helps with the silting. 7 And if we ever needed dredging, the reason we 8 get dredging is because of Vulcan and what they 9 do.</p>	<p>3 SPEAKER: No many. 4 MR. LESHER: -- now. And how many do we 5 stand to gain? 6 Obviously two ramps is better than one and 7 three wharves is better than one.</p>
<p>10 And so I guess one of my concerns would be 11 okay, so you get the boat ramp up and running, 12 it's working.</p>	<p>8 MS. COOK: Your current property is, what, 9 .2, .3 acres. It's small. 10 MR. LESHER: Right.</p>
<p>13 MR. PACK: Silts in.</p>	<p>11 MS. COOK: The property we're purchasing 12 is approaching three acres. So there's a lot 13 more space to add the ramp and parking.</p>
<p>14 MS. PRICE: Exactly, exactly.</p>	<p>14 What we need to get away from, too, is 15 parking all the way up Port Street. We need to 16 redirect that parking somewhere else and away 17 from West Glenwood.</p>
<p>15 (Cross talk.)</p>	<p>18 MS. PRICE: We can launch two boats at the 19 same time. I mean I've launched jet skis. 20 Yeah. It's one pier, but there still you can 21 launch two at the same time.</p>
<p>16 MR. LESHER: Understand barge traffic, 17 barge traffic, tug and barge traffic does not 18 remove silt. It simply redistributes it.</p>	
<p>19 MR. PACK: It moves it.</p>	
<p>20 MR. LESHER: In the same area.</p>	
<p>21 MR. PACK: It moves it.</p>	

<p style="text-align: right;">Page 18</p> <p>1 MR. LESHER: Well, by that logic, you'll 2 be able to do four with the new scheme. 3 MS. PRICE: Okay. 4 MR. SILVERSTEIN: I think the thing is 5 we'd be foolish to be building new piers, new 6 boat ramps if we weren't -- had a plan to make 7 sure that there's enough water for those boats 8 to be able to get out of there. 9 So I think what you're asking for is a 10 fleshed-out plan to show that there's been some 11 thought in development. And that makes a lot 12 of sense. 13 But what we're really looking at doing is 14 giving our community an opportunity to have a 15 waterfront that we don't have. 16 Oxford, you go to Oxford, they have a 17 beautiful little waterfront. And you go to 18 St. Michaels, and they've got a great 19 waterfront. 20 You go to Easton, and you don't have much 21 of a waterfront. And so we're really looking</p>	<p style="text-align: right;">Page 20</p> <p>1 that now y'all agree with what I know I've been 2 saying, and I think probably Corey's been 3 saying -- 4 MR. SILVERSTEIN: Well, I think it's 5 like -- 6 MS. PRICE: -- green space. 7 MR. SILVERSTEIN: -- everything else. 8 Everything evolves. 9 MS. PRICE: Right. 10 MS. COOK: I'll actually disagree. 11 When we sat here before, this is what 12 we've always requested. We've always requested 13 that point to be open space. And we've always 14 requested to move that boat ramp north closer 15 to our property. 16 MS. PRICE: I'm pretty sure it was a 17 boardwalk and you wanted the property -- to 18 take over the property and put a boardwalk and 19 put all kinds of commercial things along there. 20 MS. COOK: No. Nope. In fact, you look 21 at the MXW permitting, there isn't that. So</p>
<p style="text-align: right;">Page 19</p> <p>1 at how we benefit the community. 2 And the concerns you raise are legitimate 3 concerns, and we need to address those concerns 4 and to the point that you feel comfortable. 5 But I think the overall goal really is 6 Easton needs a waterfront. 7 MS. PRICE: Well, three or four years ago, 8 that's not what y'all wanted at all. And I've 9 always said I wanted our parking lot to be 10 green space, whether the boat ramp stayed there 11 or not, but I wanted that to be green space and 12 move the parking lot further back. 13 So I'm glad that the plan has changed to 14 an extent that we're talking about green space, 15 because the last plan we saw three or four 16 years ago was basically high rise development on 17 the whole thing with restaurants and noise and 18 condos and all kinds of stuff and three-story 19 condos and all that kind of stuff. 20 And I don't know what's going to go on on 21 either side. But I'm at least glad to know</p>	<p style="text-align: right;">Page 21</p> <p>1 that's a whole different set of zoning code. 2 What we've always asked from the county is 3 to move that boat ramp and to keep that point 4 open space. 5 What happens beyond that, that's something 6 that our Planning Commission has taken on. And 7 that's in the zoning code. And that's a new 8 plan of the MXW zone. That's not what we've 9 ever talked to you guys about in this realm. 10 We talked to you in the workshops always 11 about moving that boat ramp, but not about 12 putting commercial space down there. 13 MR. ENGLE: Well, I think the spirit of 14 the thing is, and I think people seem to be 15 forgetting, we had both planning departments 16 worked together. And many of those changes 17 that you're looking at are a result of the 18 cooperative nature of these two planning 19 organizations working together to come up with 20 something that they could live with. 21 So what you've got there is a result of</p>

Page 22

1 that partnership. And I think partnership is a
 2 great word for it.
 3 MS. COOK: Sure.
 4 MR. ENGLE: I think all of us should work
 5 together. I think this isn't just something
 6 for Easton, because you guys sure as hell are
 7 going to benefit this from, too, when we put
 8 stuff in there.
 9 This is a big deal for all of us. We all
 10 agree this has got to be done well. And we're
 11 trying to do it well. You can see by the
 12 iteration here, we've done some pretty cool
 13 stuff here.
 14 MR. DIVILIO: So in the spirit of
 15 cooperation, who would be issuing the permits
 16 for that landing?
 17 MS. COOK: Well.
 18 MR. DIVILIO: Would you want to stick with
 19 Talbot County or would you guys create a new
 20 permit? (Inaudible) too, which would -- so
 21 then everybody in Easton would have to have two

Page 23

1 permits for Talbot and for Easton.
 2 MAYOR WILLEY: Not necessarily, because it
 3 could be a combined. We would issue it and we
 4 could split the funds. However it was decided.
 5 MR. SILVERSTEIN: Oh, you're talking about
 6 the boat ramp?
 7 MR. PACK: The boat ramp. I was thinking
 8 building permit. I was confused.
 9 MR. DIVILIO: It sounds like Talbot County
 10 is going to give up our interest in the landing
 11 and just give it to the town is what you're
 12 asking for.
 13 MR. SILVERSTEIN: Well, I think that's a
 14 negotiable thing, item. You know, I don't
 15 think anything is solid at this point.
 16 There's ways of working that out. It
 17 might be we decide you guys, we want you to do
 18 something management wise. I don't know, but I
 19 think that's the kind of thing that needs to
 20 get worked out.
 21 MS. PRICE: Actually just to that point,

Page 24

1 Frank, one of the reasons that we couldn't
 2 charge differently for like out-the-state
 3 people because we took Program Open Space
 4 money.
 5 I'm not sure where the money would be
 6 coming from if the boat ramp were in a
 7 different location, but we...
 8 MR. SILVERSTEIN: We might not have that
 9 problem.
 10 MS. PRICE: We might not have that
 11 problem. We might be able to charge a little
 12 extra to launch in Easton and then we could
 13 both win on that case.
 14 So that's something Preston might be able
 15 to check into and you guys with the Program
 16 Open Space money --
 17 MR. SILVERSTEIN: I'd like to know with
 18 Program Open Space if we could have other land
 19 that take the place of that land that would be
 20 a swap. I think that's something we want to
 21 talk to our delegates about and other folks

Page 25

1 about. So we get more information on that.
 2 MR. PEPER: Just so we're clear, on the
 3 landing itself, there is no Program Open Space
 4 attributed to that property.
 5 MR. SILVERSTEIN: Okay.
 6 MR. PEPER: There's DNR's working
 7 waterfront grant money is what goes into all
 8 the landings. I don't think any of our
 9 landings actually have Program Open Space.
 10 That's in mostly parks.
 11 Our landings have State of Maryland DNR
 12 working waterfront money, which is State and it
 13 also has federal funds in --
 14 MS. PRICE: Is that why we can't charge
 15 differently?
 16 MR. PEPER: Which is why we can't charge
 17 for out of town, out of state, and that's why
 18 we can't exclude and that's why we're kind of
 19 hemmed into a lot of this.
 20 But the amount of money that we've gotten
 21 over the years is astronomical. So that's why

Page 26	Page 28
<p>1 we never really -- that's why we're handcuffed</p> <p>2 to try to charge for out of state or raise that</p> <p>3 fee much. We actually have one of the largest,</p> <p>4 one of the highest fees for boat ramps already.</p> <p>5 MR. SILVERSTEIN: So do you know if we</p> <p>6 have to pay that back if we discontinue using</p> <p>7 that?</p> <p>8 MR. PEPPER: So if you were to close this</p> <p>9 in and you launched your water access, yes, you</p> <p>10 would be required to pay back certain monies</p> <p>11 depending on how long it's been. There's</p> <p>12 usually a 20-year lifespan with those type of</p> <p>13 grants.</p> <p>14 So I would guess you probably would be</p> <p>15 somewhere between 50 and \$100,000 easily with</p> <p>16 just the grant money back to the State.</p> <p>17 MS. PRICE: Well, what if you kept like a</p> <p>18 small kayak launch or something, not a full</p> <p>19 boat ramp?</p> <p>20 MR. PEPPER: You would probably still, with</p> <p>21 this particular property, you're probably still</p>	<p>1 then it doesn't change use.</p> <p>2 MR. PEPPER: So the problem with the house</p> <p>3 is if you turn that house, depending on what</p> <p>4 you do with that house, certain things, there</p> <p>5 are certain limitations with Program Open</p> <p>6 Space. You can't, obviously you can't run a</p> <p>7 retail business out of Program Open Space --</p> <p>8 MR. SILVERSTEIN: Well, the mayor was</p> <p>9 talking about making that like a tourism</p> <p>10 center.</p> <p>11 MR. PEPPER: I'd have to check --</p> <p>12 MR. SILVERSTEIN: We'd have to check,</p> <p>13 yeah.</p> <p>14 MS. PRICE: Well, that thing, as we all</p> <p>15 know, needs major renovations.</p> <p>16 MR. SILVERSTEIN: Sure.</p> <p>17 MS. PRICE: And should probably stay some</p> <p>18 type of a historic thing. And it would be nice</p> <p>19 if a private entity would kind of take over and</p> <p>20 do something with that.</p> <p>21 MR. LESHER: Or the town or just any</p>
<p>Page 27</p> <p>1 going to be stuck. I don't think they would</p> <p>2 probably do it with this one.</p> <p>3 MR. SILVERSTEIN: I mean I really like the</p> <p>4 concept of that coming green open space, but</p> <p>5 that doesn't seem insurmountable.</p> <p>6 SPEAKER: Okay.</p> <p>7 MR. PEPPER: And then just to make sure</p> <p>8 everything is clear.</p> <p>9 So the other two pieces of property that</p> <p>10 came up earlier, so 925 Port Street and then</p> <p>11 there's a little park that's situated. It's</p> <p>12 that green space on the right of this picture.</p> <p>13 That is Program Open Space funding. So that</p> <p>14 carries a whole different --</p> <p>15 MR. SILVERSTEIN: But if we make</p> <p>16 arrangements to take it over, we have to pay</p> <p>17 for it.</p> <p>18 MR. PACK: If you leave it open. I</p> <p>19 mean --</p> <p>20 MR. SILVERSTEIN: Yeah. If we leave it</p> <p>21 open the way it is and reutilize the house,</p>	<p>Page 29</p> <p>1 entity other than the county right now.</p> <p>2 MS. PRICE: Yeah.</p> <p>3 MR. SILVERSTEIN: I think we've had great</p> <p>4 success with some of the properties on The</p> <p>5 Hill.</p> <p>6 MR. LESHER: Yeah.</p> <p>7 MR. SILVERSTEIN: Talking about</p> <p>8 restoration of properties. There is some</p> <p>9 experience along those lines.</p> <p>10 MR. LESHER: I've said before on the</p> <p>11 record that I'm eager to see the county shed</p> <p>12 that property to an entity that will use it</p> <p>13 beneficially.</p> <p>14 We're not doing anything with it, and it's</p> <p>15 just deteriorating and it needs to find a use,</p> <p>16 it needs to find a good owner.</p> <p>17 MR. PACK: A lightning bolt.</p> <p>18 MR. LESHER: No, no, no, no.</p> <p>19 MR. PACK: Again, I'm just fleshing</p> <p>20 through some things in my mind. I gave you a</p> <p>21 list of a couple of things already.</p>

