



Deposition of:
Talbot County Council Work Session

May 30, 2019

In the Matter of:
Work Session: Ferry Point Marina

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1 COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND
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5 Work Session
6 Ferry Point Preliminary Engineering Report
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8 May 30, 2019; 2:30 p.m.
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11 Council Chambers, Easton, Maryland
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15 COUNCIL MEMBERS:
16 Corey W. Pack
17 Frank Divilio
18 Pete Leshner
19 Laura E. Price
20
21 Reported by
21 Diane Houlihan

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TRANSCRIPT OF PROCEEDINGS

MR. PACK: This is the County Council's work session with Ray Clarke, Public Works Advisory Board. We're going to be discussing the feasibility of wastewater treatment down in the Ferry Point area.

The Council had heard earlier from Mr. Clarke regarding this project and wanted additional information some time ago back in 2016. The Council had had a report done by Rauch, Incorporated which gave the Council some different numbers than were presented to the Council from BayLand Consultants. So we asked Mr. Clarke to go back and look at both of these different proposals side by side and bring the Council back a report so that we can see where the discrepancies may have been from the 2016 report so that we could get a better idea of how to proceed with this project.

The Council was asked some time ago to

1 look at the possibility of either a standing
2 system serving the commercial and residential
3 areas in that Ferry Point area or the
4 possibility of connecting with the Town of
5 Trappe as one option.

6 Another option was possibly going
7 underneath the Choptank into the City of
8 Cambridge, although that wasn't as pleasing to
9 some members of Council, if I remember
10 correctly.

11 So we're back here today to follow up on
12 those two reports and hear from Mr. Clarke as
13 to his findings.

14 Ray, I will turn it over to you.

15 MR. CLARKE: Thank you, Mr. Pack. Just
16 real quickly give a little history here.

17 I guess as you've indicated, Rauch,
18 Incorporated prepared a preliminary engineering
19 report for Ferry Point, which I think was
20 specifically kind of looking at I guess the LS
21 Futures or the marine area. At that same time,

1 they were also looking at the potential of
2 expanding to provide a potential what we call a
3 community-based wastewater system for that
4 area.

5 Then I think looking at that they came to
6 the county asking if there was a way to move
7 forward with that project. We began the
8 process of looking at that.

9 However, I think at the time one of the
10 things, as we started to look at the
11 possibility for funding, we would have to have
12 a preliminary engineering report that would
13 need to be prepared within Rural Development's
14 requirements.

15 So we then I guess worked with Council.
16 We then contracted with BayLand to go ahead and
17 perform that report for Rural Development. And
18 then ultimately BayLand I think started that
19 report probably about a year and a half ago.
20 Maybe it was a year ago or so.

21 With that, I think as we proceeded with

1 this, we had I guess the Council was looking at
2 some numbers or costs. And we had I think from
3 Rauch, we had some costs I think for the
4 treatments options. They had I think
5 originally estimated some different options in
6 the neighborhood of 751,000 versus 568,000 on
7 different treatment plant options with
8 different systems.

9 I think subsequent discussions I had with
10 Mr. Rauch was basically they had done a system
11 over in Caroline County for about one and a
12 half million dollars. So we were looking at
13 that number.

14 In addition to that, we then I guess
15 having BayLand move forward with the
16 preliminary engineering report, they began the
17 process of developing their cost estimates.
18 And Duane Wilding, who is here from BayLand,
19 can talk about what their estimate is there.

20 But at the same time, I think one of the
21 things that we needed to do as part of the

1 preliminary engineering report for Rural
2 Development is we needed to look at all the
3 options. And one of the options that we were
4 looking at and I think we discussed with
5 BayLand was the potential option of pumping the
6 wastewater to a municipal facility. So we
7 looked at that option.

8 And then ultimately we had two scenarios.
9 We had, one, to pump that either to Cambridge
10 by going underneath the Choptank River. There
11 was some discussions about that. I think
12 BayLand looked at that and then also looked at
13 potentially hanging the force main on the
14 bridge, the old bridge.

15 So we looked at those. It just didn't
16 seem feasible to go --

17 MS. PRICE: -- part of the bridge doesn't
18 exist.

19 MR. CLARKE: Yeah. Then we would have to
20 directional drill underneath. So it was some
21 unique challenges for us.

1 MS. PRICE: Yeah.

2 MR. CLARKE: So then we began looking at
3 the discussions of possibly going to the Town
4 of Trappe.

5 The other thing as part of this is that we
6 were -- as part of what BayLand was working on
7 as far as the treatment plant options, there
8 really were three kind of different treatment
9 plant disposal options I should say. You'd
10 have one community-based wastewater system, but
11 then you'd have the potential of the disposal
12 of the effluent. Dispose of it either via the
13 stream, through a point source discharge, you
14 can dispose of it through spray irrigation, or
15 you could do like a drain field. The drain
16 field would probably be very, very costly. So
17 those are the things that I think BayLand can
18 talk to you a little bit about, is what they
19 looked at when they were looking at the
20 disposal options.

21 At the same time as BayLand was going

1 through the development of the report, we kind
2 of put them also on hold at this point. So
3 we've not finalized the report. So we need to
4 work with them to finalize that.

5 Ultimately I think maybe about six months
6 ago I had some conversations with the Town of
7 Trappe about basically receiving the
8 wastewater. At that point, there was a little
9 bit of hesitancy on the town of not taking it.
10 Now they seem to be willing to take it. So
11 that changes the picture.

12 And just so the Council is aware and the
13 citizens are aware, the Maryland Department of
14 the Environment I think was also looking at
15 this. There's been discussions I think even
16 with MDE of trying to figure out what to do.
17 They're trying to move forward with some
18 strategies.

19 So ultimately in my discussions with
20 Dr. Tien of MDE, ultimately we discussed if we
21 were to do a treatment plant, there's going to

1 be a timeline and a timeline for getting the
2 necessary permits. Whereas if you do a pump
3 station, it will actually be quicker to do
4 that.

5 The other advantages with a pump station,
6 I hate to say this, is if we find ourselves in
7 a position that, okay, the commercial
8 properties want to move forward with the
9 project but we're getting hesitancy from the
10 residential properties, we can move forward
11 with the pump station. But then we can come
12 back to the residents at a later date and work
13 with them on something, on a strategy there.

14 With that, we did not give that direction
15 to BayLand. We've told BayLand to serve the
16 entire area. So it was basically both to serve
17 the -- I think there's 19 residential lots.
18 There are four vacant lots of those 19
19 residential lots. And I think BayLand did an
20 estimate on the number of EDUs predicated upon
21 what the commercial uses are. So they estimate

1 I think 45 equivalent dwelling units. So one
2 house would be one equivalent dwelling unit.

3 So there would be a potential I think now
4 of the businesses, probably a greater than
5 50 percent of the treatment plant or the pump
6 station costs would be borne by those
7 commercial property owners, more so than the
8 residential property owners. Just from the
9 standpoint we're looking at a difference of 26
10 versus 19 EDUs.

11 With that, at this point I'll turn it over
12 to Duane to discuss a little bit about the
13 treatment and the costs that they've prepared.
14 And then we can go from there. If there's any
15 questions the Council may have at that point.

16 MR. PACK: Before we do that, Ray, the one
17 question I did have, and I'm trying to find it
18 in the Rauch report from 2016. If we look at
19 option three here, which is to discharge into
20 the Choptank, if I remember, the membrane
21 system that Rauch Engineering was speaking

1 about was being at that time used over at the
2 Prettyman.

3 MR. CLARKE: Correct.

4 MR. PACK: Location over in Caroline
5 County. Required less than I think an acre of
6 property to construct it and you would fence it
7 in. And that it was meeting or exceeding the
8 discharge permit from MDE. And the cost for
9 that, if I recall, was somewhere in the
10 neighborhood of 1.5, \$1.7 million.

11 MR. CLARKE: I think that was based upon
12 the overall construction of that system at that
13 facility, yes.

14 The problem is from our perspective, we
15 did not have a breakdown of that \$1.5 million.

16 MR. PACK: Do we have that now to compare
17 it with?

18 If I look at option three here, it's
19 giving me a total construction, I'm on the back
20 page here. On the back page.

21 MS. PRICE: Oh, awesome.

1 MR. PACK: But if you look at your total
2 project costs here, you're still looking at
3 \$4.1 million to discharge into the Choptank, as
4 opposed to I think where Rauch was coming in
5 significantly less.

6 So I'm going to go back to my question I
7 had several months ago. Why are we looking at
8 almost two and a half times the cost to
9 construct an on-site disposal system?

10 MR. CLARKE: Duane.

11 MS. PRICE: Let me ask this. If I look at
12 this page right here, there's a whole bunch of
13 things that BayLand included that Rauch did
14 not.

15 Is that part of the difference? Because
16 this page three is in our computers.

17 MR. CLARKE: Right.

18 MS. PRICE: In the yellow, there's only
19 four line items that Rauch included and BayLand
20 has 12.

21 MR. WILDING: I would argue that, yeah,

1 that's certainly part of the problem.

2 MS. PRICE: So Rauch's was incomplete?

3 MR. WILDING: Well, I don't know if it's
4 incomplete or if his 1.5 did include some of
5 these and they're less than we're costing or
6 estimating or if those were done separately and
7 not included in the one and a half. I can't
8 speak to that.

9 Ours, I mean they could be high. Some of
10 these you have to make assumptions because you
11 don't know exactly where it's going to be
12 constructed. So we feel pretty good about our
13 cost.

14 Has anyone seen the one that he talks of?

15 MR. CLARKE: The only thing that I've got
16 is what they prepared within the preliminary
17 engineering report that was forwarded us.

18 MS. PRICE: So how did you turn that into
19 the yellow section on the page right there?
20 The one I'm looking at --

21 MR. CLARKE: I think the only thing I can

1 say is that there was just estimates that were
2 maybe taken off of these estimates here.

3 MS. PRICE: Right. Because this is only
4 668,000. And yet you're talking about Rauch's
5 estimate was 1.5 million.

6 MR. CLARKE: Correct.

7 MS. PRICE: So I don't even know where the
8 other \$850,000 is.

9 MR. CLARKE: Right. And that's the issue
10 we run into, is that we don't have an apples to
11 apples cost estimate scenario. So it's
12 difficult for us.

13 I think one of the things I tried to
14 highlight, I don't know if the estimate that's
15 prepared by Rauch, the 1.5 is going to be prior
16 to contingencies or is after contingencies. So
17 there's a difference there. If you added the
18 contingencies, there may not be as much of a
19 difference. There's still going to be a
20 difference, but it may not be as much.

21 At the same time, I think the other thing,

1 too, is looking at the Rauch, I guess Rauch had
2 estimated, again, service connections of about
3 20. Yet when we're looking at the number of
4 residential properties and then the commercial
5 properties, we potentially have service
6 connections of possibility 22 when you're
7 looking at just those businesses.

8 And then at the same time, they were
9 estimating I guess that was on the grinder
10 pumps. And then they were only estimating ten
11 grinder pumps. Yet we have 22 different
12 properties.

13 MS. PRICE: This says 29. And then you
14 don't know if Rauch's -- how many EDUs Rauch
15 based his on because EDUs was 45 on this one?

16 MR. CLARKE: Well, and again, I'm going
17 off of this report here. These are the only
18 numbers we had. And ultimately, Rauch I think
19 was looking at ten grinder pumps.

20 MR. PACK: Did we go back, and I think the
21 last instruction that we gave to your office

1 was to go back and sit down with Rauch and the
2 BayLand report and kind of do an apples to
3 apples comparison so that the Council could
4 make a decision which option to go with.

5 And it sounds like we still haven't done
6 that.

7 MR. CLARKE: No. I did that, sir. I did.
8 I prepared a memo to the Council that outlined
9 that it was very difficult to make. And at the
10 same time, highlighted that we're looking at,
11 again, grinder pumps.

12 In this report, which is all I've got,
13 they've got ten grinder pumps.

14 MR. PACK: Did we invite anyone from Rauch
15 to come here to speak with us today?

16 MR. CLARKE: Yeah. Mr. Rauch, Bob is
17 here. He can talk.

18 But at the same time, we're talking 19
19 EDUs for the residential properties.

20 MR. PACK: Do you mind?

21 MS. PRICE: Give him maybe a copy of that.

1 MR. PACK: We're trying to make a decision
2 which way to go here with this particular plan.
3 We can't do it unless we can answer the
4 questions regarding the discrepancy in the
5 reports.

6 MS. PRICE: So you're in yellow there. So
7 there's a lot of items that aren't filled in.
8 And so we're not working from the same
9 spreadsheet, so to speak. So I don't know if
10 that helps.

11 MR. RAUCH: As I sat here and I heard the
12 speculations, I can resolve the speculations.
13 And I don't know what was in the BayLand
14 report. I haven't seen it.

15 I will tell you what was behind our
16 valuation. We initiated this at the request
17 and client to Ferry Point. The primary
18 objective was to find a solution to provide
19 wastewater treatment and disposal for the Ferry
20 Point project.

21 The cost alone could not be supported just

1 by Ferry Point. So we looked at the
2 opportunity that this actually -- I think the
3 possibilities of incorporating and eliminating
4 existing septic systems within the area
5 because, as you know, a septic system is an
6 issue in the receiving waters. Not because
7 it's failing, but because that's the major
8 septic. It moves laterally once it goes in.