Page 30	Page 32
<p>1 Again, just throwing this out here. Would 2 this be in perpetuity? Would this be a 3 ten-year arrangement? Would this be something 4 that has to be renewed? 5 Boat ramps can be closed and reopened. 6 All it takes is pulling up that front portion 7 of it and opening it back up again. 8 If in the future something were to happen, 9 would that ramp to the north of this ramp, this 10 area, was silted in or anything would happen to 11 it, would this be something that would be in 12 perpetuity or would it be something that would 13 have to be renewed every ten years? 14 MR. SILVERSTEIN: Well, my thought is, 15 Corey, we want to keep that kind of traffic off 16 of Port Street. We don't want to see boats 17 parking up and down Port Street as it's 18 redeveloped. 19 And therefore, no. I wouldn't envision 20 that being opened. And if we're going to put 21 in boat ramps, then we're going to do as a</p>	<p>1 about a significant investment into it, and 2 wouldn't be putting the boat ramp in if they 3 didn't intend for it to work. 4 But I guess I would want something in 5 there that if for whatever reason that ramp 6 doesn't work due to whatever circumstance, that 7 Easton would pay to put this one back so that 8 we would always have a ramp on that -- 9 MR. PACK: That's what I was talking 10 about. 11 MS. PRICE: Exactly. 12 MR. PACK: I guess -- 13 MR. ENGLE: -- two feet of water. I've 14 been around boats for over 70 years, and I've 15 never seen a boat that required 12 to 14 feet 16 of water and a trailer. 17 MR. PACK: Three feet. Three feet of 18 water you can get in there. 19 MS. PRICE: Well, sailboats, though. You 20 need deeper water for sailboats. 21 MS. COOK: I guess along that question,</p>
<p>1 community, a town, what is necessary to make 2 those operate. 3 MR. DIVILIO: There also have been 4 multiple accidents at that landing, people 5 going right into the water. And there's been 6 things done to try to adjust it, but it still 7 happens. 8 MR. SILVERSTEIN: I go down there 9 periodically with my wife and bring a snack and 10 sit there and look at the waterfront and watch 11 the activities. And it's pretty scary 12 sometimes. 13 MR. ENGLE: That kayak ramp's been busted 14 forever. 15 MR. PEPPER: It's fixed. 16 MR. SILVERSTEIN: He said it's fixed. 17 MR. ENGLE: It's fixed? 18 MR. PEPPER: Yes, it is. 19 MR. ENGLE: It wasn't a couple of weeks 20 ago. 21 MS. PRICE: I guess obviously talking</p>	<p>1 does it have to be back at that location or 2 would the agreement be just that a boat ramp 3 remains on Easton Point? 4 MR. PACK: That's something that can be 5 talked about. 6 MS. PRICE: Right. 7 MR. SILVERSTEIN: That's negotiable. 8 MS. PRICE: Yeah. 9 MR. PACK: And if the ramp is closed and 10 it becomes open space, I would assume that it 11 stays in the county as our park and recs 12 property. 13 MS. PRICE: Uh-huh. 14 MR. PACK: Open space. 15 MS. PRICE: Which leaves that available to 16 us. Obviously, we wouldn't -- years down the 17 road, wouldn't want to have to pay to put 18 something back if something were to go haywire 19 with the other. And I would want something 20 like that in the agreement. 21 MR. PACK: Retain ownership of the</p>

Page 34	Page 36
<p>1 property.</p> <p>2 MS. PRICE: Correct.</p> <p>3 MR. CALLAHAN: Was there any thought of --</p> <p>4 so the main entrance would actually come this</p> <p>5 way, correct?</p> <p>6 MAYOR WILLEY: The main entrance would be</p> <p>7 right where the old Public Works is, right now</p> <p>8 that pink square.</p> <p>9 MR. CALLAHAN: Was there any thought</p> <p>10 coming this way?</p> <p>11 MAYOR WILLEY: Yup. And the neighbors</p> <p>12 were a little bit upset because it increased</p> <p>13 the traffic into that neighborhood.</p> <p>14 MR. CALLAHAN: I got you.</p> <p>15 MS. COOK: That plan is kind of a holder</p> <p>16 place. The official Easton Point plan was</p> <p>17 slightly different. We have made modifications</p> <p>18 to it to include a small like eight to ten-car</p> <p>19 parking lot off of West Glenwood with a gate.</p> <p>20 MR. CALLAHAN: I got you.</p> <p>21 MS. COOK: But really that was never</p>	<p>1 owners. Maybe Town, County, and a private</p> <p>2 ownership.</p> <p>3 MR. PACK: Not the same owner that owned</p> <p>4 the trailer park, right?</p> <p>5 MR. SILVERSTEIN: No, not that I'm aware</p> <p>6 of.</p> <p>7 But it really is, you drive over there,</p> <p>8 and it's all full of holes.</p> <p>9 MS. PRICE: Maybe we shouldn't call it</p> <p>10 Flood Alley. Doesn't have a lot of confidence.</p> <p>11 Go to Flood Alley where you can launch your</p> <p>12 boat.</p> <p>13 MR. DIVILIO: I've got a question about</p> <p>14 the intersection at Glenwood Avenue. Would you</p> <p>15 think about putting that traffic light and only</p> <p>16 using it during school hours?</p> <p>17 MAYOR WILLEY: No.</p> <p>18 MR. DIVILIO: You want to use it all the</p> <p>19 time?</p> <p>20 MR. LESHER: It's up to State Highway.</p> <p>21 MR. DIVILIO: I'm just thinking flow wise.</p>
<p>1 intended to be a main entrance into that</p> <p>2 because of trailer parking and the traffic.</p> <p>3 MR. CALLAHAN: I got you.</p> <p>4 MS. COOK: And we really want to push that</p> <p>5 out into the main entrance where the Public</p> <p>6 Works facility is.</p> <p>7 MR. CALLAHAN: Got you.</p> <p>8 MR. PACK: And tax records don't show who</p> <p>9 owns Flood Avenue?</p> <p>10 MR. SILVERSTEIN: There's multiple owners.</p> <p>11 MS. COOK: I think we own a piece.</p> <p>12 MR. SILVERSTEIN: The County, the Town.</p> <p>13 MR. PACK: I own a piece? Oh, the County.</p> <p>14 MR. SILVERSTEIN: I think Don Richardson</p> <p>15 had told me -- I had complaints from people who</p> <p>16 were bicycling trying to get over to the</p> <p>17 bridge. Go drive by and take a look at all the</p> <p>18 holes in the road.</p> <p>19 MR. LESHER: We don't have a whole lot</p> <p>20 invested in that.</p> <p>21 MR. SILVERSTEIN: No. But it's like three</p>	<p>1 We have a problem with flow.</p> <p>2 MS. PRICE: -- blinking. You don't have</p> <p>3 to have red, yellow, green all the time, even</p> <p>4 if it's State Highway. You could have hours</p> <p>5 where it's just a blinking yellow caution. I</p> <p>6 agree with Frank.</p> <p>7 MR. PACK: That's --</p> <p>8 MAYOR WILLEY: If you watch people cross</p> <p>9 that intersection now at the stop sign, they're</p> <p>10 taking chances by trying to get in between</p> <p>11 lines of traffic.</p> <p>12 MR. PACK: (Inaudible.)</p> <p>13 MS. PRICE: I remember when that thing was</p> <p>14 a bypass. And now we've got, what, eight</p> <p>15 traffic lights.</p> <p>16 MR. DIVILIO: I'm thinking about flow and</p> <p>17 safety. I mean there's accidents with people</p> <p>18 making left-hand turns at different times when</p> <p>19 lights aren't consistent, but there's also</p> <p>20 reasons to avoid pedestrian traffic across a</p> <p>21 road. But then there's also ways to redirect</p>

Page 38	Page 40
<p>1 people but try to limit the use of it.</p> <p>2 I'm thinking of if you're putting in it</p> <p>3 for a school, then you only need it twice a</p> <p>4 day. But if you're putting in it for</p> <p>5 pedestrians, then you're going to have</p> <p>6 pedestrians crossing.</p> <p>7 I don't see any other intersection on 50</p> <p>8 or the bypass, it's the bypass.</p> <p>9 MR. CALLAHAN: Parkway.</p> <p>10 MR. DIVILIO: It's not, it's not. There's</p> <p>11 no other -- nobody is walking across Oxford</p> <p>12 Road.</p> <p>13 MR. SILVERSTEIN: They're bicycling</p> <p>14 across.</p> <p>15 MR. DIVILIO: Well, bicycle pedestrians</p> <p>16 and bicycles should have -- that's different</p> <p>17 than the pedestrians. And you can also make</p> <p>18 paths and trails for bicycles.</p> <p>19 MR. SILVERSTEIN: But you got to still</p> <p>20 cross.</p> <p>21 MS. PRICE: Why? Why do we need a</p>	<p>1 Port Street and do a tunnel underneath as</p> <p>2 opposed to have two different.</p> <p>3 Have you guys looked at a tunnel?</p> <p>4 MAYOR WILLEY: (Inaudible). As low as it</p> <p>5 is in that area, I don't think a tunnel would</p> <p>6 help us (inaudible).</p> <p>7 MS. PRICE: Too close to Flood Avenue.</p> <p>8 MR. DIVILIO: Because I've seen that work</p> <p>9 well in Salisbury.</p> <p>10 I just, I have a concern about pedestrian</p> <p>11 traffic walking across at two different</p> <p>12 intersections right there, because you're</p> <p>13 definitely increasing it, but you're not adding</p> <p>14 any homes. You're not adding -- I mean maybe</p> <p>15 there's a lot of folks in Londonderry who walk</p> <p>16 in town. But the other neighborhood that</p> <p>17 you're directing everybody to --</p> <p>18 MR. SILVERSTEIN: Well, you got to</p> <p>19 remember Port Street, you've going to have</p> <p>20 additional development down there. So you're</p> <p>21 going to see more individuals.</p>
<p>1 pedestrian crossing at Glenwood?</p> <p>2 MS. COOK: Our rail to trail extends</p> <p>3 there.</p> <p>4 MR. DIVILIO: But you also have --</p> <p>5 MS. COOK: -- path right through the park.</p> <p>6 MR. DIVILIO: But you've got it right down</p> <p>7 at Port Street.</p> <p>8 MS. COOK: Correct. It bifurcates off of</p> <p>9 Port to two locations. It goes down Port</p> <p>10 Street. This is just part of the extension</p> <p>11 that's coming off our current pathway.</p> <p>12 MR. DIVILIO: Right. But if you're going</p> <p>13 to walk that trail, you could make a decision</p> <p>14 to say no, you have to walk a little bit</p> <p>15 farther to be safer.</p> <p>16 MAYOR WILLEY: You also have a fair number</p> <p>17 of people at Easton Village that use that</p> <p>18 pathway into the downtown.</p> <p>19 MS. PRICE: Then why not get rid of the</p> <p>20 light at Port Street?</p> <p>21 MR. DIVILIO: Yeah. Then maybe not do</p>	<p>1 MR. DIVILIO: Yeah --</p> <p>2 (Cross talk.)</p> <p>3 MR. SILVERSTEIN: We're looking at Port</p> <p>4 Street as a gateway into the downtown.</p> <p>5 MR. DIVILIO: But you're adding another</p> <p>6 gateway to the same park just half a mile up.</p> <p>7 MR. SILVERSTEIN: But if the school wasn't</p> <p>8 there, that would be a different situation.</p> <p>9 And the school operates certain times. But on</p> <p>10 the other hand, you still have neighbors that</p> <p>11 are going back and forth, you have people</p> <p>12 coming and bicycling on the bridge, you have</p> <p>13 people from Easton Village walking into town.</p> <p>14 So --</p> <p>15 MS. PRICE: The school has always been</p> <p>16 there. So this is not an increase in</p> <p>17 pedestrian children traffic. Hopefully they're</p> <p>18 not crossing the bypass parkway --</p> <p>19 MAYOR WILLEY: One of the proposals for</p> <p>20 this park now has come from Phillips</p> <p>21 Environmental at Tilghman Island. They're</p>