9 So the proposal was based on a service
10 area of existing -- of the Ferry Point Marina,
11 the existing residential area. I forget what
12 the area is called.

13 MR. WILDING: (Inaudible) Brook.

14 MR. RAUCH: (Inaudible) Brook. And then
15 there was one on the other side of the road.
16 And those were the practical choices to
17 incorporate into a regional wastewater
18 treatment plant as opposed to a community type
19 based system, which might be private. This was
20 proposed as a county owned regional wastewater
21 solution.

1 MS. PRICE: So is it just Ferry Point for
2 commercial and those residential and no other
3 commercial --

4 MR. RAUCH: I think we probably put an
5 estimate in for the undeveloped commercial, but
6 the idea was not to provide a system that
7 allowed for future growth but to address the
8 existing conditions. So other than the hotel
9 that was there, I think we put some numbers for
10 that, but we didn't -- it's always been the
11 emphasis in this county and the residents that
12 if we do solve a problem, we're not solving a
13 problem and creating opportunities for
14 additional growth that may or may not be
15 planned.

16 So this was to strictly address the needs
17 of Ferry Point and to resolve and correct the
18 existing septic systems.

19 The wastewater treatment plant was sized
20 based on those numbers. There was no
21 speculation there. I just finished building

1 this treatment plant. So it wasn't a guess.
2 We had actual construction numbers. The
3 treatment plant itself was about \$750,000.

4 The million and a half you're tossing
5 around or talking about included a lot of
6 infrastructure costs and not related to the
7 building of the treatment plant. The treatment
8 plant is not an acre footprint. It just
9 happened to be that was the area that we had
10 there. It would fit in this room.

11 It's a Smith & Loveless membrane
12 bioreactor plant. They come in multiple sizes.
13 This size, we did 35,000-gallon plant at
14 Prettyman. I've done a 10,000-gallon one, I've
15 done a 20,000-gallon. So there's no mystery on
16 our numbers. They're real numbers.

17 The options that we looked at were the
18 methods of collecting the wastewater from the
19 septic areas, and you had several different
20 choices. You could do a conventional gravity
21 sewer that we looked at, and you bring that

1 gravity sewer to a lift station, put it in the
2 treatment plant, and discharge to the river.

3 The alternative was was using grinder
4 pumps, which involved a small diameter
5 collection system and has proven to be a very
6 affordable alternative, especially for the
7 areas that we're dealing with that are
8 separated enough that you can manage it that
9 way.

10 So we looked at those collection system
11 alternatives, but the treatment plant was the
12 same for all the alternatives.

13 We did look at the point discharge. The
14 point discharge is not a prohibitive action.
15 As a matter of fact, if you meet the ENR
16 standards, the point discharge process is an
17 alternative. It's far superior than land
18 application.

19 So there had been some early discussions
20 when we first presented this. And oh, my gosh,
21 you're putting sewage in the river. Well,

1 you're not. The treated wastewater is cleaner
2 than the water that's going in.

3 The wastewater treatment plant is what
4 everybody is striving to achieve to get ENR
5 quality wastewater. The fact that this is a
6 package manageable plant, meets all of the
7 State requirements. We've already been through
8 permitting and approval on these plants.

9 So I didn't have any mystery numbers in
10 there. They were all -- the grinder pumps, we
11 had just finished putting in a similar grinder
12 pump system. So I had actual construction
13 numbers.

14 And everything was going to be contained
15 on the Ferry Point property. We had to draw a
16 particular spot, but we were satisfied that
17 there was sufficient area that I could put that
18 treatment plant there.

19 So I don't know what went into the other
20 report, but I do know that I built this, we
21 knew what the costs were, and that I feel

1 comfortable that we can build an ENR wastewater
2 treatment plant and serve the Ferry Point
3 restaurant area plus the surrounding --

4 MR. WILDING: Some of our costs, can I go
5 down them?

6 MR. PACK: Just one second. How many EDUs
7 are at Prettyman?

8 MR. RAUCH: There's 80.

9 MR. PACK: Eighty. So almost twice what
10 we're looking at here. 35,000 gallons?

11 MR. RAUCH: That's 35 because the State
12 wants to see one and a half times capacity. It
13 was actually supposed to be a 20,000-gallon
14 plant, but because of flow equalization and
15 protections, they had us upsize it by one and a
16 half times.

17 MR. PACK: And Prettyman is up and running
18 now?

19 MR. RAUCH: Yes. To the extent that
20 anybody investigates, they did have a problem
21 that had nothing to do with the plant. It had

1 to do with INI problems that were not managed,
2 but it's all back. And under the proper
3 operating condition, it more than consistently
4 (inaudible) discharge requirements.

5 MR. PACK: So the Prettyman plant came in
6 construction at 750,000 --

7 MR. RAUCH: The plant was right around
8 750,000.

9 MR. PACK: Do you recall what the monthly
10 sewer costs per resident is?

11 MR. RAUCH: Off the top of my head, I
12 don't. But we have those numbers. I can share
13 that with you.

14 MR. PACK: Thank you.

15 MS. PRICE: So in trying to get to apples
16 and apples, so it looks like you both did
17 different assumptions maybe?

18 MR. WILDING: Not necessarily. I mean for
19 our base wastewater plant, we have 835. He's
20 at 750.

21 So what I was going to maybe do is just go

1 down some of our list to see if that one and a
2 half includes that or if it doesn't.

3 MR. RAUCH: Because this report was very
4 specific to that.

5 MR. PACK: What page are you on?

6 MR. WILDING: This table here.

7 MR. PACK: That one there. Okay. So you
8 want to go down this, okay.

9 MR. WILDING: Sure.

10 MS. PRICE: 835 for the plant itself.

11 MR. WILDING: Right. Well, we have
12 150,000 for mobe and demobe. And that could be
13 much, much less than that again --

14 MR. RAUCH: That was actually in the
15 750,000. So that's delivered and installed.

16 MR. WILDING: Next one, erosion and
17 sediment control at 50,000.

18 You did the grinders as part of this,
19 right?

20 MR. RAUCH: I was doing grinders on
21 another job in a similar.

1 MR. WILDING: But the 750 did not include
2 the grinders, just the plant?

3 MR. RAUCH: Just the plant, the plant and
4 the lift station going in.

5 MR. WILDING: And the million and a half
6 included the grinders?

7 MR. RAUCH: No. Actually in that
8 particular case, we put in a central gravity
9 collection system. But I was doing another job
10 with grinders. So I had the pricing for the
11 grinders that we could use, but we looked at
12 both alternatives. One was gravity sewer and
13 one was grinders. We have firm prices from
14 (inaudible) and Associates (inaudible).

15 MS. PRICE: So where do we put the 50,000?
16 It's not included, it is included?

17 MR. RAUCH: The sediment erosion control
18 would be a very big number. We're talking
19 about a relatively minor site disturbance area
20 and we have a silt fence.

21 We've already done a project right on the

1 water there for Ferry Point. And the sediment
2 erosion control was substantially less. So
3 it's basically super silt fence around the
4 construction site and then temporary and
5 permanent (inaudible) alternatives.

6 MR. PACK: So what you're saying,
7 Mr. Rauch, is that the erosion and sediment
8 control was far less than the 50,000 that's
9 being quoted from BayLand?

10 MR. RAUCH: I'll never sit and debate and
11 argue with my colleagues because we all look at
12 it. But I would say that if I was estimating
13 the sediment and erosion control, it wouldn't
14 be that much.

15 MR. PACK: Okay.

16 MR. WILDING: Okay. So this gets into the
17 grinders here, and quantity of 29. Estimated
18 about 13,000. That's probably pretty close to
19 what you have.

20 MS. PRICE: So the grinder pumps, is that
21 in your seven -- of course --

1 MR. LESHAR: -- separate line for it,
2 which makes the 120,000 number look low.

3 MS. PRICE: So do we put 120 for both
4 people?

5 MR. LESHAR: No, no, no. They're 13,000
6 apiece and there's 29 of them, they're
7 multiplied out there; aren't they?

8 MR. WILDING: Yup.

9 MR. RAUCH: I guess. I haven't seen these
10 numbers in this format, but we have the full
11 report.

12 But the grinder pumps, which is a duplex,
13 typically a duplex grinder, we -- one -- I know
14 what we did. We didn't have a grinder for each
15 house. We clustered the grinders. That's why
16 we had fewer grinders.

17 And Ray, I think somewhere in our report
18 there was a site plan that showed how we were
19 proposing to cluster grinders.

20 MR. CLARKE: Yeah. And just so the
21 Council is aware, too, from our perspective, we

1 don't do that. I mean if you wanted to put
2 like a grinder to serve two houses, we do
3 require two pumps because ultimately they can
4 flow into one station. But each pump was for
5 each house. That's kind of how we do that.

6 MS. PRICE: So we would have to do one per
7 house?

8 MR. CLARKE: Usually that's how we figure
9 it out, is one per house.

10 MR. RAUCH: Simplex or duplex?

11 MR. CLARKE: You could do a duplex. You
12 could put in one station, a larger tank, but it
13 would have to have two pumps.

14 MR. RAUCH: I mean all of my stations were
15 duplexes and the basin was sized for the number
16 of houses that we were proposing.

17 MR. CLARKE: I would say we're pretty much
18 talking I think the package itself is about
19 15,000 for the duplex that we've gotten from --

20 MR. RAUCH: Yeah. I just had fewer of
21 them because I clustered them, the tanks.

1 And again, we laid this out, and I priced
2 it through the supplier. So these were
3 actually quoted prices that we had, and it was
4 based on the layout.

5 So we've laid is out differently. So
6 that's not really an apples to apples. Not
7 that one is right or one is wrong. It's just
8 two ways to do it.

9 MR. WILDING: Well, as part of that, the
10 next item there, line item four, that's
11 collector low pressure sewers. So that's the
12 grinders pumping into a central sewer system,
13 which we had designated to be in the roadways.
14 So you'll see further down in our cost
15 estimates we also have repaving all the roads.

16 MR. RAUCH: We didn't do that. We had
17 them all trenched, trenched adjacent to the
18 roads.

19 MR. WILDING: But did you have a collector
20 sewer like this?

21 MR. RAUCH: It was a combination of

1 one-and-a-quarter-inch, one-and-a-half-inch,
2 and two-inch lines. And we just bid the job on
3 that. So I had the unit prices for that.

4 And all I can say is that we had a layout
5 that our costs were associated with. So I
6 would say our costs are appropriate for the
7 design that we had. Whether the design is
8 appropriate for what the county wants or not is
9 up for grabs.

10 So if we had ten engineers, they'll lay it
11 out ten different ways.

12 So to some degree, the unit prices should
13 be comparable. But how it was laid out and
14 looked at, you got to look at the proposed
15 design layouts to really compare them.

16 But we didn't put any of our utilities in
17 the roads. We did have one -- it's been a
18 while since I did this. We did have a
19 directional drill. It was actually a jack and
20 bore to go across 50, pick up the lots on the
21 other side of 50.

1 But other than that, all of our collection
2 system was trenched in adjacent to the road.

3 MS. PRICE: So the next one, we had
4 compared 750 for the construction compared to
5 835. But in the yellow, Ray, it says 500,000
6 under Rauch's.

7 MR. RAUCH: I may have used 500 for that
8 base cost.

9 MR. CLARKE: I think that was what was in
10 the report.

11 MR. RAUCH: I may have because we also had
12 a lift station in there and cost. So the 750
13 was our treatment plant, pumping station, lift
14 station. It was all a combined. So when I
15 said 750, that's about where we were for that
16 combined.

17 MR. WILDING: The next one --

18 MR. RAUCH: I'm sorry. I have to think
19 back what we did way back.

20 With the grinder pump system, they pump
21 directly to the treatment plant. So we don't

1 have a lift station going in.

2 And the location of the treatment plant
3 would be a gravity discharge to the river. So
4 we didn't have an extra pumping station in
5 there.

6 MR. PACK: So the pumps are pumping
7 directly into the system?

8 MR. RAUCH: The grinder pumps will pump
9 directly into the head waters of the treatment
10 plant.

11 If it was a gravity system, which is what
12 I had at Prettyman, the gravity system comes
13 into a lift station and it just simply lifts
14 the wastewater (inaudible).

15 MR. PACK: And shoots it back out.

16 MS. PRICE: Okay. So items six through
17 11, you guys have a number and Rauch does not.

18 Why is that?

19 MR. WILDING: Well, item six there is site
20 work and foundations. So your 750 include
21 foundations and all that?

1 MR. RAUCH: A slab. It's a treatment
2 plant on a slab with a building.

3 MR. WILDING: With a building.

4 MS. PRICE: That would be in the other
5 750, right?

6 MR. RAUCH: And again, I don't have my
7 proposal here in front of me. I'm looking at
8 these numbers. I'm speaking just from almost
9 two years back of memory.

10 MR. WILDING: Line seven is a shellfish
11 protection tank. Did you add one of those?

12 MR. RAUCH: We had the extra storage
13 that's built into that one and a half. Since
14 we didn't have a separate pump station, the one
15 and a half (inaudible) was meeting our
16 shellfish requirement.

17 MR. WILDING: Okay.

18 MR. RAUCH: At least in our preliminary
19 design. We didn't send it to MDE. But we
20 didn't have anything separate shellfish.

21 And what the shellfish is it's an extended

1 storage basin, and that's typically required if
2 you put a pumping station in. Since we're
3 grinder pumping, we didn't have that.

4 MR. WILDING: Emergency generator, was
5 that cost included?

6 MR. RAUCH: I don't know whether -- it's
7 not in the 500. And again, without my full
8 breakdown. The emergency generator, whether
9 it's a dedicated emergency generator to the
10 treatment plant or associated with the adjacent
11 operations, I may or may not have had an
12 emergency generator in there.

13 MR. WILDING: Okay. Well, one of our big
14 ones --

15 MR. RAUCH: And it should have it, by the
16 way.

17 MR. WILDING: Okay. We also cost out a
18 well because you got to have water supply for
19 wash down at the treatment plant. That's a
20 minor thing.

21 The next one is the big one, outfall line.

1 And again, we didn't know exactly where the
2 plant might go, nor how far it's going to have
3 to go out in the Choptank River. So we
4 assigned 2,500 linear feet at a pretty high
5 cost of \$240 per foot.

6 So did you have an outfall line?

7 MR. RAUCH: I have an outfall line, but it
8 was a similar to the outfall that we used at
9 Prettyman. And it was a gravity discharge
10 line.

11 MS. PRICE: So it's included in the other
12 half?

13 MR. RAUCH: It's in there somewhere. I
14 don't have my proposal.

15 MS. PRICE: We're just trying to figure
16 out if there's additional costs.

17 MR. RAUCH: I think that's a big number,
18 and I don't think based on what we did, if for
19 some reason on this size -- if you got a really
20 large plant and you got a high flow, it's not
21 uncommon that they want to see that discharge

1 line go to a much deeper section. And you do
2 get into substantial cost. At the relatively
3 small flows that are coming from this plant, I
4 mean, we haven't gone to design. There may be
5 another number in there for that.

6 Again, we're both at a disadvantage
7 because --

8 MR. CLARKE: The regulators usually make
9 that decision, too.

10 MR. RAUCH: We --

11 MR. CLARKE: -- MDE.

12 MR. PACK: I mean --

13 MR. RAUCH: -- by the way side.

14 MR. WILDING: Right.

15 MR. RAUCH: So the outfall line, that's a
16 big number. I think it's bigger than it needs
17 to be, but there may be some costs in there
18 that we didn't have.

19 MR. WILDING: Well, I think it's bigger
20 than it needs to be. But again, it's a big
21 river. And other projects we've been on, like

1 you said, they make you take it out to deep
2 water. So that could be less, that could be a
3 lot less.

4 Power, we put a figure of \$50,000 for
5 running power to the wastewater plant.

6 MR. RAUCH: They had power at the Ferry
7 Point that was going to be suitable to extend
8 to it. There is a cost built into the
9 treatment plant cost for the power connections
10 associated with that. But again, we're not
11 going to have to bring in separate three-phase
12 power. There's already power.

13 MR. PACK: When you did your plan, was
14 there property already designated for the plant
15 that you all had in mind? Was someone willing
16 to either lease property or donate property?

17 MR. RAUCH: It was still premature. We
18 knew that we had a relatively small footprint.
19 And depending on whether the project went
20 forward to support some of the other
21 properties, we were going to look at actually a

1 treatment plant site on the State's property
2 across the street. We had land at the marina
3 that was potentially useable --

4 MS. PRICE: But you had said when you
5 first stepped up, all contained on the Ferry
6 Point property.

7 MR. RAUCH: That was our failsafe final
8 decision that if we didn't have any other
9 alternatives, we had sufficient land on Ferry
10 Point property.

11 But because if it was going to be a
12 regional-type facility owned by the county, we
13 were going to explore other alternatives of
14 land that would be available.

15 One of the options was to talk to the
16 State because we were looking at providing
17 wastewater service to the park.

18 One of the options, there is some reserve
19 lands that are undevelopable. There's some
20 other property adjacent to it. So there's
21 property up adjacent to the or that is

1 currently under control by the boat. What is
2 it called?

3 MR. DIVILIO: Composite Yachts?

4 MR. RAUCH: Huh?

5 MR. DIVILIO: Composite Yachts?

6 MR. RAUCH: Yeah. Composite Yachts that
7 they're using or will be using for on-site
8 disposal.

9 No decisions were made.

10 MS. PRICE: So if it was going to serve as
11 other than Ferry Point, so including those
12 residentials, it wouldn't be appropriate, then,
13 for the county to own the wastewater treatment
14 plant on Ferry Point's property.

15 MR. PACK: We would own it.

16 MR. RAUCH: You would own it. It would be
17 leased. It would be deeded to or leased to.

18 MR. PACK: The county will own the plant.

19 MR. RAUCH: It doesn't matter. I mean
20 somebody has got to make that land available.

21 MS. PRICE: So it would have to be

1 willing, then, to allow us to construct it and
2 have it service more than just them.

3 MR. RAUCH: Which is what they wanted.
4 They couldn't afford to do it themselves. They
5 needed --

6 MS. PRICE: Right. So then why would we
7 have to look at other property if it's
8 sufficient?

9 MR. RAUCH: We don't have to.

10 MS. PRICE: And there would be no cost,
11 then why would we be looking -- unless the
12 State wanted to give it to us.

13 MR. RAUCH: You don't have to. You don't
14 make decisions that early in the process. You
15 just consider that those are options when you
16 get into the design phase to consider it.

17 This was -- the work we did was so early
18 in the process, and it was to put a concept and
19 a feasible discussion on the table.

20 When the county decided to do something
21 different with the PER, we were kind of halfway

1 through a PER and just set it on the side. So
2 I haven't really thought about it since then
3 until I heard you were talking about it today.

4 But we've got quite a bit of data and I've
5 got a report. And it sounds like a good idea
6 that we could get together and share that
7 information because somewhere between the two
8 is the right number.

9 MR. PACK: I'm really interested in seeing
10 your completed data from your PER report so
11 that Council can make a reasonable decision.

12 We have citizens here who are coming here
13 today who have been waiting for some direction
14 from the Council regarding wastewater for their
15 area.

16 And I don't feel today we still don't have
17 enough information to make a decision. We
18 still don't, and it's somewhat frustrating to
19 me.

20 So if I can ask of you today what we would
21 need to do as far as arrangements wise, but

1 these numbers are so far apart that I would
2 need and I think this body needs to see where
3 the differences lie and so that we can find an
4 appropriate number to get to so that we can
5 make a decision on whether or not we do an
6 on-site system.

7 This Council as a body hasn't even
8 approached the Town of Trappe. I know that was
9 one of the options that was laid out, and not
10 to say that option is off the table. But
11 before we even move anything off the table, we
12 at least have to know what we're comparing to
13 make sure that we're comparing things
14 appropriately sized and appropriately designed
15 and appropriately priced before we can go to
16 any option B or C.

17 MR. RAUCH: We can get together pretty
18 quickly.

19 MR. CLARKE: Very quickly, Mr. Pack. One
20 of the things, and I think I presented that to
21 the Council in a memo or at least to the county

1 manager's office, and that is that one of the
2 things to also remember here is that you have a
3 treatment plant strategy, but then the best
4 strategy is actually to build a pump station
5 and pump it to Trappe. Trappe has indicated
6 that there's a willingness to do that.

7 MR. PACK: Well, I think before your
8 office or any other office to go to that option
9 A, option B, this Council needs to remove the
10 on-site system off the table completely.

11 I think there's been a move to go to that
12 option before the Council has made a decision.

13 We need to make sure that we are comparing
14 these two plants and that we have enough
15 information to say we're not going to do the
16 on-site system. And right now, at least I
17 don't have it. I still don't have the numbers
18 to say that this option needs to be completely
19 removed from the table.

20 MS. PRICE: Right. I mean we need to know
21 what's the least expensive cost, whether it's

1 on site or pumping down the road.

2 For me, I don't care which one it is. I
3 want to go with the least expensive that's best
4 for the environment.

5 MR. CLARKE: I would pretty much tell you
6 that pumping to an existing wastewater
7 treatment facility is going to be the cheapest
8 option.

9 MS. PRICE: Right. But that estimate
10 right now is at \$1.2 million. And if your
11 number is close, that was one and a half.
12 That's still a half million dollars less.

13 MR. RAUCH: Let me give you (inaudible)
14 two examples.

15 We just finished the design for Suicide
16 Bridge. Suicide Bridge is in exactly the same
17 problem. They've got a restaurant that is
18 four miles from the closest wastewater
19 treatment facility.

20 We've done exactly the same thing for
21 them. We evaluated an on-site wastewater

1 treatment plant and a point discharge. We
2 looked at a variety of alternatives for
3 discharge. And the most cost effective option
4 is we're putting in a conventional pumping
5 station and running a four-inch force main to
6 the Town of Secretary.

7 We've got a directional bore across it.
8 And we have -- well, within about a week we'll
9 have the final firm numbers. But we're talking
10 about a million, one was where we were.

11 And that's about the same length force
12 main. It's a single pumping station. And
13 there was no -- it wasn't even a horse race, by
14 the time we looked at the cost of putting in a
15 treatment plant.

16 But we're at the same junction now we were
17 two years ago where we didn't know about the
18 town, if they had any interest. Typically the
19 town will not extend utilities outside of their
20 town boundaries. So we didn't really give that
21 a consideration.

1 If the town -- there's a lot of things
2 going on in the town that that may be something
3 desirable.

4 MS. PRICE: Gee, you know a little
5 something about the Town of Trappe.

6 MR. PACK: We don't even know --

7 MR. RAUCH: If they're willing, which in
8 the case with Ferry Point and Secretary, they
9 had the same issue. And the thing that made it
10 different or allowed it to happen, it couldn't
11 be a private system. It needed to be owned by
12 the sanitary district. So the Dorchester
13 County Sanitary District agreed to accept
14 responsibility for that main. So that line
15 could be constructed in the public right of way
16 as a sanitary district force main, which in
17 your case you could do. It's permissible.

18 The lengths are about the same. Probably
19 be a little cheaper because it's pretty much
20 running down just off the shoulder of Route 50,
21 and you've got very few serious environmental

1 crossings.

2 So if the town is willing, I wouldn't even
3 move it to option B. I'd exhaust that and see
4 if that's a possibility because I guaranty you
5 it's going to be a cheaper alternative. And
6 we've just done it.

7 MR. PACK: We certainly appreciate that,
8 Bob.

9 MR. RAUCH: That's a personal editorial.

10 MR. PACK: I know, and I appreciate that
11 from your professional opinion on it.

12 But we need to explore all options and
13 exhaust all options. And if my recollection is
14 correct, that there was some question whether
15 or not the town's wastewater treatment plant is
16 an ENR plant.

17 We were trying to connect 11 homes from
18 Howell Point. Was it 11 homes?

19 MR. CLARKE: Right.

20 MR. PACK: And we couldn't even do that
21 because the State wouldn't let us because of

1 the plant itself.

2 So even if that is the best option, the
3 plant may not even be appropriately sized or at
4 the capacity to even accept these 45 additional
5 lots that we're trying to bring in. So we have
6 to consider that as well.

7 So I think we just need to make sure we
8 have checked all the boxes before we decide on
9 an option to go. And I don't think we've
10 completely done that. I don't think we
11 completely exhausted the on-site system yet.
12 And until we can do that, let's not move to
13 other options.

14 Again, the question is whether or not
15 their plant can even handle the additional
16 effluent at this time. That's another question
17 we got to look at.

18 MR. RAUCH: Ray, I need to make sure that
19 you've got the full breakdown of what we did.

20 MR. CLARKE: That would be good. The
21 only --

1 MR. RAUCH: Because, again, remember
2 that -- you're even in those reports apples and
3 oranges.

4 We were not at the preliminary engineering
5 level. We were simply a concept scale. So we
6 want to make sure that if there were additional
7 preliminary engineering considerations under
8 USDA standards, that we incorporate them.

9 MR. PACK: How much time would you all
10 need to get together and go through these
11 reports and then come back to Council with a
12 final --

13 MS. PRICE: With a spreadsheet that goes
14 across.

15 MR. PACK: Final report. A month?

16 MR. RAUCH: I need a day or two.

17 MS. PRICE: Maybe BayLand has some numbers
18 that they want to adjust.

19 If you think \$600,000 is high for --

20 MR. WILDING: I think --

21 MS. PRICE: -- outfall, then adjust it.

1 MR. WILDING: I think what you need is for
2 he and I to agree on the same assumptions.

3 MS. PRICE: Yes.

4 MR. WILDING: Where it's going to be
5 located, how it's going to be -- the wastewater
6 is going to get to the plant and what kind of
7 plant and all that.

8 I think if we do that, I think it's going
9 to be apples to apples.

10 MS. PRICE: So should it be Ray that gives
11 those assumptions so that you're both working
12 under the same guidelines?

13 MR. CLARKE: I can, I can.

14 But the other thing I just want to
15 highlight so everybody is clear of this, too.
16 When it comes to a treatment plant option, if
17 you're going to direct discharge, there's going
18 to be a requirement that if you do not have all
19 the number of houses that will offset the total
20 nitrogen load, you're going to have to get a
21 load of total nitrogen from someplace. That

1 may be the region two wastewater treatment
2 plant or it may be Easton's plant.