Page 42	Page 44
<p>1 expecting to move up, and we've offered them 2 space in the old Public Works building. We can 3 renovate that.</p> <p>4 So you're looking at the school classes 5 coming down for that operation.</p> <p>6 MR. DIVILIO: Anytime I've been able to 7 speak with Department of Transportation or 8 State Highway, I try to revisit how many lights 9 we have, how many intersections there are, and 10 how we need to improve traffic flow through 11 this town. And it's going to continue to get 12 worse. And adding intersections I don't think 13 is the best idea if we can figure out a better 14 way of getting traffic to the right one.</p> <p>15 MR. SILVERSTEIN: All you got to do is 16 look at 50 and where the crossover was to go to 17 St. Michael's to come onto the parkway. And 18 the flashing light there, all of the accidents 19 that we had. And we finally got the State to 20 do a red light, yellow, green light.</p> <p>21 Watch the way people are driving. People</p>	<p>1 MR. ENGLE: -- (inaudible) created part of 2 the problem by putting that new elementary 3 school there. Now you've got school buses that 4 have to go all through town to get back on the 5 bypass where they have a traffic light.</p> <p>6 SPEAKER: Parkway.</p> <p>7 MR. ENGLE: They go a block and a half, 8 then they're on the bypass.</p> <p>9 I thought you guys were in favor of the 10 safety aspect of --</p> <p>11 MR. DIVILIO: I'm in favor or safety in 12 children. Absolutely, absolutely. But there's 13 also already a traffic light at Port Street and 14 there's also another one at St. Michaels Road 15 for the school buses that could use.</p> <p>16 MR. ENGLE: How many school buses use 17 St. Michael's Road?</p> <p>18 MR. DIVILIO: Coming through Washington 19 Street.</p> <p>20 MR. ENGLE: So they're going to go all the 21 way up to Washington Street, come back down to</p>
<p>Page 43</p> <p>1 are not paying attention to traffic. They 2 drive through stop signs.</p> <p>3 I had three people today almost hit me 4 coming through stop signs in a 25-mile zone 5 downtown.</p> <p>6 You've got people who are not paying 7 attention. They're on their phone. They're 8 doing whatever.</p> <p>9 And I'll tell you what, I think that 10 slowing them down so that pedestrians, 11 bicyclists can cross, stuff like that, is not a 12 bad deal.</p> <p>13 And using the parkway to get to 14 St. Michaels or get to Oxford or something 15 like that, but some people are using that to 16 bypass 50. And that's not really what it was 17 intended to be.</p> <p>18 MS. PRICE: I think back in the day it 19 was. It was exactly what it was intended to be 20 because there weren't traffic lights. There 21 was maybe two or three at tops when I was --</p>	<p>Page 45</p> <p>1 go down to go on St. Michaels Road?</p> <p>2 MR. DIVILIO: For safety, sure.</p> <p>3 MS. PRICE: The school didn't move.</p> <p>4 MR. SILVERSTEIN: No, the school didn't 5 move.</p> <p>6 MS. PRICE: No.</p> <p>7 MR. SILVERSTEIN: It changed. But the 8 patterns, the traffic patterns are such.</p> <p>9 I watch the school buses come up to 10 Washington Street through narrow, narrow 11 streets over by where the cigar store is and 12 stuff like that. And see cars parked on both 13 sides. That to me is not the optimal way to 14 get your school buses out and going to the 15 east.</p> <p>16 So I think part of it is because they 17 can't get onto the parkway. They can't make 18 that turn, that left-hand turn.</p> <p>19 And I just think that we've all felt it's 20 imperative to get a traffic light there, Frank. 21 And if it slows down people a little bit more,</p>

Page 46	Page 48
<p>1 so be it. But the safety of our citizens and 2 the kids is more important than making that a 3 fast runway. 4 MR. DIVILIO: I'm not saying a fast runway 5 or speeding it up. That's why I said and used 6 the school hours. I thought that that might 7 be -- 8 MS. PRICE: That's right. Yeah. Glenwood 9 and Port Street are not that far from each 10 other. They're not going to speed up that 11 much. 12 MR. DIVILIO: (Inaudible.) 13 MS. PRICE: Well, again, I think the 14 flashing light idea and having the crossing 15 guard there to help run the light during school 16 hours is something to at least talk about. 17 MAYOR WILLEY: Let me ask you this. 18 Tonight's idea was to get your approval for 19 looking ahead at the plan for relocating the 20 boat ramp and doing some of the other projects 21 at Easton Point.</p>	<p>1 MR. LESHHER: Okay. 2 MR. PACK: You can't physically do that, 3 though. But okay. 4 MR. CALLAHAN: Yeah, yeah. So do we want 5 to take a vote or a straw poll -- 6 MS. PRICE: Well, I think it's a little 7 premature to do that. I think we need to -- 8 we've seen the presentation. And I think 9 that's a little fast -- 10 MR. CALLAHAN: I think it's only fair to 11 them to see are we willing to relocate it. 12 Then they're going to come back with proposals 13 on how they're going to do it. 14 Are we willing to let them move forward to 15 relocate it? 16 MR. SILVERSTEIN: Do you like the concept 17 is what you're saying, right? 18 MR. PACK: Let me say for clarification, 19 Chuck. And I know you used the word -- we're 20 not going to own that other boat ramp. Once 21 it's built, it's going to be town owned. It's</p>
<p>Page 47</p> <p>1 All the other questions we can take into 2 the final plan. Because we're going to what if 3 to death tonight if -- 4 MS. PRICE: Right. 5 MAYOR WILLEY: -- we sit here and think of 6 all the things that could go wrong. 7 Let us come up with a plan and then go 8 from there. 9 MR. CALLAHAN: So I'll build off of that. 10 I think, Council, we need to figure out are we 11 willing to relocate the boat ramp? 12 MR. PACK: Close the boat ramp. 13 MR. CALLAHAN: No. For right now we're -- 14 MR. PACK: Close this one? 15 MR. LESHHER: Whatever you call it. 16 MR. CALLAHAN: Whatever you call it. 17 MR. LESHHER: The general concept that's on 18 the table here, I can support this. 19 MR. CALLAHAN: I look at it a little bit 20 different. I look at it as a relocation is how 21 I look at it.</p>	<p>Page 49</p> <p>1 not going to be county owned. So we're not 2 relocating ownership of that boat ramp. 3 So you keep on saying relocate, relocate. 4 We're not relocating anything. 5 The question is is are we going to close 6 this boat ramp and then allow the town to move 7 forward with their project to build their boat 8 ramp. We're not owning that boat ramp. We 9 would have nothing to do with that boat ramp 10 other than, as I suggested, making sure that 11 boat ramp, the features of the parking and the 12 boat ramp and size, are not anything less than 13 our current boat ramp because the last thing he 14 needs to hear is phone calls from people saying 15 I can't get in, I'm having a problem with my 16 trailer, they made it too small, the spots are 17 too small. 18 So it's not a relocation. It's a closing 19 of this boat ramp to allow them to build their 20 boat ramp. And who pays what, when does it 21 happen. I would say it should happen after the</p>

Page 50	Page 52
<p>1 new boat ramp is built. And therefore, I would 2 suggest that there's some input from Parks and 3 Recs to make sure that the boat ramp, the 4 features of the boat ramp are no less than what 5 is currently there so that the boaters who are 6 using this boat ramp are not losing anything in 7 size and space and access and those kind of 8 things, and that the space remains open under 9 county use.</p> <p>10 I notice, suggest a drawing, but there's a 11 turnaround at the bottom of that green space. 12 I don't like that. But that's something that 13 can be talked about.</p> <p>14 I mean the space should basically stay 15 open and not have black top on it, just open 16 green space. That's just my two cents on it.</p> <p>17 But we're not relocating anything because 18 we won't own it. We're not owning that boat 19 ramp. We would not own any operation of the 20 boat ramp. It's going to be all up to the 21 Reingold or whoever runs their landings to take</p>	<p>1 to write it up, whoever. And let those two 2 present those points to you all and see if 3 that's agreeable for a next step?</p> <p>4 I mean I just offered up a whole bunch of 5 things that I would like to see done. You all 6 may say well, we don't want that, Corey, we 7 want to own it.</p> <p>8 So I think the next step would be maybe 9 put some points on paper and then offer those 10 points to whomever and let's see, let's start 11 that negotiation.</p> <p>12 To answer your question, Al, yes, I do.</p> <p>13 MR. SILVERSTEIN: That's all I'm asking.</p> <p>14 MR. PACK: Yes, I do.</p> <p>15 MS. COOK: If it's a hard no, we'd like to 16 know now --</p> <p>17 MR. PACK: No. I --</p> <p>18 MS. COOK: -- investing time and energy 19 into it.</p> <p>20 MR. PACK: You all have been patient with 21 us the last ten years with this.</p>
<p>Page 51</p> <p>1 care of it. Preston is out of that.</p> <p>2 MR. CALLAHAN: Okay. Well, that's fine. 3 So are we willing to do that?</p> <p>4 MS. PRICE: I think we need to see the 5 questions that we talked about today and --</p> <p>6 MR. CALLAHAN: Right.</p> <p>7 MS. PRICE: And whether it's a draft 8 proposal and some verbiage, legal verbiage to 9 make sure that we're --</p> <p>10 MR. SILVERSTEIN: Excuse me. What I don't 11 understand is do you like the concept?</p> <p>12 MS. PRICE: I love the idea of having 13 green space and --</p> <p>14 MR. SILVERSTEIN: I mean a new park of 15 additional boating opportunities, do you like 16 the concept or not?</p> <p>17 MR. PACK: Council, could I suggest that 18 we -- I mean we have some points that I offered 19 up and we offered up.</p> <p>20 Can we put the points on paper? I don't 21 know who is your point person. We get Patrick</p>	<p>Page 53</p> <p>1 MS. PRICE: Yes. The proposal is 2 completely different than it used to be.</p> <p>3 MR. PACK: Right. And I think that, you 4 know, what you're trying to achieve -- and 5 look, I've been around the State. And you're 6 right, having water access where you can have 7 dining, we're trying to do the same thing at 8 Ferry Point.</p> <p>9 MR. CALLAHAN: Yeah.</p> <p>10 MR. PACK: We're trying to create Ferry 11 Point for dining so that people can come to 12 that part of the county and sit down and enjoy 13 a meal and look over the water. I get it.</p> <p>14 We can be a partner with that. It's just 15 how to get the language together. So Patrick 16 and Preston can sit down with you guys and get 17 the language together.</p> <p>18 So Mr. President, my vote would be to 19 offer something back to them in writing and 20 then let's see where that goes.</p> <p>21 MR. CALLAHAN: Okay, okay. Mr. Vice</p>

Page 54	Page 56
<p>1 President.</p> <p>2 MR. LESHER: I support the concept,</p> <p>3 absolutely.</p> <p>4 MR. CALLAHAN: Ms. Price, do you support</p> <p>5 the concept?</p> <p>6 MS. PRICE: The concept, yeah.</p> <p>7 MR. CALLAHAN: Mr. Divilio?</p> <p>8 MR. DIVILIO: Yes. I'm in support. I</p> <p>9 liked what I said about owning the landing,</p> <p>10 that that could be, the permitting, if that</p> <p>11 could be negotiable.</p> <p>12 MR. CALLAHAN: Right.</p> <p>13 MR. DIVILIO: I guess you have the car I</p> <p>14 want to buy and we just got to get to the right</p> <p>15 price on it.</p> <p>16 MR. SILVERSTEIN: Just like everything</p> <p>17 else.</p> <p>18 MR. PACK: You're referring to the boat</p> <p>19 slips?</p> <p>20 MR. DIVILIO: Yes.</p> <p>21 MR. SILVERSTEIN: Right.</p>	<p>1 information.</p> <p>2 MR. PACK: Put something in writing and</p> <p>3 send it over, then?</p> <p>4 MR. SILVERSTEIN: Yup.</p> <p>5 MR. ENGLE: Because you guys got to tell</p> <p>6 us what you need so you can make that decision.</p> <p>7 I mean did we send the package of this to</p> <p>8 you?</p> <p>9 MR. LESHER: Yes.</p> <p>10 MR. PACK: Yeah, we have that.</p> <p>11 MR. ENGLE: Another one. That's in there.</p> <p>12 If you need more than that, let us know.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MR. DAVIS: So when will we have the</p> <p>15 turnaround and letting us know? I mean date</p> <p>16 and times and things are very important, that</p> <p>17 what would be the turnaround that you would</p> <p>18 have some things that you would like to see in</p> <p>19 there, that we could get it back to the city?</p> <p>20 And if we could work on those things and</p> <p>21 present something further?</p>
Page 55	Page 57
<p>1 MR. PACK: Yeah. We can talk about that.</p> <p>2 MR. DIVILIO: Because we have a landings</p> <p>3 officer already. We've got all that code,</p> <p>4 we've done all that work.</p> <p>5 MR. PACK: Right.</p> <p>6 MR. DIVILIO: I feel like, as a</p> <p>7 constituent, I'd be happy with just one permit</p> <p>8 on my trailer.</p> <p>9 MR. PACK: Got you. And that's something</p> <p>10 that can also be discussed.</p> <p>11 MR. SILVERSTEIN: That could be worked</p> <p>12 out.</p> <p>13 MR. PACK: Sure.</p> <p>14 MAYOR WILLEY: That shouldn't stop the</p> <p>15 project.</p> <p>16 MR. PACK: No, no.</p> <p>17 MR. SILVERSTEIN: No.</p> <p>18 MR. CALLAHAN: So does that give you guys</p> <p>19 enough that we're behind you?</p> <p>20 MS. COOK: Yes.</p> <p>21 MR. SILVERSTEIN: We'll wait for your</p>	<p>1 I'm just asking.</p> <p>2 MR. DIVILIO: Can I build off of that for</p> <p>3 one second? I thought we had three things that</p> <p>4 we were covering.</p> <p>5 So we had the concept of this, we had the</p> <p>6 Port Street House, and then Flood.</p> <p>7 MR. SILVERSTEIN: Flood Alley.</p> <p>8 MS. COOK: Correct.</p> <p>9 MR. DIVILIO: Flood Alley.</p> <p>10 MR. CALLAHAN: Right.</p> <p>11 MR. DIVILIO: So can we take those three</p> <p>12 as three separate things?</p> <p>13 MR. PACK: That's how they should be.</p> <p>14 MR. SILVERSTEIN: Right.</p> <p>15 MR. DIVILIO: Okay.</p> <p>16 MS. PRICE: We own that.</p> <p>17 MR. DIVILIO: Because two of those we can</p> <p>18 get back to you immediately on.</p> <p>19 MR. CALLAHAN: Right. We can do that.</p> <p>20 MR. STAMP: I was just going to say. We</p> <p>21 have a recorder here.</p>

Page 58	Page 60
<p>1 Give us a couple of weeks. We'll put 2 something together for Council, let you take a 3 look at it.</p>	<p>1 could be a privately-owned road. So are they 2 still alive? Are the descendants willing to 3 sell?</p>
<p>4 If you're good with it, you can redirect 5 us, we'll send it over.</p>	<p>4 MAYOR WILLEY: This is another one of 5 those West Glenwood Avenue deals.</p>
<p>6 MS. PRICE: We've got a transcriptionist. 7 So everything is on the record now.</p>	<p>6 MR. DIVILIO: So as far as the Port Street 7 House, I'll go on record saying that I do think</p>
<p>8 MR. PACK: Sure. We --</p>	<p>8 that we should sell it to anybody who is</p>
<p>9 MR. DIVILIO: As far as -- can we address 10 the two, the Flood Lane and the Port Street 11 House?</p>	<p>9 interested in purchasing and using it to do 10 something. 11 MS. PRICE: I agree with you.</p>
<p>12 MS. PRICE: Question. Who is supposed to 13 be maintaining Flood Alley right now, the town 14 or the county?</p>	<p>12 MR. PACK: That's POS, right? That is 13 POS. So that's something that your board needs 14 to kind of --</p>
<p>15 MR. SILVERSTEIN: Nobody.</p>	<p>15 MR. DIVILIO: We did. The board did. The</p>
<p>16 MS. PRICE: Nobody?</p>	<p>16 board reviewed it. The board has made a</p>
<p>17 MR. SILVERSTEIN: Nobody is maintaining 18 it.</p>	<p>17 decision on it as well. 18 MR. PACK: So if we sell it, the money</p>
<p>19 MS. COOK: Nobody is maintaining it.</p>	<p>19 goes back to the State.</p>
<p>20 MS. PRICE: Okay. Who is supposed to?</p>	<p>20 MS. PRICE: I guess it depends on the use.</p>
<p>21 MR. CALLAHAN: That's what we're trying to</p>	<p>21 MR. DIVILIO: POS, we have to buy</p>
Page 59	Page 61
<p>1 find out.</p>	<p>1 something else.</p>
<p>2 MAYOR WILLEY: The town probably 3 (inaudible).</p>	<p>2 MR. PEPER: For Program Open Space, we 3 would need to buy something of equal value and</p>
<p>4 MR. SILVERSTEIN: If anything.</p>	<p>4 size before we were to get rid of it.</p>
<p>5 MS. PRICE: We don't know if it's a town 6 road or a county road or a private road?</p>	<p>5 MR. PACK: (Inaudible.) 6 MR. LESHER: Or the restriction stays on</p>
<p>7 MAYOR WILLEY: We're very gracious.</p>	<p>7 property under town ownership?</p>
<p>8 MR. SILVERSTEIN: It's town, it's county, 9 it's private, and the town does some work on 10 it.</p>	<p>8 MR. PEPER: I'm not sure. Can you do 9 that? I'm not sure if you can change 10 ownership. I'm not sure. I can check.</p>
<p>11 MR. PACK: So I think, Mr. Divilio, we 12 would have to, as was pointed out, establish 13 who owns what on Flood, whether we own all the 14 way up or whether it's bi-owners on that land. 15 And then figure out how to go about 16 transferring that land into the town.</p>	<p>11 MS. PRICE: It may change the value of 12 what we have to replace it. If it's going to 13 stay in that type of usage, the question is do 14 we have to replace it -- how do you determine 15 the value. If it stays as open usage versus 16 with a commercial use, the value goes up and it 17 (inaudible) more expensive. Right?</p>
<p>17 MR. DIVILIO: Okay.</p>	<p>18 MR. PACK: Let me ask a question.</p>
<p>18 MR. PACK: So we have to do the land 19 search, kind of find out who owns what section, 20 how far up do we go, how far up does -- maybe 21 some of it could be privately-owned road. It</p>	<p>19 MR. PEPER: Can't make any improvements on 20 it. 21 MS. PRICE: Right.</p>

Page 62	Page 64
<p>1 MR. PACK: If the house went away and it 2 became just open space, would that still be 3 okay with POS? 4 SPEAKER: No. 5 MR. PACK: I'm just asking. 6 MS. COOK: Corey, do you have a plan that 7 you're trying to (inaudible)? 8 MR. PACK: I praying every time I hear 9 thunder, I'm praying. 10 MS. PRICE: There's a tree growing in the 11 middle of the house; isn't there? 12 MS. COOK: Is it still there? It was 13 there a few years ago. 14 MR. CALLAHAN: Okay. So we're all 15 straight on where we're going with the boat 16 ramp. So Councilman, you have anything else on 17 the boat ramp? 18 MR. DAVIS: No. I think this was very 19 good for all of us to be together. 20 MR. CALLAHAN: Good, good. Ron. 21 MR. ENGLE: I think we're moving in the</p>	<p>1 fast can you take it over, where can you sign 2 on the dotted line. 3 MR. CALLAHAN: Yup, yup. 4 MS. PRICE: You learn quick. 5 MR. CALLAHAN: Okay. So Mayor, you got a 6 couple of other subjects. 7 MR. STAMP: Can't do that. 8 MR. CALLAHAN: We can't do that. We got 9 to stay -- 10 (Cross talk.) 11 MR. CALLAHAN: That's why we got him here. 12 MAYOR WILLEY: I just wanted to let you 13 know we haven't forgot. 14 MR. CALLAHAN: (Inaudible.) 15 MAYOR WILLEY: We haven't forgotten the 16 items. 17 MS. PRICE: -- one issue was already taken 18 care of. I do think the one issue was already 19 taken care of, the land. We can't talk about 20 it. 21 MR. CALLAHAN: Okay. I appreciate it.</p>
Page 63	Page 65
<p>1 right direction. 2 MR. CALLAHAN: Good, good. 3 MR. SILVERSTEIN: I appreciate everybody's 4 input. I think the whole idea is for us all to 5 coalesce on something that's going to be 6 beneficial for the community. 7 MR. CALLAHAN: Absolutely, absolutely. 8 MR. SILVERSTEIN: And you got to protect 9 the county's interest. Mayor has got to 10 protect the town's interest, as we do. 11 MR. CALLAHAN: And I think that's what's 12 important for everybody to know. That's what 13 we're all striving for, to be collaborative on 14 all this in the first place. 15 MR. SILVERSTEIN: Right. 16 MR. CALLAHAN: Okay, Mayor. 17 MAYOR WILLEY: Ready to close. 18 MR. CALLAHAN: Yup. Ready to close. 19 MR. LESHER: And on the road, when we've 20 got a county-owned or possibly county-owned 21 road within town limits, our usual route is how</p>	<p>1 Does anybody else have anything? You got to be 2 able to say something. You're good, okay. 3 Anybody else? Okay. We're good? 4 Cassandra, you good? 5 MS. VANHOOSER: I'm good. 6 MR. CALLAHAN: All right. Well, thanks a 7 lot. 8 MS. COOK: Thank you. 9 MR. CALLAHAN: Appreciate it. 10 (Work Session concluded at: 6:19 p.m.) 11 12 13 14 15 16 17 18 19 20 21</p>

1 STATE OF MARYLAND
 2 I, Diane Houlihan, a Notary Public in and
 for the State of Maryland, County of Anne Arundel,
 3 do hereby certify that the within named, Talbot
 County Council Audio, personally appeared before me
 4 at the time and place herein set according to law,
 was interrogated by counsel.