3 MR. RAUCH: You're going to need
4 phosphorus.

5 MR. CLARKE: And we're going to need
6 phosphorus as well.

7 MR. WILDING: TSS, from what I understand,
8 too.

9 MR. CLARKE: Okay.

10 MR. PACK: Well, we got enough credits at
11 region two to cover that.

12 MR. CLARKE: But there's a cost. You got
13 to be fair to the citizens or the users of
14 region two that they should get something from
15 that.

16 MR. RAUCH: We'll look at the numbers.

17 MR. PACK: We'll look at that.

18 MR. RAUCH: And you do have the nitrogen?

19 MR. CLARKE: The other thing is the timing
20 component. I just want to be very clear about
21 that, too.

1 MR. PACK: I understand that. I know it
2 may be more expedient to go down 50 and connect
3 into Trappe.

4 But as you know, Ray, Trappe has an issue
5 of its own. We don't even know if they're
6 going to receive -- they couldn't even receive
7 the 11 homes we're trying to connect now.

8 MR. CLARKE: They can, they can. They
9 are --

10 MR. PACK: They can or cannot?

11 MR. CLARKE: They can. They can receive
12 the flows from those 11 houses. They are not
13 qualified to receive BRF funding. They have to
14 be at BNR treatment levels.

15 MR. PACK: Which they're not at BNR?

16 MR. CLARKE: They're not at BNR treatment
17 levels.

18 MR. PACK: So if they're not at BNR
19 treatment levels to accept 11 homes, then how
20 can they --

21 MS. PRICE: They'd have to pay for it.

1 MR. CLARKE: They would have to pay for
2 that.

3 MR. PACK: They have to upgrade. They
4 have to upgrade the plant.

5 MR. CLARKE: The other thing, the other
6 option that is available to the Town of Trappe,
7 they can go and present a request through the
8 State revolving fund for loans. And they could
9 go that route and potentially receive loan
10 forgiveness if they went through the SRF
11 through the Maryland Department of the
12 Environment.

13 They also could go after Rural Development
14 funding. But again, that is Trappe. We're
15 not --

16 MR. PACK: I know.

17 MR. CLARKE: So they would have to make
18 those applications, not our office.

19 MR. PACK: But when you talk about the
20 timing issue, I mean listen to all the things
21 you just listed out; to go ask for loan

1 forgiveness, to go ask for Rural Development
2 money, to go ask for this. And that's time as
3 well.

4 MR. CLARKE: Well, one of the things, just
5 so everybody is clear, too. The PER, once the
6 PER is done, that is the first element that we
7 submit to the funding agencies. And they look
8 at the PERs, and then they begin the process of
9 saying okay, potentially this is your
10 application using the PER for costs.

11 MS. PRICE: Aren't they going to want to
12 see I'm going to say both options, the on-site
13 wastewater treatment plant and the pumping,
14 with the understanding of what Trappe's
15 capacity and the type of plant that that is
16 before they're going to disburse funds and look
17 at those?

18 MR. CLARKE: They're going to want to see
19 the most feasible option.

20 MS. PRICE: Right.

21 MR. CLARKE: To your point.

1 Now, if come Trappe comes back and says
2 no, we're not taking the wastewater, then
3 treatment is the most feasible option. Now you
4 have to look at the method of disposal.

5 So those are the things that would have to
6 come back.

7 But if Trappe is now saying yes, we will
8 receive the wastewater, it will probably be
9 cheaper to go that route. And then ultimately
10 it will be also more expedient to do that as
11 well.

12 MR. PACK: Well, let's --

13 MR. CLARKE: I'll work to try and set up
14 the parameters.

15 MR. PACK: Let's exhaust this first. And
16 I think if Council can get apples to apples,
17 line by line and get a number, whether that
18 number is \$1.5 million or whether the number is
19 \$4.5 million or somewhere in between, we just
20 need to know what that is.

21 And then once we have that, we can now say

1 whether or not we're going to do that and then
2 move to an option B, which may be the
3 connection into Trappe.

4 But again, there's a lot of questions
5 there that I'm kind of concerned about with
6 their plant and whether or not they can accept
7 the additional effluent.

8 So we'll talk about that at another time.

9 MR. CLARKE: The only thing, because we
10 have the citizens here as well, I mean if we do
11 come up with a strategy and options, one of the
12 things that I've had a discussion with one or
13 two property owners that live in the Ferry
14 Point area and that would also be a potential
15 to look at as well, is doing a road
16 construction district. So as the sewer lines
17 are being put in, these are private roads, the
18 potential would be to take over those roads,
19 upgrade the road to county standards with the
20 county then taking over that road.

21 MR. PACK: And that's another --

1 MR. CLARKE: But we've had that
2 discussion. I wanted to make sure the Council
3 was aware of that as well.

4 MR. LESHAR: Mr. Pack, we've got three
5 engineers in the room. They're all telling us
6 that connection to Trappe is in the end going
7 to be cheapest.

8 While we're pursuing nailing down the
9 costs on the more expensive option, is there
10 any harm is at least simultaneously approaching
11 Trappe and sort of paving the way so that we
12 can move this ball down the road if that is in
13 all likelihood going to be the ultimate
14 solution here and the affordable solution?

15 MR. PACK: He's already made an overture
16 to Trappe. So that has already been done.

17 MR. CLARKE: We probably need something in
18 writing from them.

19 MR. PACK: We as a body have not met with
20 them because we haven't gotten this particular
21 question answered yet.

1 MR. LESHER: Well, let's take that next
2 step simultaneously while we're nailing down
3 the costs of what is almost certainly going to
4 be the more expensive option.

5 MS. PRICE: Right. Which means you have
6 to figure out if it's not ENR, BNR, whatever
7 all those things are, what the additional cost
8 is to get the credits from another sanitary
9 district.

10 MR. CLARKE: We'll have to look at that.

11 MR. PACK: You said a couple of days. Why
12 don't we push --

13 MR. RAUCH: I just said all I need is a
14 couple of days to look at it. When those
15 couple of days fall into the calendar.

16 MR. PACK: Mr. Hollis is (inaudible). We
17 don't have our calendar in front of us, but why
18 don't we say within two weeks, see if we can
19 get back together possibly within two weeks.

20 MR. RAUCH: I can't -- I have no authority
21 to speak for the Town of Trappe obviously.

1 MR. PACK: No, no, no, no.

2 MR. RAUCH: But I have a lot of experience
3 with the Town of Trappe. And right now, based
4 on the last evaluation, there was about 300
5 EDUs of available capacity at the plant.

6 They were very anxious and interested in
7 adding users for the capital fees and user
8 fees.

9 MR. PACK: Right.

10 MR. RAUCH: So from an economic
11 standpoint, at least, unless things have
12 changed in the last nine weeks, there was at
13 least a desire to add users in because that
14 improves their operating system.

15 The big deal, and it's a deal that maybe
16 the attorneys talk even first, is the
17 restrictions within their ordinances of
18 extending utilities outside of town limits and
19 if there's the ability to do that.

20 We've approached them about that and other
21 towns in that similar situation, and they've

1 been pretty steadfast about no, we can't do it.
2 But you know you can do whatever you want to do
3 if they want to do it.

4 MS. PRICE: I mean if they need users,
5 then they'll change their ordinance.

6 MR. RAUCH: Exactly. But I'm just saying
7 right now, that's part of your conversation, is
8 not just the physical restriction.

9 We're also in the process of designing a
10 540,000-gallon ENR plant for the adjacent
11 development, for the Lakeside development.

12 MR. CLARKE: Some of the preliminary
13 discussions on that --

14 MR. RAUCH: Timing there is the bigger
15 problem because we're probably two and a half
16 years out before we're ready to flush toilets.

17 MR. CLARKE: In talking to Trappe, we did
18 discuss the idea of potentially setting up a
19 county sanitary district. The county would
20 then buy capacity from the town. So that was
21 one of the options.

1 MR. PACK: So we're going to wrap this up.
2 Council has another issue we have to step into.

3 The instruction is, Ray, if you would, get
4 BayLand and Rauch together, look over these
5 sheets together, and bring us back a report on
6 a standalone system. Get together within the
7 next two weeks or so, depending on your
8 schedule. I know holiday season, vacation
9 season is coming up.

10 And then we'll simultaneously reach out to
11 the Town of Trappe for a meeting and kind of
12 feel them out. I need to sit down with
13 Mr. Kupersmith before I do that.

14 So if you all can do that and bring us
15 back a final report, that would be great.

16 MR. RAUCH: I think the thing we'll do is
17 we'll simply make our information available so
18 that you can consider it because he's the
19 author of the final PER. So whatever
20 information I can offer, I will. And to the
21 extent that they're comfortable with it, they

1 can incorporate it into their final PER.

2 MR. PACK: I saw a hand go up in the back.

3 MR. WILLEY: Yeah. There's several people
4 here that received letters. Like I'm from the
5 Ferry Point subdivision as such.

6 Can we speak before you adjourn the
7 meeting? Can we sort of express our opinion?

8 MR. PACK: Yes. Stand up, sir, please.

9 MR. WILLEY: Like I said, I'm from the
10 Ferry Point subdivision.

11 In reference to the road, I've been there
12 35 years. Actually we sued Burton Hastings,
13 who was the original developer --

14 MR. PACK: Can I get your name for the
15 record?

16 MR. WILLEY: Oh, I'm sorry. Jim Willey,
17 and I live at 1679 Ferry Point Court in Trappe,
18 Maryland.

19 MR. PACK: Thank you, Mr. Willey.

20 MR. WILLEY: So we had trouble with the
21 road because it was dirt originally. We had it

1 tarred and chipped. We repaved it one time and
2 patched it six or seven.

3 I approached the county about taking over
4 the road. I can tell you the county's response
5 to me was there's about \$150,000 worth of
6 landscaping work that needs to be done. The
7 road has to be raised three foot in some
8 places, widened, the ditches dug out. And then
9 there's going to be another 200-plus-thousand
10 dollars' worth of paving expense to meet county
11 specs, so in reference to the roadway.

12 The second thing is there's 14 houses back
13 there. All but three people are retired. So
14 we're on a fixed income. We all spent 17 to
15 \$20,000 to put in our original septic system
16 that we currently have, which most of us have
17 two holding tanks and it goes to a pumping
18 station, then it pumps to a lift pump into a
19 drain feed, is the typical system down there.

20 I don't know what we'd be required to do
21 with our septic system. Probably dig it up or

1 fill it with concrete, which would incur a lot
2 of expense for us if there was a septic hookup
3 or whatever because we would have to do
4 something with that existing system. I don't
5 think the county --

6 MS. PRICE: Don't they usually just flow
7 through, Ray?

8 MR. PACK: -- disconnect them and connect
9 it into your --

10 MS. PRICE: Yeah.

11 MR. PACK: Yeah. We just disconnect it.

12 MS. PRICE: Yeah. You don't have to dig
13 them up.

14 MR. WILLEY: So the tanks, they still go
15 through the two separate tanks into the lift
16 station. Then they just tie in from that.

17 MR. PACK: That's correct.

18 MR. WILLEY: So the drain field would be
19 the only thing.

20 MR. PACK: Yeah. You would just leave it
21 in the ground, yeah.

1 MR. WILLEY: Okay. But anyways, we have
2 put a lot of expense in our current system. I
3 just redid mine five years ago, as a matter of
4 fact. I put an addition on. So I had two
5 tanks. I had to move the first tank. Anyway,
6 I went through a large expense with that just
7 five years ago.

8 Already mentioned about our road. It's
9 all private property and it's a private road.
10 The county doesn't have any ownership of
11 anything back there. You have to do whatever
12 you guys do when you take crap from people,
13 whatever that -- eminent domain. Yeah, you
14 take it.

15 But anyway, so there is no -- I mean the
16 county stops before it enters our development.
17 It's a private development, period. The county
18 has never taken over the road. It's all our
19 road.

20 From the property owners, there's 14 of
21 us. I spoke to ten of them. Four of us are

1 here today. The consensus basically is we
2 don't have problems with our current system, we
3 have spent money to have it done, we maintain
4 it, we pump it out as an expense as we do or
5 whatever.

6 It looks like that they're trying to put
7 the expense of the commercial property out
8 front on the 14 homeowners, the private
9 properties back behind it. We don't need a
10 system. They need the system. So part of the
11 (inaudible) was to include it or not include
12 it. We respectfully request to not include us
13 in that decision.

14 MS. PRICE: If it went through the
15 Chesapeake Bay Foundation, the Bay Restoration
16 Funds where they're covering the cost, is that
17 an issue?

18 MR. WILLEY: Well, what are they going to
19 do about the road? Are they going to cover all
20 the costs to connect to the thing? What would
21 be the cost we would have to be paying?

1 See, there's a cost involved. Right now
2 we don't pay anything other than electric to
3 lift the stuff into the drain field.

4 MR. PACK: And those --

5 MR. WILLEY: So our cost is very minimal
6 as we talk about it today. I guarantee you
7 it's much lower than what you'll ever be able
8 to tell me you got.

9 MR. PACK: And we do try to find as much
10 grand funding so to offset whatever connection
11 fee charges to the homeowners. The same way
12 we're doing with Bozman and Neavitt. We got
13 grant money to cover that.

14 So when we get to that stage of the
15 discussion, of course, we will consider the
16 homeowners equally as well.

17 Regarding the road, we'll sit down with
18 Warren Edwards, our Roads Department, see what
19 we can do about the road.

20 MR. WILLEY: Yeah. You'll be enlightened
21 when you meet with them, believe me.

1 MR. PACK: But those are the discussions
2 we need to have a bit later down the road.

3 MR. WILLEY: But that's why we showed up
4 today. Because in the letter it says we're
5 trying to decide whether to do commercial only
6 or commercial and the residential. Of course,
7 it says Ferry Point Marina. There is no
8 residential at Ferry Point Marina. It's Ferry
9 Point.

10 And I'm assuming Mr. Rauch, on his
11 comments about Ferry Point maintaining that
12 current or that self-supporting system for the
13 marina, that's at Ferry Point Marina, not Ferry
14 Point.

15 MR. RAUCH: That's correct, yes.

16 MR. PACK: Thank you, Mr. Willey.

17 Sir in the front row, take you real
18 quickly before we have to run out.

19 MR. LECHARD: Yes, sir. I'm Robert
20 Lechard. I represent the owners of the
21 ten-acre parcel down there.

1 I guess I'm a little bit confused because
2 I infer from what I heard that that ten-acre
3 parcel was going to be disregarded in whatever
4 planning you have for wastewater disposal.

5 MR. PACK: Is that on --

6 MR. LECHARD: I heard the term
7 incorrectly, if I'm wrong.

8 MS. PRICE: Which ten-acre parcel?

9 MR. PACK: Right inside before you get to
10 the hotel?

11 MR. LECHARD: We didn't want to encourage
12 any more development down there.

13 This parcel is between Composite Yacht and
14 Fine Marina on the other side, and it's -- I
15 run the Economic Development Commission for
16 Baltimore County. And those kind of things are
17 real important to me, especially for my
18 clients.

19 That parcel of land with a marine-based
20 operation, be it winter boat storage, whatever,
21 expansion of Composite or expansion of the

1 marina, it's just perfectly located.

2 And that's not what I had heard today. I
3 inferred that you're taking over the existing
4 commercial usages. And we don't want to
5 encourage any more development.

6 MS. PRICE: But the zoning wouldn't allow
7 for any additional homes or anything to be
8 built, and we're very clear about that.

9 MR. LECHARD: No homes, no. But we were
10 talking about maybe winter storage and they
11 said whatever you do, your zoning department or
12 whoever I talked to, wait a minute, said we had
13 to have bathroom there even if we didn't have a
14 building there. We had to have, if we were
15 going to run an operation, maybe a little
16 office, a small office, we had to have
17 wastewater disposal, which mean basically
18 you're saying that 10.5 acres can never be used
19 again.

20 It's the same 10.5 acres that you're
21 paying taxes on to the county for the past,

1 what, 40 year or more.

2 MR. CLARKE: The sewer system area
3 included you all or that line I think included
4 their parcel.

5 MR. PACK: Is that on the right-hand side?

6 MR. CLARKE: It's this parcel right here,
7 if I'm not mistaken.

8 MR. PACK: Yeah, you're included.

9 MR. RAUCH: The concern, if you're
10 referring to what I said, is that the proposed,
11 any of the proposed system was not being
12 designed to include areas that were unplanned
13 for development. You're zoned for development.

14 MR. PACK: You're already zoned.

15 MR. LECHARD: Yeah, we are zoned.

16 MR. RAUCH: We always had that at least in
17 our analysis.

18 MR. PACK: So you're covered.

19 MR. LECHARD: I forget (inaudible).

20 MR. WILDING: When we projected flows, at
21 least for our ground disposal system, we looked

1 at the size of your lot, went to MDE
2 guidelines. And then if you were to improve
3 that, I think made some assumptions as to what
4 you have. And I'm looking at we assigned
5 1,200 gallons a day projected flow.

6 MR. PACK: Okay. We do have another
7 meeting, but I will take one or two more
8 questions since you guys did come out. And I
9 appreciate you coming out and going through
10 this with us.

11 Did anyone have any other questions or
12 concerns?

13 SPEAKER: Real quick.

14 MR. PACK: Yeah. Stand up.

15 SPEAKER: Is there a sign-up sheet so when
16 we leave, we can leave our e-mail addresses or
17 whatever so --

18 MR. PACK: Ms. Morris, we can do that. If
19 you see Ms. Morris, she'll put something up
20 front for you.

21 Yes, ma'am.

1 SPEAKER: I'm at Talbot Landing Motel.

2 MR. PACK: Can you stand up and give us
3 your name? She needs to record. You can stand
4 up.

5 SPEAKER: Okay.

6 MR. PACK: Stand up so she can hear.

7 SPEAKER: I'm sorry.

8 MR. PACK: You're fine.

9 SPEAKER: I'm at Talbot Landing Motel,
10 which is right up the hill from the Ferry
11 Point.

12 And I've been so excited about this
13 happening because it would be so beneficial to
14 the property itself. Maybe in time we could
15 expand.

16 Right now we are at a standstill. We
17 cannot do anything. And if the property ever
18 sells, it would be beneficial to anybody that
19 wants to come in and put whatever they need to
20 do for the existing community.

21 And I'm just excited about this project.

1 So I'm pro. I know we have other concerns, but
2 I'm really excited about this.

3 MR. WILLEY: I'm pro as long as the
4 commercial properties are willing to pay
5 whatever they want to pay for whatever they --
6 the residential properties shouldn't have to
7 front the commercial properties' expenses. And
8 that's part of their commercial property
9 expenses.

10 MR. PACK: I understand.

11 SPEAKER: I understand where you're coming
12 from. I understand perfectly.

13 MR. WILLEY: Same way for you. You're
14 commercial. That's fine. Let it stay up
15 front.

16 MR. PACK: Okay. Anybody else? Did I
17 miss anybody else?

18 Well, we'll be having another work
19 session. You all will be getting another
20 letter about the second work session.
21 Hopefully we'll have more information back from

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these two gentlemen. And at that time, the Council hopefully can make a decision on which way we want to go. Okay.

Thank you all very much. Appreciate it.

(Work session concluded at: 3:42 p.m.)

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STATE OF MARYLAND


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

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

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

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

AS WITNESS my hand Notorial Seal this 4th of June, 2019, at Easton, MD.



Diane Houlihan
Notary Public

My commission expires September 16, 2021

&	2019 1:8 77:13	34:5	affordable 21:6
& 20:11	2021 77:20	750,000 20:3 24:6	58:14
1	21 1:21	24:8 25:15	agencies 55:7
1 1:2	22 15:6,11	751,000 5:6	ago 2:10,21 4:19
1,200 73:5	240 36:5	8	4:20 8:6 12:7
1.2 45:10	26 10:9	8 1:9	46:17 66:3,7
1.5 11:10,15 13:4	29 15:13 27:17	80 23:8	agree 51:2
14:5,15 56:18	28:6	835 24:19 25:10	agreed 47:13
1.7 11:10	2:30 1:8	32:5	ahead 4:16
10 1:11	3	850,000 14:8	allow 41:1 71:6
10,000 20:14	3 1:4	9	allowed 19:7
10.5 71:18,20	30 1:8	9 1:10	47:10
11 1:12 33:17	300 60:4	a	alternative 21:3,6
48:17,18 53:7,12	35 23:11 63:12	ability 60:19	21:17 48:5
53:19	35,000 20:13	able 68:7	alternatives 21:11
12 1:13 12:20	23:10	accept 47:13 49:4	21:12 26:12 27:5
120 28:3	3:42 76:5	53:19 57:6	39:9,13 46:2
120,000 28:2	4	accurate 77:7	analysis 72:17
13 1:14	4 1:5	achieve 22:4	anne 77:2
13,000 27:18 28:5	4.1 12:3	acre 11:5 20:8	answer 17:3
1362 77:15	4.5 56:19	69:21 70:2,8	answered 58:21
14 1:15 64:12	40 72:1	acres 71:18,20	anxious 60:6
66:20 67:8	45 10:1 15:15 49:4	action 21:14 77:12	anybody 23:20
15 1:16	4th 77:13	actual 20:2 22:12	74:18 75:16,17
15,000 29:19	5	add 34:11 60:13	anyway 66:5,15
150,000 25:12	5 1:6	added 14:17	anyways 66:1
64:5	50 10:5 31:20,21	adding 60:7	apart 43:1
16 1:17 77:20	47:20 53:2	addition 5:14 66:4	apiece 28:6
1679 63:17	50,000 25:17	additional 2:10	appeared 77:3
17 1:18 64:14	26:15 27:8 38:4	19:14 36:16 49:4	apples 14:10,11
18 1:19	500 32:7 35:7	49:15 50:6 57:7	16:2,3 24:15,16
19 1:20 9:17,18	500,000 32:5	59:7 71:7	30:6,6 50:2 51:9,9
10:10 16:18	540,000 61:10	address 19:7,16	56:16,16
2	568,000 5:6	addresses 73:16	application 21:18
2 1:3	6	adjacent 30:17	55:10
2,500 36:4	6 1:7	32:2 35:10 39:20	applications 54:18
20 1:21 15:3	600,000 50:19	39:21 61:10	appreciate 48:7
20,000 20:15	668,000 14:4	adjourn 63:6	48:10 73:9 76:4
23:13 64:15	7	adjust 50:18,21	approached 43:8
200 64:9	7 1:8	advantages 9:5	60:20 64:3
2016 2:11,18	750 24:20 26:1	advisory 2:5	approaching
10:18	32:4,12,15 33:20	afford 41:4	58:10
			appropriate 31:6
			31:8 40:12 43:4

<p>appropriately 43:14,14,15 49:3 approval 22:8 area 2:7 3:3,21 4:4 9:16 18:4,10,11 18:12 20:9 22:17 23:3 26:19 42:15 57:14 72:2 areas 3:3 20:19 21:7 72:12 argue 12:21 27:11 arrangements 42:21 arundel 77:2 asked 2:14,21 asking 4:6 assigned 36:4 73:4 assisted 77:7 associated 31:5 35:10 38:10 associates 26:14 assuming 69:10 assumptions 13:10 24:17 51:2 51:11 73:3 attorneys 60:16 audio 77:3 author 62:19 authority 59:20 available 39:14 40:20 54:6 60:5 62:17 aware 8:12,13 28:21 58:3 awesome 11:21</p>	<p>59:19 62:5,15 63:2 64:12 66:11 67:9 75:21 ball 58:12 baltimore 70:16 base 24:19 32:8 based 4:3 7:10 11:11 15:15 18:9 18:19 19:20 30:4 36:18 60:3 70:19 basically 5:10 8:7 9:16 27:3 67:1 71:17 basin 29:15 35:1 bathroom 71:13 bay 67:15,15 bayland 2:14 4:16 4:18 5:15,18 6:5 6:12 7:6,17,21 9:15,15,19 12:13 12:19 16:2 17:13 27:9 50:17 62:4 began 4:7 5:16 7:2 believe 68:21 beneficial 74:13 74:18 best 44:3 45:3 49:2 better 2:19 bid 31:2 big 26:18 35:13,21 36:17 37:16,20 60:15 bigger 37:16,19 61:14 bioreactor 20:12 bit 7:18 8:9 10:12 42:4 69:2 70:1 bnr 53:14,15,16 53:18 59:6 board 2:5 boat 40:1 70:20 bob 16:16 48:8</p>	<p>body 43:2,7 58:19 bore 31:20 46:7 borne 10:6 boundaries 46:20 boxes 49:8 bozman 68:12 breakdown 11:15 35:8 49:19 brf 53:13 bridge 6:14,14,17 45:16,16 bring 2:16 20:21 38:11 49:5 62:5 62:14 brook 18:13,14 build 23:1 44:4 building 19:21 20:7 34:2,3 71:14 built 22:20 34:13 38:8 71:8 bunch 12:12 burton 63:12 businesses 10:4 15:7 buy 61:20</p>	<p>chambers 1:11 change 61:5 changed 60:12 changes 8:11 charges 68:11 cheaper 47:19 48:5 56:9 cheapest 45:7 58:7 checked 49:8 chesapeake 67:15 chipped 64:1 choices 18:16 20:20 choptank 3:7 6:10 10:20 12:3 36:3 citizens 8:13 42:12 52:13 57:10 city 3:7 clarke 2:4,9,15 3:12,15 6:19 7:2 11:3,11 12:10,17 13:15,21 14:6,9 15:16 16:7,16 28:20 29:8,11,17 32:9 37:8,11 43:19 45:5 48:19 49:20 51:13 52:5 52:9,12,19 53:8 53:11,16 54:1,5 54:17 55:4,18,21 56:13 57:9 58:1 58:17 59:10 61:12 61:17 72:2,6 cleaner 22:1 clear 51:15 52:20 55:5 71:8 client 17:17 clients 70:18 close 27:18 45:11 closest 45:18 cluster 28:19 clustered 28:15 29:21</p>
<p>b</p>	<p>b 43:16 44:9 48:3 57:2 back 2:10,15,17 3:11 9:12 11:19 11:20 12:6 15:20 16:1 24:2 32:19 32:19 33:15 34:9 50:11 56:1,6</p>	<p>c c 43:16 calendar 59:15,17 call 4:2 called 18:12 40:2 cambridge 3:8 6:9 capacity 23:12 49:4 55:15 60:5 61:20 capital 60:7 care 45:2 caroline 5:11 11:4 case 26:8 47:8,17 central 26:8 30:12 certainly 13:1 48:7 59:3 certify 77:3,5,8,10 challenges 6:21</p>	