5
 I further certify that the examination was
 6 recorded stenographically by me and then transcribed
 from my stenographic notes to the within printed
 7 matter by means of computer-assisted transcription
 in a true and accurate manner.

8
 I further certify that the stipulations
 9 contained herein were entered into by counsel in my
 presence.

10
 I further certify that I am not of counsel
 11 to any of the parties, not an employee of counsel,
 nor related to any of the parties, nor in any way
 12 interested in the outcome of this action.

13 AS WITNESS my hand Notorial Seal this 16th
 day of July, 2021, at Easton, MD.

14
 15 

16 _____
 Diane Houlihan
 Notary Public

17
 18
 19
 20 My commission expires September 16, 2021

21

1	activities 31:11 add 17:13 adding 40:13,14 41:5 42:12 additional 40:20 51:15 address 19:3 58:9 addressed 13:2 adjust 31:6 ag 16:6,7 ago 4:11 19:7,16 31:20 62:13 agree 20:1 22:10 37:6 60:11 agreeable 52:3 agreed 2:20 agreement 4:20 12:3 33:2,20 ahead 9:4 13:6 46:19 al 52:12 alive 60:2 alley 3:4,4,9,13 8:4 36:10,11 57:7 57:9 58:13 allow 49:6,19 alongside 4:16 amenity 5:7 amount 25:20 anne 66:2 answer 52:12 anybody 11:13 12:11,15 60:8 65:1,3 anymore 16:7 anytime 42:6 anyway 6:2 appeared 66:3 appreciate 63:3 64:21 65:9 approaching 17:12 approval 46:18	area 2:12 4:13 5:12,16 6:5,15,18 7:1 10:11,13 12:16 15:20 30:10 40:5 arrangement 30:3 arrangements 27:16 arundel 66:2 asked 21:2 asking 18:9 23:12 52:13 57:1 62:5 aspect 44:10 assisted 66:7 assume 33:10 astronomical 25:21 attention 43:1,7 attributed 25:4 audio 66:3 august 3:1,1 5:14 available 33:15 avenue 35:9 36:14 40:7 60:5 avoid 37:20 aware 36:5	beneficial 63:6 beneficially 29:13 benefit 19:1 22:7 best 42:13 better 5:18 17:6,7 42:13 beyond 21:5 bi 59:14 bicycle 38:15 bicycles 38:16,18 bicycling 35:16 38:13 41:12 bicyclists 43:11 bifurcates 39:8 big 22:9 bit 34:12 39:14 45:21 47:19 black 50:15 blinking 37:2,5 block 44:7 board 60:13,15,16 60:16 boardwalk 20:17 20:18 boat 5:16 6:4,7,21 8:2 9:5,12,19,21 10:1,3,9 11:15 12:5,14,17 13:7 14:11,12 15:11 18:6 19:10 20:14 21:3,11 23:6,7 24:6 26:4,19 30:5 30:21 32:2,15 33:2 36:12 46:20 47:11,12 48:20 49:2,6,7,8,9,11,12 49:13,19,20 50:1 50:3,4,6,18,20 54:18 62:15,17 boaters 50:5 boating 51:15 boats 6:6,14,17 17:18 18:7 30:16 32:14
2	2 17:9 20 26:12 2021 1:7 66:13,20 240 4:21 25 43:4	back 11:10,12,21 13:10 19:12 26:6 26:10,16 30:7 32:7 33:1,18 41:11 43:18 44:4 44:21 48:12 53:19 56:19 57:18 60:19 bad 43:12 barge 10:21 15:6 15:16,17,17 basically 9:20 11:1 16:2 19:16 50:14 bay 16:10 beared 13:9 beautiful 18:17	
3	3 17:9 322 4:8	b	
5	50 26:15 38:7 42:16 43:16 5:30 1:7		
6	60 14:9 6:19 65:10		
7	70 32:14		
9	925 7:1 27:10		
a	able 18:2,8 24:11 24:14 42:6 65:2 absolutely 44:12 44:12 54:3 63:7,7 access 26:9 50:7 53:6 accidents 31:4 37:17 42:18 accurate 2:12 66:7 achieve 53:4 acres 17:9,12 action 66:12		

<p>bolt 29:17 borne 13:11 bottom 50:11 bridge 4:19 35:17 41:12 bring 31:9 brought 10:20 brown 4:7 bryant 4:3 build 4:21 47:9 49:7,19 57:2 building 4:2 8:11 8:21 9:1,21 12:20 18:5 23:8 42:2 built 48:21 50:1 bulkhead 14:2 bunch 52:4 bus 4:15 buses 44:3,15,16 45:9,14 business 28:7 busted 31:13 buy 54:14 60:21 61:3 bypass 37:14 38:8 38:8 41:18 43:16 44:5,8</p>	<p>calls 49:14 car 5:9 34:18 54:13 care 51:1 64:18,19 carries 27:14 cars 45:12 case 24:13 cassandra 65:4 caution 37:5 center 3:15 7:3 28:10 cents 50:16 certain 26:10 28:4 28:5 41:9 certify 66:3,5,8,10 chambers 1:9 chances 37:10 change 28:1 61:9 61:11 changed 19:13 45:7 changes 21:16 charge 24:2,11 25:14,16 26:2 chat 8:14 check 24:15 28:11 28:12 61:10 children 41:17 44:12 chime 11:14 13:20 chuck 1:14 8:19 48:19 cigar 45:11 circumstance 32:6 citizens 46:1 city 56:19 clarification 48:18 clarify 8:19 9:7 classes 42:4 clear 25:2 27:8 close 2:21 10:7 13:6 26:8 40:7 47:12,14 49:5 63:17,18</p>	<p>closed 30:5 33:9 closer 20:14 closing 49:18 coalesce 63:5 code 21:1,7 55:3 collaborative 63:13 combined 23:3 come 16:5 21:19 34:4 41:20 42:17 44:21 45:9 47:7 48:12 53:11 comes 3:13 4:16 16:6,7 comfortable 19:4 coming 4:7,10 10:21 14:10,13 15:6 24:6 27:4 34:10 39:11 41:12 42:5 43:4 44:18 commercial 20:19 21:12 61:16 commission 21:6 66:20 community 18:14 19:1 31:1 63:6 complaints 35:15 complete 5:4 completed 16:14 completely 53:2 complex 7:4 computer 66:7 concept 27:4 47:17 48:16 51:11 51:16 54:2,5,6 57:5 conceptual 17:1 concern 10:5,19 40:10 concerns 15:10 19:2,3,3 concluded 65:10 condos 19:18,19</p>	<p>confidence 36:10 confused 23:8 consistent 37:19 constituent 55:7 constructed 10:4 10:9,10 12:6 13:8 contained 66:9 continue 42:11 cook 7:18 12:4 13:14 14:14 16:12 17:8,11 20:10,20 22:3,17 32:21 34:15,21 35:4,11 39:2,5,8 52:15,18 55:20 57:8 58:19 62:6,12 65:8 cool 22:12 cooperation 22:15 cooperative 21:18 corey 1:17 12:10 30:15 52:6 62:6 corey's 15:5 20:2 corner 2:16 correct 9:10 34:2 34:5 39:8 57:8 costs 13:8 council 1:1,3,9,13 9:13 10:6 11:13 11:18 13:6 47:10 51:17 58:2 66:3 councilman 62:16 councils 2:4 counsel 66:4,9,10 66:11 county 1:1,1 3:12 9:2 13:12 21:2 22:19 23:9 29:1 29:11 33:11 35:12 35:13 36:1 49:1 50:9 53:12 58:14 59:6,8 63:20,20 66:2,3 county's 63:9</p>
c			
<p>cake 7:10 call 36:9 47:15,16 callahan 1:14 2:3 3:11 5:20 8:15,17 9:4,8,11 34:3,9,14 34:20 35:3,7 38:9 47:9,13,16,19 48:4,10 51:2,6 53:9,21 54:4,7,12 55:18 56:13 57:10 57:19 58:21 62:14 62:20 63:2,7,11 63:16,18 64:3,5,8 64:11,14,21 65:6 65:9</p>			