<p>colleagues 27:11 collecting 20:18 collection 21:5,10 26:9 32:1 collector 30:11,19 combination 30:21 combined 32:14 32:16 come 9:11 16:15 20:12 50:11 56:1 56:6 57:11 73:8 74:19 comes 33:12 51:16 56:1 comfortable 23:1 62:21 coming 12:4 37:3 42:12 62:9 73:9 75:11 comments 69:11 commercial 3:2 9:7,21 10:7 15:4 19:2,3,5 67:7 69:5 69:6 71:4 75:4,7,8 75:14 commission 70:15 77:20 community 4:3 7:10 18:18 74:20 comparable 31:13 compare 11:16 31:15 compared 32:4,4 comparing 43:12 43:13 44:13 comparison 16:3 completed 42:10 completely 44:10 44:18 49:10,11 component 52:20 composite 40:3,5 40:6 70:13,21</p>	<p>computer 77:7 computers 12:16 concept 41:18 50:5 concern 72:9 concerned 57:5 concerns 73:12 75:1 concluded 76:5 concrete 65:1 condition 24:3 conditions 19:8 confused 70:1 connect 48:17 53:2,7 65:8 67:20 connecting 3:4 connection 57:3 58:6 68:10 connections 15:2 15:6 38:9 consensus 67:1 consider 41:15,16 49:6 62:18 68:15 consideration 46:21 considerations 50:7 consistently 24:3 construct 11:6 12:9 41:1 constructed 13:12 47:15 construction 11:12,19 20:2 22:12 24:6 27:4 32:4 57:16 consultants 2:14 contained 22:14 39:5 77:9 contingencies 14:16,16,18 contracted 4:16 control 25:17 26:17 27:2,8,13</p>	<p>40:1 conventional 20:20 46:4 conversation 61:7 conversations 8:6 copy 16:21 corey 1:16 correct 11:3 14:6 19:17 48:14 65:17 69:15 correctly 3:10 cost 5:17 11:8 12:8 13:13 14:11 17:21 30:14 32:8 32:12 35:5,17 36:5 37:2 38:8,9 41:10 44:21 46:3 46:14 52:12 59:7 67:16,21 68:1,5 costing 13:5 costly 7:16 costs 5:2,3 10:6,13 12:2 20:6 22:21 23:4 24:10 31:5,6 36:16 37:17 55:10 58:9 59:3 67:20 council 1:2,11,15 2:8,11,12,14,17 2:21 3:9 4:15 5:1 8:12 10:15 16:3,8 28:21 42:11,14 43:7,21 44:9,12 50:11 56:16 58:2 62:2 76:2 77:3 council's 2:3 counsel 77:4,9,10 77:11 county 1:2,2 2:3 4:6 5:11 11:5 18:20 19:11 31:8 39:12 40:13,18 41:20 43:21 47:13 57:19,20 61:19,19 64:3,10 65:5</p>	<p>66:10,16,17 70:16 71:21 77:2,3 county's 64:4 couple 59:11,14 59:15 course 27:21 68:15 69:6 court 63:17 cover 52:11 67:19 68:13 covered 72:18 covering 67:16 crap 66:12 creating 19:13 credits 52:10 59:8 crossings 48:1 current 66:2 67:2 69:12 currently 40:1 64:16</p>
			d
			<p>data 42:4,10 date 9:12 day 50:16 73:5 days 59:11,14,15 deal 60:15,15 dealing 21:7 debate 27:10 decide 49:8 69:5 decided 41:20 decision 16:4 17:1 37:9 39:8 42:11 42:17 43:5 44:12 67:13 76:2 decisions 40:9 41:14 dedicated 35:9 deeded 40:17 deep 38:1 deeper 37:1 degree 31:12 delivered 25:15 demobe 25:12</p>

<p>department 8:13 54:11 68:18 71:11 depending 38:19 62:7 design 31:7,7,15 34:19 37:4 41:16 45:15 designated 30:13 38:14 designed 43:14 72:12 designing 61:9 desirable 47:3 desire 60:13 developer 63:13 developing 5:17 development 4:17 6:2 8:1 54:13 55:1 61:11,11 66:16,17 70:12,15 71:5 72:13,13 development's 4:13 diameter 21:4 diane 1:21 77:2,16 difference 10:9 12:15 14:17,19,20 differences 43:3 different 2:13,16 5:5,7,8 7:8 15:11 20:19 24:17 31:11 41:21 47:10 differently 30:5 difficult 14:12 16:9 dig 64:21 65:12 direct 51:17 direction 9:14 42:13 directional 6:20 31:19 46:7 directly 32:21 33:7,9</p>	<p>dirt 63:21 disadvantage 37:6 disburse 55:16 discharge 7:13 10:19 11:8 12:3 21:2,13,14,16 24:4 33:3 36:9,21 46:1,3 51:17 disconnect 65:8 65:11 discrepancies 2:18 discrepancy 17:4 discuss 10:12 61:18 discussed 6:4 8:20 discussing 2:5 discussion 41:19 57:12 58:2 68:15 discussions 5:9 6:11 7:3 8:15,19 21:19 61:13 69:1 disposal 7:9,11,20 12:9 17:19 40:8 56:4 70:4 71:17 72:21 dispose 7:12,14 disregarded 70:3 district 47:12,13 47:16 57:16 59:9 61:19 disturbance 26:19 ditches 64:8 divilio 1:17 40:3,5 doing 25:20 26:9 57:15 68:12 dollars 5:12 45:12 dollars' 64:10 domain 66:13 donate 38:16 dorchester 47:12 dr 8:20 drain 7:15,15 64:19 65:18 68:3</p>	<p>draw 22:15 drill 6:20 31:19 duane 5:18 10:12 12:10 dug 64:8 duplex 28:12,13 29:10,11,19 duplexes 29:15 dwelling 10:1,2</p> <hr/> <p style="text-align: center;">e</p> <hr/> <p>e 1:19 73:16 earlier 2:8 early 21:19 41:14 41:17 easton 1:11 77:13 easton's 52:2 economic 60:10 70:15 editorial 48:9 edus 9:20 10:10 15:14,15 16:19 23:6 60:5 edwards 68:18 effective 46:3 effluent 7:12 49:16 57:7 eighty 23:9 either 3:1 6:9 7:12 38:16 electric 68:2 element 55:6 eliminating 18:3 emergency 35:4,8 35:9,12 eminent 66:13 emphasis 19:11 employee 77:11 encourage 70:11 71:5 engineering 1:6 3:18 4:12 5:16 6:1 10:21 13:17 50:4 50:7</p>	<p>engineers 31:10 58:5 enlightened 68:20 enr 21:15 22:4 23:1 48:16 59:6 61:10 entered 77:9 enters 66:16 entire 9:16 environment 8:14 45:4 54:12 environmental 47:21 equalization 23:14 equally 68:16 equivalent 10:1,2 erosion 25:16 26:17 27:2,7,13 especially 21:6 70:17 estimate 5:19 9:20 9:21 14:5,11,14 19:5 45:9 estimated 5:5 15:2 27:17 estimates 5:17 14:1,2 30:15 estimating 13:6 15:9,10 27:12 evaluated 45:21 evaluation 60:4 everybody 22:4 51:15 55:5 exactly 13:11 36:1 45:16,20 61:6 examination 77:5 examples 45:14 exceeding 11:7 excited 74:12,21 75:2 exhaust 48:3,13 56:15</p>
--	--	--	---

<p>exhausted 49:11 exist 6:18 existing 18:4,10 18:11 19:8,18 45:6 65:4 71:3 74:20 expand 74:15 expanding 4:2 expansion 70:21 70:21 expedient 53:2 56:10 expense 64:10 65:2 66:2,6 67:4,7 expenses 75:7,9 expensive 44:21 45:3 58:9 59:4 experience 60:2 expires 77:20 explore 39:13 48:12 express 63:7 extend 38:7 46:19 extended 34:21 extending 60:18 extent 23:19 62:21 extra 33:4 34:12</p>	<p>feel 13:12 22:21 42:16 62:12 fees 60:7,8 feet 36:4 fence 11:6 26:20 27:3 ferry 1:6 2:7 3:3 3:19 17:17,19 18:1,10 19:1,17 22:15 23:2 27:1 38:6 39:5,9 40:11 40:14 47:8 57:13 63:5,10,17 69:7,8 69:8,11,13,13 74:10 fewer 28:16 29:20 field 7:15,16 65:18 68:3 figure 8:16 29:8 36:15 38:4 59:6 fill 65:1 filled 17:7 final 39:7 46:9 50:12,15 62:15,19 63:1 finalize 8:4 finalized 8:3 find 9:6 10:17 17:18 43:3 68:9 findings 3:13 fine 70:14 74:8 75:14 finished 19:21 22:11 45:15 firm 26:13 46:9 first 21:20 39:5 55:6 56:15 60:16 66:5 fit 20:10 five 66:3,7 fixed 64:14 flow 23:14 29:4 36:20 65:6 73:5</p>	<p>flows 37:3 53:12 72:20 flush 61:16 follow 3:11 foot 36:5 64:7 footprint 20:8 38:18 force 6:13 46:5,11 47:16 forget 18:11 72:19 forgiveness 54:10 55:1 format 28:10 forward 4:7 5:15 8:17 9:8,10 38:20 forwarded 13:17 foundation 67:15 foundations 33:20 33:21 four 9:18 12:19 30:10 45:18 46:5 66:21 frank 1:17 front 34:7 59:17 67:8 69:17 73:20 75:7,15 frustrating 42:18 full 28:10 35:7 49:19 fund 54:8 funding 4:11 53:13 54:14 55:7 68:10 funds 55:16 67:16 further 30:14 77:5 77:8,10 future 19:7 futures 3:21</p>	<p>generator 35:4,8,9 35:12 gentlemen 76:1 getting 9:1,9 75:19 give 3:16 9:14 16:21 41:12 45:13 46:20 74:2 gives 51:10 giving 11:19 go 2:15 4:16 6:16 10:14 12:6 15:20 16:1,4 17:2 23:4 24:21 25:8 31:20 36:2,3 37:1 43:15 44:8,11 45:3 49:9 50:10 53:2 54:7,9 54:13,21 55:1,2 56:9 63:2 65:14 76:3 goes 18:8 50:13 64:17 going 2:5 3:6 6:10 7:3,21 8:21 12:6 13:11 14:15,19 15:16 22:2,14 24:21 26:4 33:1 36:2 38:7,11,21 39:11,13 40:10 44:15 45:7 47:2 48:5 51:4,5,6,8,17 51:17,20 52:3,5 53:6 55:11,12,16 55:18 57:1 58:6 58:13 59:3 62:1 64:9 67:18,19 70:3 71:15 73:9 good 13:12 42:5 49:20 gosh 21:20 gotten 29:19 58:20 grabs 31:9 grand 68:10</p>
f			
<p>facility 6:6 11:13 39:12 45:7,19 fact 21:15 22:5 66:4 failing 18:7 failsafe 39:7 fair 52:13 fall 59:15 far 7:7 21:17 27:8 36:2 42:21 43:1 feasibility 2:6 feasible 6:16 41:19 55:19 56:3 fee 68:11 feed 64:19</p>			
		g	
		<p>gallon 20:13,14,15 23:13 61:10 gallons 23:10 73:5 gee 47:4</p>	

<p>grant 68:13 gravity 20:20 21:1 26:8,12 33:3,11 33:12 36:9 great 62:15 greater 10:4 grinder 15:9,11 15:19 16:11,13 21:3 22:10,11 27:20 28:12,13,14 29:2 32:20 33:8 35:3 grinders 25:18,20 26:2,6,10,11,13 27:17 28:15,16,19 30:12 ground 65:21 72:21 growth 19:7,14 guarantee 68:6 guaranty 48:4 guess 3:17,20 4:15 5:1,14 15:1,9 20:1 28:9 70:1 guidelines 51:12 73:2 guys 33:17 66:12 73:8</p>	<p>harm 58:10 hastings 63:12 hate 9:6 head 24:11 33:9 hear 3:12 74:6 heard 2:8 17:11 42:3 70:2,6 71:2 helps 17:10 hesitancy 8:9 9:9 high 13:9 36:4,20 50:19 highlight 14:14 51:15 highlighted 16:10 hill 74:10 history 3:16 hold 8:2 holding 64:17 holiday 62:8 hollis 59:16 homeowners 67:8 68:11,16 homes 48:17,18 53:7,19 71:7,9 hookup 65:2 hopefully 75:21 76:2 horse 46:13 hotel 19:8 70:10 houlihan 1:21 77:2,16 house 10:2 28:15 29:5,7,9 houses 29:2,16 51:19 53:12 64:12 howell 48:18 huh 40:4</p>	<p>inaudible 18:13 18:14 24:4 26:14 26:14 27:5 33:14 34:15 45:13 59:16 67:11 72:19 inch 31:1,1,2 46:5 include 13:4 26:1 33:20 67:11,11,12 72:12 included 12:13,19 13:7 20:5 26:6,16 26:16 35:5 36:11 72:3,3,8 includes 25:2 including 40:11 income 64:14 incomplete 13:2,4 incorporate 18:17 50:8 63:1 incorporated 2:12 3:18 incorporating 18:3 incorrectly 70:7 incur 65:1 indicated 3:17 44:5 infer 70:2 inferred 71:3 information 2:10 42:7,17 44:15 62:17,20 75:21 infrastructure 20:6 ini 24:1 initiated 17:16 inside 70:9 installed 25:15 instruction 15:21 62:3 interest 46:18 interested 42:9 60:6 77:12</p>	<p>interrogated 77:4 investigates 23:20 invite 16:14 involved 21:4 68:1 irrigation 7:14 issue 14:9 18:6 47:9 53:4 54:20 62:2 67:17 item 30:10,10 33:19 items 12:19 17:7 33:16</p>
			j
			<p>jack 31:19 jim 63:16 job 25:21 26:9 31:2 junction 46:16 june 77:13</p>
			k
			<p>kind 3:20 7:8 8:1 16:2 29:5 41:21 51:6 57:5 62:11 70:16 knew 22:21 38:18 know 13:3,11 14:7 14:14 15:14 17:9 17:13 18:5 22:19 22:20 28:13 35:6 36:1 43:8,12 44:20 46:17 47:4 47:6 48:10 53:1,4 53:5 54:16 56:20 61:2 62:8 64:20 75:1 kupersmith 62:13</p>
			l
			<p>laid 30:1,5 31:13 43:9 lakeside 61:11 land 21:17 39:2,9 39:14 40:20 70:19</p>

<p>landing 74:1,9 lands 39:19 landscaping 64:6 large 36:20 66:6 larger 29:12 laterally 18:8 laura 1:19 law 77:4 lay 31:10 layout 30:4 31:4 layouts 31:15 lease 38:16 leased 40:17,17 leave 65:20 73:16 73:16 lechard 69:19,20 70:6,11 71:9 72:15,19 length 46:11 lengths 47:18 lesher 1:18 28:1,5 58:4 59:1 letter 69:4 75:20 letters 63:4 level 50:5 levels 53:14,17,19 lie 43:3 lift 21:1 26:4 32:12,13 33:1,13 64:18 65:15 68:3 lifts 33:13 likelihood 58:13 limits 60:18 line 12:19 28:1 30:10 34:10 35:21 36:6,7,10 37:1,15 47:14 56:17,17 72:3 linear 36:4 lines 31:2 57:16 list 25:1 listed 54:21 listen 54:20</p>	<p>little 3:16 7:18 8:8 10:12 47:4,19 70:1 71:15 live 57:13 63:17 load 51:20,21 loan 54:9,21 loans 54:8 located 51:5 71:1 location 11:4 33:2 long 75:3 look 2:15 3:1 4:10 6:2 10:18 11:18 12:1,11 21:13 27:11 28:2 31:14 38:21 41:7 49:17 52:16,17 55:7,16 56:4 57:15 59:10 59:14 62:4 looked 6:7,12,12 6:15 7:19 18:1 20:17,21 21:10 26:11 31:14 46:2 46:14 72:21 looking 3:20 4:1,5 4:8 5:1,12 6:4 7:2 7:19 8:14 10:9 12:2,7 13:20 15:1 15:3,7,19 16:10 23:10 34:7 39:16 41:11 73:4 looks 24:16 67:6 lot 17:7 20:5 38:3 47:1 57:4 60:2 65:1 66:2 73:1 lots 9:17,18,19 31:20 49:5 loveless 20:11 low 28:2 30:11 lower 68:7 ls 3:20</p>	<p>main 6:13 46:5,12 47:14,16 maintain 67:3 maintaining 69:11 major 18:7 manage 21:8 manageable 22:6 managed 24:1 manager's 44:1 manner 77:7 marina 18:10 39:2 69:7,8,13,13 70:14 71:1 marine 3:21 70:19 maryland 1:2,11 8:13 54:11 63:18 77:1,2 matter 21:15 40:19 66:3 77:7 md 77:13 mde 8:16,20 11:8 34:19 37:11 73:1 mean 13:9 24:18 29:1,14 37:4,12 40:19 44:20 54:20 57:10 61:4 66:15 71:17 means 59:5 77:7 meet 21:15 64:10 68:21 meeting 11:7 34:15 62:11 63:7 73:7 meets 22:6 members 1:15 3:9 membrane 10:20 20:11 memo 16:8 43:21 memory 34:9 mentioned 66:8 met 58:19 method 56:4 methods 20:18</p>	<p>miles 45:18 million 5:12 11:10 11:15 12:3 14:5 20:4 26:5 45:10 45:12 46:10 56:18 56:19 mind 16:20 38:15 mine 66:3 minimal 68:5 minor 26:19 35:20 minute 71:12 mistaken 72:7 mobe 25:12 money 55:2 67:3 68:13 month 50:15 monthly 24:9 months 8:5 12:7 morris 73:18,19 motel 74:1,9 move 4:6 5:15 8:17 9:8,10 43:11 44:11 48:3 49:12 57:2 58:12 66:5 moves 18:8 multiple 20:12 multiplied 28:7 municipal 6:6 mystery 20:15 22:9</p>
			n
			<p>nailing 58:8 59:2 name 63:14 74:3 named 77:3 neavitt 68:12 necessarily 24:18 necessary 9:2 need 4:13 8:3 42:21 43:2 44:13 44:20 48:12 49:7 49:18 50:10,16 51:1 52:3,5 56:20 58:17 59:13 61:4 62:12 67:9,10</p>

<p>69:2 74:19 needed 5:21 6:2 41:5 47:11 needs 19:16 37:16 37:20 43:2 44:9 44:18 64:6 74:3 neighborhood 5:6 11:10 never 27:10 66:18 71:18 nine 60:12 nitrogen 51:20,21 52:18 notary 77:2,17 notes 77:6 notorial 77:13 number 5:13 9:20 15:3 26:18 28:2 29:15 33:17 36:17 37:5,16 42:8 43:4 45:11 51:19 56:17 56:18,18 numbers 2:13 5:2 15:18 19:9,20 20:2,16,16 22:9 22:13 24:12 28:10 34:8 43:1 44:17 46:9 50:17 52:16</p>	<p>old 6:14 once 18:8 55:5 56:21 ones 35:14 operating 24:3 60:14 operation 70:20 71:15 operations 35:11 opinion 48:11 63:7 opportunities 19:13 opportunity 18:2 opposed 12:4 18:18 option 3:5,6 6:5,7 10:19 11:18 16:4 43:10,16 44:8,9 44:12,18 45:8 46:3 48:3 49:2,9 51:16 54:6 55:19 56:3 57:2 58:9 59:4 options 5:4,5,7 6:3 6:3 7:7,9,20 20:17 39:15,18 41:15 43:9 48:12,13 49:13 55:12 57:11 61:21 oranges 50:3 ordinance 61:5 ordinances 60:17 original 63:13 64:15 originally 5:5 63:21 outcome 77:12 outfall 35:21 36:6 36:7,8 37:15 50:21 outlined 16:8 outside 46:19 60:18</p>	<p>overall 11:12 overture 58:15 owned 18:20 39:12 47:11 owners 10:7,8 57:13 66:20 69:20 ownership 66:10</p> <p style="text-align: center;">p</p> <p>p.m. 1:8 76:5 pack 1:16 2:3 3:15 10:16 11:4,16 12:1 15:20 16:14 16:20 17:1 23:6,9 23:17 24:5,9,14 25:5,7 27:6,15 33:6,15 37:12 38:13 40:15,18 42:9 43:19 44:7 47:6 48:7,10,20 50:9,15 52:10,17 53:1,10,15,18 54:3,16,19 56:12 56:15 57:21 58:4 58:15,19 59:11,16 60:1,9 62:1 63:2,8 63:14,19 65:8,11 65:17,20 68:4,9 69:1,16 70:5,9 72:5,8,14,18 73:6 73:14,18 74:2,6,8 75:10,16 package 22:6 29:18 page 11:20,20 12:12,16 13:19 25:5 parameters 56:14 parcel 69:21 70:3 70:8,13,19 72:4,6 park 39:17 part 5:21 6:17 7:5 7:6 12:15 13:1 25:18 30:9 61:7 67:10 75:8</p>	<p>particular 17:2 22:16 26:8 58:20 parties 77:11,11 patched 64:2 paving 58:11 64:10 pay 53:21 54:1 68:2 75:4,5 paying 67:21 71:21 people 28:4 63:3 64:13 66:12 percent 10:5 perfectly 71:1 75:12 perform 4:17 period 66:17 permanent 27:5 permit 11:8 permissible 47:17 permits 9:2 permitting 22:8 pers 55:8 personal 48:9 personally 77:3 perspective 11:14 28:21 pete 1:18 phase 38:11 41:16 phosphorus 52:4 52:6 physical 61:8 pick 31:20 picture 8:11 place 77:4 places 64:8 plan 17:2 28:18 38:13 planned 19:15 planning 70:4 plant 5:7 7:7,9 8:21 10:5 18:18 19:19 20:1,3,7,8 20:12,13 21:2,11</p>
<p style="text-align: center;">o</p> <p>objective 17:18 obviously 59:21 offer 62:20 office 15:21 44:1,8 44:8 54:18 71:16 71:16 offset 51:19 68:10 oh 11:21 21:20 63:16 okay 9:7 25:7,8 27:15,16 33:16 34:17 35:13,17 52:9 55:9 66:1 73:6 74:5 75:16 76:3</p>	<p>outlined 16:8 outside 46:19 60:18</p>	<p>part 5:21 6:17 7:5 7:6 12:15 13:1 25:18 30:9 61:7 67:10 75:8</p>	<p>particular 17:2 22:16 26:8 58:20 parties 77:11,11 patched 64:2 paving 58:11 64:10 pay 53:21 54:1 68:2 75:4,5 paying 67:21 71:21 people 28:4 63:3 64:13 66:12 percent 10:5 perfectly 71:1 75:12 perform 4:17 period 66:17 permanent 27:5 permit 11:8 permissible 47:17 permits 9:2 permitting 22:8 pers 55:8 personal 48:9 personally 77:3 perspective 11:14 28:21 pete 1:18 phase 38:11 41:16 phosphorus 52:4 52:6 physical 61:8 pick 31:20 picture 8:11 place 77:4 places 64:8 plan 17:2 28:18 38:13 planned 19:15 planning 70:4 plant 5:7 7:7,9 8:21 10:5 18:18 19:19 20:1,3,7,8 20:12,13 21:2,11</p>

<p>22:3,6,18 23:2,14 23:21 24:5,7,19 25:10 26:2,3,3 32:13,21 33:2,10 34:2 35:10,19 36:2,20 37:3 38:5 38:9,14 39:1 40:14,18 44:3 46:1,15 48:15,16 49:1,3,15 51:6,7 51:16 52:2,2 54:4 55:13,15 57:6 60:5 61:10</p> <p>plants 22:8 44:14</p> <p>please 63:8</p> <p>pleasing 3:8</p> <p>plus 23:3 64:9</p> <p>point 1:6 2:7 3:3 3:19 7:13 8:2,8 10:11,15 17:17,20 18:1,10 19:1,17 21:13,14,16 22:15 23:2 27:1 38:7 39:6,10 40:11 46:1 47:8 48:18 55:21 57:14 63:5 63:10,17 69:7,8,9 69:11,13,14 74:11</p> <p>point's 40:14</p> <p>position 9:7</p> <p>possibilities 18:3</p> <p>possibility 3:1,4 4:11 15:6 48:4</p> <p>possibly 3:6 7:3 59:19</p> <p>potential 4:1,2 6:5 7:11 10:3 57:14 57:18</p> <p>potentially 6:13 15:5 39:3 54:9 55:9 61:18</p> <p>power 38:4,5,6,9 38:12,12</p>	<p>practical 18:16</p> <p>predicated 9:20</p> <p>preliminary 1:6 3:18 4:12 5:16 6:1 13:16 34:18 50:4 50:7 61:12</p> <p>premature 38:17</p> <p>prepared 3:18 4:13 10:13 13:16 14:15 16:8</p> <p>presence 77:9</p> <p>present 54:7</p> <p>presented 2:13 21:20 43:20</p> <p>pressure 30:11</p> <p>pretty 13:12 27:18 29:17 36:4 43:17 45:5 47:19 61:1</p> <p>prettyman 11:2 20:14 23:7,17 24:5 33:12 36:9</p> <p>price 1:19 6:17 7:1 11:21 12:11 12:18 13:2,18 14:3,7 15:13 16:21 17:6 19:1 24:15 25:10 26:15 27:20 28:3 29:6 32:3 33:16 34:4 36:11,15 39:4 40:10,21 41:6,10 44:20 45:9 47:4 50:13,17,21 51:3 51:10 53:21 55:11 55:20 59:5 61:4 65:6,10,12 67:14 70:8 71:6</p> <p>priced 30:1 43:15</p> <p>prices 26:13 30:3 31:3,12</p> <p>pricing 26:10</p> <p>primary 17:17</p> <p>printed 77:6</p>	<p>prior 14:15</p> <p>private 18:19 47:11 57:17 66:9 66:9,17 67:8</p> <p>pro 75:1,3</p> <p>probably 4:19 7:16 10:4 19:4 27:18 47:18 56:8 58:17 61:15 64:21</p> <p>problem 11:14 13:1 19:12,13 23:20 45:17 61:15</p> <p>problems 24:1 67:2</p> <p>proceed 2:20</p> <p>proceeded 4:21</p> <p>proceedings 2:1</p> <p>process 4:8 5:17 21:16 41:14,18 55:8 61:9</p> <p>professional 48:11</p> <p>prohibitive 21:14</p> <p>project 2:9,20 4:7 9:9 12:2 17:20 26:21 38:19 74:21</p> <p>projected 72:20 73:5</p> <p>projects 37:21</p> <p>proper 24:2</p> <p>properties 9:8,10 15:4,5,12 16:19 38:21 67:9 75:4,6 75:7</p> <p>property 10:7,8 11:6 22:15 38:14 38:16,16 39:1,6 39:10,20,21 40:14 41:7 57:13 66:9 66:20 67:7 74:14 74:17 75:8</p> <p>proposal 18:9 34:7 36:14</p> <p>proposals 2:16</p>	<p>proposed 18:20 31:14 72:10,11</p> <p>proposing 28:19 29:16</p> <p>protection 34:11</p> <p>protections 23:15</p> <p>proven 21:5</p> <p>provide 4:2 17:18 19:6</p> <p>providing 39:16</p> <p>public 2:4 47:15 77:2,17</p> <p>pump 6:9 9:2,5,11 10:5 22:12 29:4 32:20,20 33:8 34:14 44:4,5 64:18 67:4</p> <p>pumping 6:5 30:12 32:13 33:4 33:6 35:2,3 45:1,6 46:4,12 55:13 64:17</p> <p>pumps 15:10,11 15:19 16:11,13 21:4 22:10 27:20 28:12 29:3,13 33:6,8 64:18</p> <p>pursuing 58:8</p> <p>push 59:12</p> <p>put 8:2 19:4,9 21:1 22:17 26:8 26:15 28:3 29:1 29:12 31:16 35:2 38:4 41:18 57:17 64:15 66:2,4 67:6 73:19 74:19</p> <p>putting 21:21 22:11 46:4,14</p>
q			
		<p>qualified 53:13</p> <p>quality 22:5</p> <p>quantity 27:17</p> <p>quarter 31:1</p>	