<p>couple 3:2 29:21 31:19 58:1 64:6</p> <p>course 10:5</p> <p>covering 57:4</p> <p>crab 7:10</p> <p>create 22:19 53:10</p> <p>created 44:1</p> <p>cross 4:7 15:15 16:16 37:8 38:20 41:2 43:11 64:10</p> <p>crossing 38:6 39:1 41:18 46:14</p> <p>crossover 42:16</p> <p>current 4:1 14:11 17:8 39:11 49:13</p> <p>currently 50:5</p>	<p>depends 60:20</p> <p>depth 10:14</p> <p>descendants 60:2</p> <p>design 17:1</p> <p>deteriorating 29:15</p> <p>determine 61:14</p> <p>developers 15:4</p> <p>development 18:11 19:16 40:20</p> <p>diane 1:21 66:2,16</p> <p>different 21:1 24:7 27:14 34:17 37:18 38:16 40:2 40:11 41:8 47:20 53:2</p> <p>differently 24:2 25:15</p> <p>dining 53:7,11</p> <p>directing 40:17</p> <p>direction 14:20 63:1</p> <p>director 13:21</p> <p>disagree 20:10</p> <p>discontinue 26:6</p> <p>discussed 8:9 55:10</p> <p>discussion 2:7 3:5 8:17 9:12</p> <p>divilio 1:16 22:14 22:18 23:9 31:3 36:13,18,21 37:16 38:10,15 39:4,6 39:12,21 40:8 41:1,5 42:6 44:11 44:18 45:2 46:4 46:12 54:7,8,13 54:20 55:2,6 57:2 57:9,11,15,17 58:9 59:11,17 60:6,15,21</p> <p>dnr 25:11</p> <p>dnr's 25:6</p>	<p>doing 9:20 16:9 18:13 29:14 43:8 46:20</p> <p>don 35:14</p> <p>dotted 64:2</p> <p>downtown 39:18 41:4 43:5</p> <p>draft 51:7</p> <p>drawing 50:10</p> <p>dredge 10:17</p> <p>dredging 15:3,7,8 16:3</p> <p>drive 4:3 35:17 36:7 43:2</p> <p>driving 42:21</p> <p>due 32:6</p>	<p>enjoy 53:12</p> <p>entered 66:9</p> <p>entity 28:19 29:1 29:12</p> <p>entrance 4:5,18 34:4,6 35:1,5</p> <p>environmental 41:21</p> <p>envision 30:19</p> <p>equal 61:3</p> <p>establish 59:12</p> <p>eventually 4:17</p> <p>everybody 2:3,4 22:21 40:17 63:12</p> <p>everybody's 63:3</p> <p>evidently 5:19</p> <p>evolves 20:8</p> <p>exactly 15:14,14 32:11 43:19</p> <p>examination 66:5</p> <p>exclude 25:18</p> <p>excuse 51:10</p> <p>existing 5:16 6:21</p> <p>expect 2:14,21 4:4 4:8</p> <p>expected 2:18</p> <p>expecting 42:1</p> <p>expense 2:10</p> <p>expensive 61:17</p> <p>experience 29:9</p> <p>expires 66:20</p> <p>extends 39:2</p> <p>extension 5:2 39:10</p> <p>extent 19:14</p> <p>extra 24:12</p>
d		e	
<p>date 56:15</p> <p>davis 56:14 62:18</p> <p>day 38:4 43:18 66:13</p> <p>deal 10:16 22:9 43:12</p> <p>deals 60:5</p> <p>death 47:3</p> <p>decide 10:7 23:17</p> <p>decided 23:4</p> <p>decides 11:19 13:6</p> <p>decision 39:13 56:6 60:17</p> <p>deeper 10:14 32:20</p> <p>deferential 8:12</p> <p>definitely 40:13</p> <p>delegates 24:21</p> <p>democrat 8:11,20 9:2</p> <p>demonstration 2:10</p> <p>department 42:7</p> <p>departments 21:15</p> <p>depending 26:11 28:3</p>	<p>discussed 8:9 55:10</p> <p>discussion 2:7 3:5 8:17 9:12</p> <p>divilio 1:16 22:14 22:18 23:9 31:3 36:13,18,21 37:16 38:10,15 39:4,6 39:12,21 40:8 41:1,5 42:6 44:11 44:18 45:2 46:4 46:12 54:7,8,13 54:20 55:2,6 57:2 57:9,11,15,17 58:9 59:11,17 60:6,15,21</p> <p>dnr 25:11</p> <p>dnr's 25:6</p>	<p>e 1:18</p> <p>eager 29:11</p> <p>earlier 27:10</p> <p>easily 26:15</p> <p>east 45:15</p> <p>easton 1:4,5,9 2:6 2:11 3:21 4:18,19 5:3,6,14 6:11 7:11 13:9,11 18:20 19:6 22:6,21 23:1 24:12 32:7 33:3 34:16 39:17 41:13 46:21 66:13</p> <p>eight 34:18 37:14</p> <p>either 19:21</p> <p>elementary 44:2</p> <p>elevate 12:16</p> <p>employee 66:11</p> <p>empty 4:2</p> <p>enclosed 14:2</p> <p>energy 52:18</p> <p>engineering 11:16</p> <p>engle 12:9 21:13 22:4 31:13,17,19 32:13 44:1,7,16 44:20 56:5,11 62:21</p>	<p>evolves 20:8</p> <p>exactly 15:14,14 32:11 43:19</p> <p>examination 66:5</p> <p>exclude 25:18</p> <p>excuse 51:10</p> <p>existing 5:16 6:21</p> <p>expect 2:14,21 4:4 4:8</p> <p>expected 2:18</p> <p>expecting 42:1</p> <p>expense 2:10</p> <p>expensive 61:17</p> <p>experience 29:9</p> <p>expires 66:20</p> <p>extends 39:2</p> <p>extension 5:2 39:10</p> <p>extent 19:14</p> <p>extra 24:12</p>
			f
			<p>f 1:14</p> <p>facility 35:6</p> <p>facing 12:9</p> <p>fact 20:20</p> <p>fair 39:16 48:10</p> <p>familiar 3:21 6:10</p>

<p>far 10:11 13:5 14:21 46:9 58:9 59:20,20 60:6 farther 16:11 39:15 fast 46:3,4 48:9 64:1 favor 44:9,11 favorite 8:11 features 49:11 50:4 federal 25:13 fee 26:3 feel 4:13 6:14 19:4 55:6 fees 26:4 feet 32:13,15,17 32:17 felt 45:19 ferry 53:8,10 figure 8:4 42:13 47:10 59:15 figured 7:6 fill 11:19 filled 10:3 filling 11:9,20 12:10 13:8 final 47:2 finally 42:19 find 6:19 29:15,16 59:1,19 fine 51:2 first 3:1,1 9:5 63:14 fishing 6:8,8 five 12:6 fixed 31:15,16,17 flashing 42:18 46:14 fleshed 18:10 fleshing 29:19 flood 3:3,4,9 8:3 35:9 36:10,11 40:7 57:6,7,9</p>	<p>58:10,13 59:13 flow 36:21 37:1,16 42:10 focus 9:4 folks 24:21 40:15 foolish 18:5 forever 31:14 forgetting 21:15 forgot 64:13 forgotten 64:15 forth 41:11 forward 48:14 49:7 four 18:2 19:7,15 framed 2:16 frank 1:16 6:20 24:1 37:6 45:20 frequently 12:11 friends 16:13 front 30:6 full 26:18 36:8 funding 27:13 funds 23:4 25:13 further 19:12 56:21 66:5,8,10 future 8:10 30:8</p>	<p>44:4,7,20 45:1,1 47:6,7 59:15,20 60:7 goal 19:5 goes 3:13 15:1 25:7 39:9 53:20 60:19 61:16 going 7:7 9:20 10:13 11:6,9,10 11:19,20 12:16,19 13:2,3 19:20 22:7 23:10 27:1 30:20 30:21 31:5 38:5 39:12 40:19,21 41:11 42:11 44:20 45:14 46:10 47:2 48:12,13,20,21 49:1,5 50:20 57:20 61:12 62:15 63:5 good 6:15 29:16 58:4 62:19,20,20 63:2,2 65:2,3,4,5 gotten 25:20 gracious 59:7 grant 25:7 26:16 grants 26:13 grass 14:7 great 6:1 18:18 22:2 29:3 green 4:1 19:10,11 19:14 20:6 27:4 27:12 37:3 42:20 50:11,16 51:13 growing 62:10 guard 46:15 guess 9:14 10:5,18 15:10 26:14 31:21 32:4,12,21 54:13 60:20 guy 7:15 guys 5:15 8:12 14:20 21:9 22:6 22:19 23:17 24:15</p>	<p>40:3 44:9 53:16 55:18 56:5</p>
	g		h
	<p>gain 17:5 gate 34:19 gateway 41:4,6 general 47:17 getting 42:14 give 23:10,11 55:18 58:1 given 2:19 6:3 giving 18:14 glad 19:13,21 glenwood 16:14 17:17 34:19 36:14 39:1 46:8 60:5 go 5:7 7:5 9:4 13:6 15:5 18:16,17,20 19:20 31:8 33:18 35:17 36:11 42:16</p>	<p>half 14:6 41:6 44:7 hand 37:18 41:10 45:18 66:13 handcuffed 26:1 handout 6:3 happen 30:8,10 49:21,21 happens 6:19,20 21:5 31:7 happy 55:7 hard 52:15 haywire 33:18 head 13:4 hear 49:14 62:8 hell 22:6 help 16:11 40:6 46:15 helps 15:6 hemmed 25:19 high 12:17 19:16 highest 26:4 highlights 7:21 highway 36:20 37:4 42:8 hill 29:5 historic 28:18 hit 43:3 hoffman 8:6 holder 34:15 holding 13:1 holes 35:18 36:8 homes 40:14 hopefully 41:17 houlihan 1:21 66:2,16 hours 36:16 37:4 46:6,16 house 7:2 8:6 16:13 27:21 28:2 28:3,4 57:6 58:11</p>	

60:7 62:1,11 houses 4:21 huh 33:13	interrogated 66:4 intersection 5:5 36:14 37:9 38:7	63:12 64:13 knows 3:4	lightening 29:17 lights 37:15,19 42:8 43:20
i	intersections 40:12 42:9,12 invested 35:20 investing 52:18 investment 32:1 involved 9:3 island 41:21 issue 11:7 23:3 64:17,18 issuing 22:15 item 23:14 items 64:16 iteration 22:12	I	liked 54:9 limit 38:1 limitations 28:5 limits 63:21 line 4:7 64:2 lines 29:9 37:11 list 2:13 3:5 29:21 little 18:17 24:11 27:11 34:12 39:14 45:21 47:19 48:6 48:9 live 21:20 location 6:4 24:7 33:1 locations 39:9 logic 18:1 londonderry 40:15 long 26:11 look 2:15 3:3 6:2 6:11,21 16:8 20:20 31:10 35:17 42:16 47:19,20,21 53:5,13 58:3 looked 40:3 looking 14:11 18:13,21 21:17 41:3 42:4 46:19 lose 10:12,13 losing 6:18 50:6 lot 5:1,8 6:16 12:17 14:7 17:12 18:11 19:9,12 25:19 34:19 35:19 36:10 40:15 65:7 love 8:13 51:12 low 40:4
idea 42:13 46:14 46:18 51:12 63:4 ideal 6:13 identify 3:6 immediately 57:18 imperative 45:20 important 13:15 46:2 56:16 63:12 improve 42:10 improvements 61:19 inaudible 3:15 22:20 37:12 40:4 40:6 44:1 46:12 59:3 61:5,17 62:7 64:14 include 34:18 including 12:14 increase 16:21 41:16 increased 34:12 increasing 40:13 individuals 40:21 information 7:3 25:1 56:1 input 10:11 50:2 63:4 inputs 16:17 insurmountable 27:5 intend 32:3 intended 35:1 43:17,19 intends 4:12 intent 2:12 interest 23:10 63:9,10 interested 60:9 66:12	j jess 5:20 jet 17:19 july 1:7 66:13	land 8:21 9:1 13:11,12 24:18,19 59:14,16,18 64:19 landing 22:16 23:10 25:3 31:4 54:9 landings 25:8,9,11 50:21 55:2 lane 4:12 58:10 language 53:15,17 largest 26:3 late 14:9 launch 6:6,8 17:18 17:21 24:12 26:18 36:11 launched 17:19 26:9 laura 1:18 law 66:4 learn 64:4 leased 9:1 leave 27:18,20 leaves 33:15 left 4:12 37:18 45:18 legal 51:8 legitimate 19:2 lesher 1:15 15:16 15:20 16:2,17 17:4,10 18:1 28:21 29:6,10,18 35:19 36:20 47:15 47:17 48:1 54:2 56:9 61:6 63:19 letting 56:15 lifespan 26:12 light 36:15 39:20 42:18,20,20 44:5 44:13 45:20 46:14 46:15	m main 4:5 34:4,6 35:1,5

maintain 8:5	middle 62:11	negotiable 23:14	old 34:7 42:2
maintaining 58:13	mile 41:6 43:4	33:7 54:11	once 48:20
58:17,19	mind 29:20	negotiated 2:21	open 2:4,5 8:16,17
major 28:15	mitigate 11:6	negotiation 52:11	9:12 11:11 13:12
making 10:12	modifications	neighborhood	13:14,17 20:13
28:9 37:18 46:2	34:17	34:13 40:16	21:4 24:3,16,18
49:10	money 11:10	neighbors 34:11	25:3,9 27:4,13,18
management	13:10 24:4,5,16	41:10	27:21 28:5,7
23:18	25:7,12,20 26:16	never 26:1 32:15	33:10,14 50:8,15
manager 7:17,19	60:18	34:21	50:15 61:2,15
manner 66:7	monies 26:10	new 9:21 10:3	62:2
marina 7:6,12,14	month 12:13	13:7 18:2,5,5 21:7	opened 30:20
maryland 1:1,9	move 5:15,16 9:19	22:19 44:2 50:1	opening 30:7
11:21 13:10 25:11	10:1,2 14:21	51:14	operate 16:3 31:2
66:1,2	19:12 20:14 21:3	nice 7:8 28:18	operates 41:9
matter 66:7	42:1 45:3,5 48:14	noise 19:17	operation 6:14
mayor 2:8,9 3:9	49:6	nope 20:20	42:5 50:19
3:12,17 6:2 7:13	moved 4:3	north 4:17 6:7,11	opportunities
7:15,20 8:16,18	moves 13:16 15:19	13:16 15:1 20:14	51:15
9:9 11:13 12:1	15:21	30:9	opportunity 18:14
15:1 23:2 28:8	moving 9:17,18	northeast 2:16	opposed 40:2
34:6,11 36:17	21:11 62:21	notary 66:2,17	optimal 45:13
37:8 39:16 40:4	multiple 31:4	noted 16:20	order 2:19
41:19 46:17 47:5	35:10	notes 66:6	organizations
55:14 59:2,7 60:4	mxw 20:21 21:8	notice 5:1 50:10	21:19
63:9,16,17 64:5		notorial 66:13	outcome 66:12
64:12,15	n	number 39:16	oval 6:16
md 66:13	name 7:16	o	overall 19:5
meal 53:13	named 66:3	obviously 17:6	overview 2:11
mean 11:18 12:13	narrow 3:18 45:10	28:6 31:21 33:16	owned 13:12 36:3
14:1 15:2 17:19	45:10	offer 52:9 53:19	48:21 49:1 59:21
27:3,19 37:17	nature 21:18	offered 42:1 51:18	60:1 63:20,20
40:14 50:14 51:14	near 8:10	51:19 52:4	owner 3:6 7:12,14
51:18 52:4 56:7	necessarily 23:2	officer 55:3	7:18 29:16 36:3
56:15	necessary 31:1	official 34:16	owners 3:18 35:10
means 66:7	need 3:6 4:14	oh 23:5 35:13	36:1 59:14
meeting 16:13	13:17 17:14,15	okay 2:9 8:15 9:8	ownership 33:21
members 1:13	19:3 32:20 38:3	9:11 11:5 12:8	36:2 49:2 61:7,10
michael's 5:5,10	38:21 42:10 47:10	15:11 18:3 25:5	owning 49:8 50:18
6:12 7:10 42:17	48:7 51:4 56:6,12	27:6 48:1,3 51:2	54:9
44:17	61:3	53:21,21 56:13	owns 3:4,16 8:4
michaels 18:18	needed 15:7	57:15 58:20 59:17	35:9 59:13,19
43:14 44:14 45:1	needs 19:6 23:19	62:3,14 63:16	oxford 7:9 18:16
	28:15 29:15,16	64:5,21 65:2,3	18:16 38:11 43:14
	49:14 60:13		

<p>p</p> <p>p.m. 1:7 65:10</p> <p>pack 1:17 3:8,16 7:12,14 9:14 11:4 11:6,18 12:2,8 13:3,18 15:13,19 15:21 16:15 23:7 27:18 29:17,19 32:9,12,17 33:4,9 33:14,21 35:8,13 36:3 37:7,12 47:12,14 48:2,18 51:17 52:14,17,20 53:3,10 54:18 55:1,5,9,13,16 56:2,10 57:13 58:8 59:11,18 60:12,18 61:5,18 62:1,5,8</p> <p>package 56:7</p> <p>paddle 6:13</p> <p>paper 51:20 52:9</p> <p>pardon 7:13</p> <p>park 4:5,18 5:9 14:8 27:11 33:11 36:4 39:5 41:6,20 51:14</p> <p>parked 45:12</p> <p>parking 5:8 6:16 10:13 12:17 14:6 16:21 17:13,15,16 19:9,12 30:17 34:19 35:2 49:11</p> <p>parks 13:19,20 25:10 50:2</p> <p>parkway 38:9 41:18 42:17 43:13 44:6 45:17</p> <p>part 4:20 5:13 7:4 39:10 44:1 45:16 53:12</p> <p>particular 4:1 26:21</p>	<p>parties 66:11,11</p> <p>partner 53:14</p> <p>partnership 22:1 22:1</p> <p>passive 6:12</p> <p>path 39:5</p> <p>paths 38:18</p> <p>pathway 39:11,18</p> <p>patient 52:20</p> <p>patrick 51:21 53:15</p> <p>patterns 45:8,8</p> <p>pay 11:9,10,12,19 11:21 26:6,10 27:16 32:7 33:17</p> <p>paying 43:1,6</p> <p>pays 49:20</p> <p>pedestrian 37:20 39:1 40:10 41:17</p> <p>pedestrians 38:5,6 38:15,17 43:10</p> <p>people 4:20 5:3,9 7:9 21:14 24:3 31:4 35:15 37:8 37:17 38:1 39:17 41:11,13 42:21,21 43:3,6,15 45:21 49:14 53:11</p> <p>peper 14:1,17 25:2,6,16 26:8,20 27:7 28:2,11 31:15,18 61:2,8 61:19</p> <p>periodically 31:9</p> <p>permit 22:20 23:8 55:7</p> <p>permits 22:15 23:1</p> <p>permitting 20:21 54:10</p> <p>perpetuity 30:2,12</p> <p>person 51:21</p> <p>personally 66:3</p>	<p>pete 1:15</p> <p>phenomenal 2:5</p> <p>phillips 41:20</p> <p>phone 43:7 49:14</p> <p>physically 9:19 48:2</p> <p>picture 5:18 27:12</p> <p>piece 13:15 35:11 35:13</p> <p>pieces 27:9</p> <p>pier 6:8,9 17:20</p> <p>piers 18:5</p> <p>pink 4:1 34:8</p> <p>place 12:12 24:19 34:16 63:14 66:4</p> <p>placeholders 2:13</p> <p>places 4:8</p> <p>plan 18:6,10 19:13 19:15 21:8 34:15 34:16 46:19 47:2 47:7 62:6</p> <p>planning 11:14,17 21:6,15,18</p> <p>plans 10:4</p> <p>plant 14:7</p> <p>please 5:21</p> <p>point 1:5 2:6,12 3:8,21 4:18 6:11 7:9 8:20 9:9 10:14 10:15 13:1 14:4 15:5 19:4 20:13 21:3 23:15,21 33:3 34:16 46:21 51:21 53:8,11</p> <p>pointed 59:12</p> <p>points 3:2 51:18 51:20 52:2,9,10</p> <p>poll 48:5</p> <p>ponds 16:10</p> <p>port 6:17 7:1 8:7 17:15 27:10 30:16 30:17 39:7,9,9,20 40:1,19 41:3 44:13 46:9 57:6</p>	<p>58:10 60:6</p> <p>portfolio 13:19</p> <p>portion 30:6</p> <p>pos 60:12,13,21 62:3</p> <p>possible 7:4</p> <p>possibly 63:20</p> <p>potential 8:10</p> <p>pratt 8:5</p> <p>praying 62:8,9</p> <p>premature 48:7</p> <p>presence 66:9</p> <p>present 52:2 56:21</p> <p>presentation 48:8</p> <p>president 53:18 54:1</p> <p>preston 13:20 24:14 51:1 53:16</p> <p>pretty 6:12 20:16 22:12 31:11</p> <p>price 1:18 2:20 11:3,5 14:9,15,18 15:2,14 16:1 17:18 18:3 19:7 20:6,9,16 23:21 24:10 25:14 26:17 28:14,17 29:2 31:21 32:11,19 33:6,8,13,15 34:2 36:9 37:2,13 38:21 39:19 40:7 41:15 43:18 45:3 45:6 46:8,13 47:4 48:6 51:4,7,12 53:1 54:4,6,15 57:16 58:6,12,16 58:20 59:5 60:11 60:20 61:11,21 62:10 64:4,17</p> <p>printed 66:6</p> <p>private 28:19 36:1 59:6,9</p> <p>privately 59:21 60:1</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>probably 9:17 10:7 13:4,18 14:4 14:5 20:2 26:14 26:20,21 27:2 28:17 59:2</p> <p>problem 24:9,11 28:2 37:1 44:2 49:15</p> <p>proceedings 2:1</p> <p>program 11:11 24:3,15,18 25:3,9 27:13 28:5,7 61:2</p> <p>project 49:7 55:15</p> <p>projects 46:20</p> <p>properties 29:4,8</p> <p>property 2:17,20 12:6 13:17 14:3 17:8,11 20:15,17 20:18 25:4 26:21 27:9 29:12 33:12 34:1 61:7</p> <p>proposal 14:4 51:8 53:1</p> <p>proposals 41:19 48:12</p> <p>proposed 6:4,16</p> <p>protect 63:8,10</p> <p>public 4:2 5:3 8:20 9:7 34:7 35:5 42:2 66:2,17</p> <p>pulling 30:6</p> <p>purchase 3:19 8:1</p> <p>purchasing 10:19 17:11 60:9</p> <p>push 35:4</p> <p>put 3:5 4:8,12,19 5:3,20 8:8 20:18 20:19 22:7 30:20 32:7 33:17 51:20 52:9 56:2 58:1</p> <p>putting 21:12 32:2 36:15 38:2,4 44:2</p>	<p>q</p> <p>quantified 17:1</p> <p>question 16:19 32:21 36:13 49:5 52:12 58:12 61:13 61:18</p> <p>questions 8:16 47:1 51:5</p> <p>quick 64:4</p>	<p>recorded 66:6</p> <p>recorder 57:21</p> <p>records 35:8</p> <p>recs 13:19,21 33:11 50:3</p> <p>red 37:3 42:20</p> <p>redeveloped 30:18</p> <p>redirect 17:16 37:21 58:4</p> <p>redistributes 15:18</p> <p>reduce 16:9,17</p> <p>referring 54:18</p> <p>regarding 1:5</p> <p>reingold 50:21</p> <p>related 66:11</p> <p>relocate 47:11 48:11,15 49:3,3</p> <p>relocating 46:19 49:2,4 50:17</p> <p>relocation 8:3 11:15 47:20 49:18</p> <p>remain 13:17</p> <p>remains 33:3 50:8</p> <p>remember 12:12 37:13 40:19</p> <p>remove 15:18 16:4</p> <p>renewed 30:4,13</p> <p>renovate 42:3</p> <p>renovations 28:15</p> <p>reopened 30:5</p> <p>replace 61:12,14</p> <p>reported 1:20</p> <p>requested 20:12 20:12,14</p> <p>required 26:10 32:15</p> <p>restaurant 7:4,8</p> <p>restaurants 19:17</p> <p>restoration 29:8</p> <p>restriction 61:6</p> <p>result 21:17,21</p> <p>retail 28:7</p>	<p>retain 33:21</p> <p>retained 13:12</p> <p>reutilize 27:21</p> <p>reviewed 60:16</p> <p>revisit 42:8</p> <p>richardson 35:14</p> <p>rid 39:19 61:4</p> <p>ride 5:9,10</p> <p>right 2:15 4:21 5:12 14:14,18,21 17:10 20:9 27:12 29:1 31:5 33:6 34:7,7 36:4 39:5,6 39:12 40:12 42:14 46:8 47:4,13 48:17 51:6 53:3,6 54:12,14,21 55:5 57:10,14,19 58:13 60:12 61:17,21 63:1,15 65:6</p> <p>rise 19:16</p> <p>river 10:15 11:1</p> <p>road 3:6 5:5,5,11 6:12 33:17 35:18 37:21 38:12 44:14 44:17 45:1 59:6,6 59:6,21 60:1 63:19,21</p> <p>roads 3:12</p> <p>ron 62:20</p> <p>route 63:21</p> <p>run 28:6 46:15</p> <p>running 15:11</p> <p>runoff 16:6,8,10</p> <p>runs 5:4 50:21</p> <p>runway 46:3,4</p>
	<p>r</p> <p>rail 39:2</p> <p>rails 4:6 5:2</p> <p>raise 19:2 26:2</p> <p>ramp 5:16 6:4,7 6:21 8:3 9:5,12,19 9:21 10:1,3,9 11:2 11:15 12:5,14,17 13:7,16 14:11,12 15:11 17:13 19:10 20:14 21:3,11 23:6,7 24:6 26:19 30:9,9 32:2,5,8 33:2,9 46:20 47:11,12 48:20 49:2,6,8,8,9,11,12 49:13,19,20 50:1 50:3,4,6,19,20 62:16,17</p> <p>ramp's 31:13</p> <p>ramps 17:6 18:6 26:4 30:5,21</p> <p>ready 63:17,18</p> <p>really 9:16 10:16 18:13,21 19:5 26:1 27:3 34:21 35:4 36:7 43:16</p> <p>realm 21:9</p> <p>reason 15:7 32:5</p> <p>reasons 24:1 37:20</p> <p>receive 4:11 9:15</p> <p>record 29:11 58:7 60:7</p>	<p>s</p> <p>safer 39:15</p> <p>safety 37:17 44:10 44:11 45:2 46:1</p> <p>sailboats 32:19,20</p> <p>sale 2:19 8:10</p> <p>salisbury 40:9</p>	

<p>sat 20:11 saw 19:15 saying 20:2,3 46:4 48:17 49:3,14 60:7 scale 2:13 scary 31:11 scheme 18:2 school 4:9,15 36:16 38:3 41:7,9 41:15 42:4 44:3,3 44:15,16 45:3,4,9 45:14 46:6,15 screen 2:15 5:18 5:21 seafood 7:8 seal 66:13 sealing 9:21 search 59:19 second 57:3 seconds 14:9 section 59:19 see 22:11 29:11 30:16 38:7 40:21 45:12 48:11 51:4 52:2,5,10 53:20 56:18 seen 32:15 40:8 48:8 sell 2:20 60:3,8,18 send 56:3,7 58:5 sense 18:12 separate 57:12 september 66:20 session 1:3 2:6 65:10 set 21:1 66:4 settle 2:18 shed 29:11 show 18:10 35:8 shows 6:4 side 4:17 5:1 14:13 19:21</p>	<p>sides 45:13 sign 37:9 64:1 signal 4:9,14 signature 66:15 significant 32:1 signs 43:2,4 silt 15:18 16:4,5 16:17 silted 30:10 silting 10:18 11:2 11:7 15:6 silts 15:13 silverstein 3:15 7:17,19 8:18 9:6 18:4 20:4,7 23:5 23:13 24:8,17 25:5 26:5 27:3,15 27:20 28:8,12,16 29:3,7 30:14 31:8 31:16 33:7 35:10 35:12,14,21 36:5 38:13,19 40:18 41:3,7 42:15 45:4 45:7 48:16 51:10 51:14 52:13 54:16 54:21 55:11,17,21 56:4 57:7,14 58:15,17 59:4,8 63:3,8,15 simply 15:18 sit 31:10 47:5 53:12,16 situated 27:11 situation 41:8 size 10:11 49:12 50:7 61:4 skis 17:19 slides 16:20 slightly 34:17 slips 54:19 slowing 43:10 slows 45:21 small 5:8 6:8 17:9 26:18 34:18 49:16</p>	<p>49:17 snack 31:9 solid 23:15 sounds 23:9 southern 2:17 5:13 8:2 10:19 12:5 14:16 space 11:11 13:13 13:14,17 17:13 19:10,11,14 20:6 20:13 21:4,12 24:3,16,18 25:3,9 27:4,12,13 28:6,7 33:10,14 42:2 50:7,8,11,14,16 51:13 61:2 62:2 spaces 17:2 spared 2:9 speak 42:7 speaker 17:3 27:6 44:6 62:4 speed 46:10 speeding 46:5 spirit 21:13 22:14 split 23:4 spots 49:16 square 4:1 34:8 st 5:5,10 6:12 7:10 18:18 42:17 43:14 44:14,17 45:1 stamp 57:20 64:7 stand 17:5 standing 14:10 star 8:10,20 9:1 start 2:8 9:13 52:10 state 4:12 11:10 11:12,21 13:10 24:2 25:11,12,17 26:2,16 36:20 37:4 42:8,19 53:5 60:19 66:1,2 states 2:17 5:13 8:2 10:19 12:5</p>	<p>14:16 stay 13:18 28:17 50:14 61:13 64:9 stayed 19:10 stays 12:20 33:11 61:6,15 stenographic 66:6 stenographically 66:6 step 52:3,8 stick 22:18 stipulations 66:8 stop 10:1 37:9 43:2,4 55:14 store 45:11 storm 16:8,9 story 19:18 straight 62:15 straw 48:5 street 6:17 7:1 8:7 16:10 17:15 27:10 30:16,17 39:7,10 39:20 40:1,19 41:4 44:13,19,21 45:10 46:9 57:6 58:10 60:6 streets 45:11 striving 63:13 stuck 27:1 stuff 19:18,19 22:8,13 43:11 45:12 subjects 64:6 success 29:4 suggest 50:2,10 51:17 suggested 49:10 sunset 14:12 support 47:18 54:2,4,8 supposed 58:12,20 sure 10:12 18:7 20:16 22:3,6 24:5 27:7 28:16 45:2</p>
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49:10 50:3 51:9 55:13 58:8 61:8,9 61:10 swap 24:20	things 2:14 13:4,5 20:19 28:4 29:20 29:21 31:6 47:6 50:8 52:5 56:16 56:18,20 57:3,12 think 5:17 7:15,21 12:4 13:14,16 16:19 18:4,9 19:5 20:2,4 21:13,14 22:1,4,5 23:13,15 23:19 24:20 25:8 27:1 29:3 35:11 35:14 36:15 40:5 42:12 43:9,18 45:16,19 46:13 47:5,10 48:6,7,8 48:10 51:4 52:8 53:3 59:11 60:7 62:18,21 63:4,11 64:18 thinking 23:7 36:21 37:16 38:2 thirds 14:6 thought 6:19 14:19 18:11 30:14 34:3,9 44:9 46:6 57:3 three 3:17 12:6,13 17:7,12 19:7,15 19:18 32:17,17 35:21 43:3,21 57:3,11,12 throwing 30:1 thunder 62:9 tilghman 41:21 time 6:6 14:4 16:18 17:19,21 36:19 37:3 52:18 62:8 66:4 timeline 13:5 times 10:20 12:13 37:18 41:9 56:16 timing 10:6	today 43:3 51:5 told 35:15 tonight 8:9,9 47:3 tonight's 46:18 top 50:15 topic 8:11 tops 43:21 tourism 28:9 town 1:4 3:7 5:14 9:2 11:16 12:1 13:9,11 16:9 23:11 25:17 28:21 31:1 35:12 36:1 40:16 41:13 42:11 44:4 48:21 49:6 58:13 59:2,5,8,9 59:16 61:7 63:21 town's 63:10 traffic 4:9,10,14 4:15 15:16,17,17 30:15 34:13 35:2 36:15 37:11,15,20 40:11 41:17 42:10 42:14 43:1,20 44:5,13 45:8,20 trail 5:10 8:7 39:2 39:13 trailer 17:2 32:16 35:2 36:4 49:16 55:8 trailers 6:17 trails 4:6 5:2 38:18 train 6:18 transcribed 66:6 transcript 2:1 transcription 66:7 transcriptionist 58:6 transferring 59:16 transportation 42:7	tree 62:10 trees 14:7 triston 7:15,19 true 14:8 66:7 try 26:2 31:6 38:1 42:8 trying 8:4 22:11 35:16 37:10 53:4 53:7,10 58:21 62:7 tug 15:17 tunnel 40:1,3,5 turn 4:12 28:3 45:18,18 turnaround 50:11 56:15,17 turns 37:18 twice 38:3 two 2:18 4:8,11 6:6 12:12 14:6 17:6,18,21 21:18 22:21 27:9 32:13 39:9 40:2,11 43:21 50:16 52:1 57:17 58:10 type 6:14 14:8 26:12 28:18 61:13
		u	
		uh 33:13 underneath 40:1 understand 9:6 15:16 16:21 51:11 upset 34:12 upstream 16:7,11 urban 16:8,9 usage 61:13,15 use 4:4 6:15 7:3 8:6 28:1 29:12,15 36:18 38:1 39:17 44:15,16 50:9 60:20 61:16 users 10:12 usual 63:21	

usually 26:12	waterfront 14:3,8 18:15,17,19,21 19:6 25:7,12 31:10	wood 13:1 word 4:11 10:1 22:2 48:19 work 1:3 2:6 5:15 12:18 22:4 32:3,6 40:8 55:4 56:20 59:9 65:10 worked 11:8 12:2 21:16 23:20 55:11 working 15:12 16:14 21:19 23:16 25:6,12 works 4:2 5:3 34:7 35:6 42:2 workshops 21:10 worse 42:12 write 52:1 writing 53:19 56:2 written 2:19 wrong 9:17 47:6
v	waterway 6:10 way 3:13 4:7 17:15 27:21 34:5 34:10 42:14,21 44:21 45:13 59:14 66:11 ways 23:16 37:21 we've 4:3 8:1,2,3,6 20:12,12,13 21:2 21:8 22:12 25:20 29:3 37:14 42:1 45:19 48:8 55:3,4 58:6 63:19	y
value 61:3,11,15 61:16 vanhooser 65:5 verbiage 51:8,8 versus 61:15 vessels 16:3 vice 53:21 view 4:17 village 4:20 5:6 39:17 41:13 vote 48:5 53:18 vulcan 11:3,4 14:15,17 15:2,5,8	week 3:1,1 weeks 2:18 4:11 31:19 58:1 welcome 2:3,4 11:14 went 62:1 west 17:17 34:19 60:5 wharves 17:7 wife 31:9 willey 2:9 3:9,12 3:17 6:2 7:13,15 7:20 8:16 9:9 11:13 12:1 15:1 23:2 34:6,11 36:17 37:8 39:16 40:4 41:19 46:17 47:5 55:14 59:2,7 60:4 63:17 64:12 64:15 willing 47:11 48:11,14 51:3 60:2 win 24:13 wise 23:18 36:21 witness 66:13	y'all 19:8 20:1 yeah 8:17 11:18 15:2 16:1 17:20 27:20 28:13 29:2 29:6 33:8 39:21 41:1 46:8 48:4,4 53:9 54:6 55:1 56:10 year 26:12 30:3 years 12:7 19:7,16 25:21 30:13 32:14 33:16 52:21 62:13 yellow 2:17 37:3,5 42:20 yup 9:11,11 34:11 56:4 63:18 64:3,3
w		z
w 1:17 wait 55:21 walk 39:13,14 40:15 walking 38:11 40:11 41:13 want 3:2 5:9 8:8 8:13,19 9:7 13:20 15:4 22:18 23:17 24:20 30:15,16 32:4 33:17,19 35:4 36:18 48:4 52:6,7 54:14 wanted 14:20 19:8 19:9,11 20:17 64:12 washed 12:19 washington 44:18 44:21 45:10 watch 31:10 37:8 42:21 45:9 water 3:11 6:13 12:12,13,21 16:8 16:10 18:7 26:9 31:5 32:13,16,18 32:20 53:6,13		zone 21:8 43:4 zoning 21:1,7