<p>question 10:17 12:6 48:14 49:14 49:16 58:21 questions 10:15 17:4 57:4 73:8,11 quick 73:13 quicker 9:3 quickly 3:16 43:18 43:19 69:18 quite 42:4 quoted 27:9 30:3</p>	<p>reach 62:10 ready 61:16 real 3:16 20:16 69:17 70:17 73:13 really 7:8 30:6 31:15 36:19 42:2 42:9 46:20 75:2 reason 36:19 reasonable 42:11 recall 11:9 24:9 receive 53:6,6,11 53:13 54:9 56:8 received 63:4 receiving 8:7 18:6 recollection 48:13 record 63:15 74:3 recorded 77:6 redid 66:3 reference 63:11 64:11 referring 72:10 regarding 2:9 17:4 42:14 68:17 region 52:1,11,14 regional 18:17,20 39:12 regulators 37:8 related 20:6 77:11 relatively 26:19 37:2 38:18 remember 3:9 10:20 44:2 50:1 remove 44:9 removed 44:19 repaved 64:1 repaving 30:15 report 1:6 2:11,17 2:19 3:19 4:12,17 4:19 5:16 6:1 8:1 8:3 10:18 13:17 15:17 16:2,12 17:14 22:20 25:3 28:11,17 32:10 42:5,10 50:15</p>	<p>62:5,15 reported 1:21 reports 3:12 17:5 50:2,11 represent 69:20 request 17:16 54:7 67:12 require 29:3 required 11:5 35:1 64:20 requirement 34:16 51:18 requirements 4:14 22:7 24:4 reserve 39:18 resident 24:10 residential 3:2 9:10,17,19 10:8 15:4 16:19 18:11 19:2 69:6,8 75:6 residentials 40:12 residents 9:12 19:11 resolve 17:12 19:17 respectfully 67:12 response 64:4 responsibility 47:14 restaurant 23:3 45:17 restoration 67:15 restriction 61:8 restrictions 60:17 retired 64:13 revolving 54:8 right 12:12,17 13:19 14:3,9 24:7 25:11,19 26:21 30:7 34:5 37:14 41:6 42:8 44:16 44:20 45:9,10 47:15 48:19 55:20 59:5 60:3,9 61:7</p>	<p>68:1 70:9 72:5,6 74:10,16 river 6:10 21:2,21 33:3 36:3 37:21 road 18:15 32:2 45:1 57:15,19,20 58:12 63:11,21 64:4,7 66:8,9,18 66:19 67:19 68:17 68:19 69:2 roads 30:15,18 31:17 57:17,18 68:18 roadway 64:11 roadways 30:13 robert 69:19 room 20:10 58:5 route 47:20 54:9 56:9 row 69:17 run 14:10 69:18 70:15 71:15 running 23:17 38:5 46:5 47:20 rural 4:13,17 6:1 54:13 55:1</p>
r			
<p>race 46:13 raised 64:7 rauch 2:12 3:17 5:3,10 10:18,21 12:4,13,19 14:15 15:1,1,14,18 16:1 16:14,16 17:11 18:14 19:4 23:8 23:11,19 24:7,11 25:3,14,20 26:3,7 26:17 27:7,10 28:9 29:10,14,20 30:16,21 32:7,11 32:18 33:8,17 34:1,6,12,18 35:6 35:15 36:7,13,17 37:10,13,15 38:6 38:17 39:7 40:4,6 40:16,19 41:3,9 41:13 43:17 45:13 47:7 48:9 49:18 50:1,16 52:3,16 52:18 59:13,20 60:2,10 61:6,14 62:4,16 69:10,15 72:9,16 rauch's 13:2 14:4 15:14 32:6 ray 2:4 3:14 10:16 28:17 32:5 49:18 51:10 53:4 62:3 65:7</p>	<p>reach 62:10 ready 61:16 real 3:16 20:16 69:17 70:17 73:13 really 7:8 30:6 31:15 36:19 42:2 42:9 46:20 75:2 reason 36:19 reasonable 42:11 recall 11:9 24:9 receive 53:6,6,11 53:13 54:9 56:8 received 63:4 receiving 8:7 18:6 recollection 48:13 record 63:15 74:3 recorded 77:6 redid 66:3 reference 63:11 64:11 referring 72:10 regarding 2:9 17:4 42:14 68:17 region 52:1,11,14 regional 18:17,20 39:12 regulators 37:8 related 20:6 77:11 relatively 26:19 37:2 38:18 remember 3:9 10:20 44:2 50:1 remove 44:9 removed 44:19 repaved 64:1 repaving 30:15 report 1:6 2:11,17 2:19 3:19 4:12,17 4:19 5:16 6:1 8:1 8:3 10:18 13:17 15:17 16:2,12 17:14 22:20 25:3 28:11,17 32:10 42:5,10 50:15</p>	<p>62:5,15 reported 1:21 reports 3:12 17:5 50:2,11 represent 69:20 request 17:16 54:7 67:12 require 29:3 required 11:5 35:1 64:20 requirement 34:16 51:18 requirements 4:14 22:7 24:4 reserve 39:18 resident 24:10 residential 3:2 9:10,17,19 10:8 15:4 16:19 18:11 19:2 69:6,8 75:6 residentials 40:12 residents 9:12 19:11 resolve 17:12 19:17 respectfully 67:12 response 64:4 responsibility 47:14 restaurant 23:3 45:17 restoration 67:15 restriction 61:8 restrictions 60:17 retired 64:13 revolving 54:8 right 12:12,17 13:19 14:3,9 24:7 25:11,19 26:21 30:7 34:5 37:14 41:6 42:8 44:16 44:20 45:9,10 47:15 48:19 55:20 59:5 60:3,9 61:7</p>	<p>s</p>
			<p>sanitary 47:12,13 47:16 59:8 61:19 sat 17:11 satisfied 22:16 saw 63:2 saying 27:6 55:9 56:7 61:6 71:18 says 15:13 32:5 56:1 69:4,7 scale 50:5 scenario 14:11 scenarios 6:8 schedule 62:8 seal 77:13 season 62:8,9 second 23:6 64:12 75:20</p>

<p>secretary 46:6 47:8</p> <p>section 13:19 37:1</p> <p>sediment 25:17 26:17 27:1,7,13</p> <p>see 2:17 23:12 25:1 30:14 36:21 43:2 48:3 55:12 55:18 59:18 68:1 68:18 73:19</p> <p>seeing 42:9</p> <p>seen 13:14 17:14 28:9</p> <p>self 69:12</p> <p>sells 74:18</p> <p>send 34:19</p> <p>separate 28:1 34:14,20 38:11 65:15</p> <p>separated 21:8</p> <p>separately 13:6</p> <p>september 77:20</p> <p>septic 18:4,5,8 19:18 20:19 64:15 64:21 65:2</p> <p>serious 47:21</p> <p>serve 9:15,16 23:2 29:2 40:10</p> <p>service 15:2,5 18:9 39:17 41:2</p> <p>serving 3:2</p> <p>session 1:5 2:4 75:19,20 76:5</p> <p>set 42:1 56:13 77:4</p> <p>setting 61:18</p> <p>seven 27:21 34:10 64:2</p> <p>sewage 21:21</p> <p>sewer 20:21 21:1 24:10 26:12 30:12 30:20 57:16 72:2</p> <p>sewers 30:11</p>	<p>share 24:12 42:6</p> <p>she'll 73:19</p> <p>sheet 73:15</p> <p>sheets 62:5</p> <p>shellfish 34:10,16 34:20,21</p> <p>shoots 33:15</p> <p>shoulder 47:20</p> <p>showed 28:18 69:3</p> <p>side 2:16,16 18:15 31:21 37:13 42:1 70:14 72:5</p> <p>sign 73:15</p> <p>signature 77:15</p> <p>significantly 12:5</p> <p>silt 26:20 27:3</p> <p>similar 22:11 25:21 36:8 60:21</p> <p>simplex 29:10</p> <p>simply 33:13 50:5 62:17</p> <p>simultaneously 58:10 59:2 62:10</p> <p>single 46:12</p> <p>sir 16:7 63:8 69:17 69:19</p> <p>sit 16:1 27:10 62:12 68:17</p> <p>site 12:9 26:19 27:4 28:18 33:19 39:1 40:7 43:6 44:10,16 45:1,21 49:11 55:12</p> <p>situation 60:21</p> <p>six 8:5 33:16,19 64:2</p> <p>size 20:13 36:19 73:1</p> <p>sized 19:19 29:15 43:14 49:3</p> <p>sizes 20:12</p> <p>slab 34:1,2</p> <p>small 21:4 37:3 38:18 71:16</p>	<p>smith 20:11</p> <p>solution 17:18 18:21 58:14,14</p> <p>solve 19:12</p> <p>solving 19:12</p> <p>somebody 40:20</p> <p>someplace 51:21</p> <p>somewhat 42:18</p> <p>sorry 32:18 63:16 74:7</p> <p>sort 58:11 63:7</p> <p>sounds 16:5 42:5</p> <p>source 7:13</p> <p>speak 13:8 16:15 17:9 59:21 63:6</p> <p>speaker 73:13,15 74:1,5,7,9 75:11</p> <p>speaking 10:21 34:8</p> <p>specific 25:4</p> <p>specifically 3:20</p> <p>specs 64:11</p> <p>speculation 19:21</p> <p>speculations 17:12,12</p> <p>spent 64:14 67:3</p> <p>spoke 66:21</p> <p>spot 22:16</p> <p>spray 7:14</p> <p>spreadsheet 17:9 50:13</p> <p>srf 54:10</p> <p>stage 68:14</p> <p>stand 63:8 73:14 74:2,3,6</p> <p>standalone 62:6</p> <p>standards 21:16 50:8 57:19</p> <p>standing 3:1</p> <p>standpoint 10:9 60:11</p> <p>standstill 74:16</p> <p>started 4:10,18</p>	<p>state 22:7 23:11 39:16 41:12 48:21 54:8 77:1,2</p> <p>state's 39:1</p> <p>station 9:3,5,11 10:6 21:1 26:4 29:4,12 32:12,13 32:14 33:1,4,13 34:14 35:2 44:4 46:5,12 64:18 65:16</p> <p>stations 29:14</p> <p>stay 75:14</p> <p>steadfast 61:1</p> <p>stenographic 77:6</p> <p>stenographically 77:6</p> <p>step 59:2 62:2</p> <p>stepped 39:5</p> <p>stipulations 77:8</p> <p>stops 66:16</p> <p>storage 34:12 35:1 70:20 71:10</p> <p>strategies 8:18</p> <p>strategy 9:13 44:3 44:4 57:11</p> <p>stream 7:13</p> <p>street 39:2</p> <p>strictly 19:16</p> <p>striving 22:4</p> <p>stuff 68:3</p> <p>subdivision 63:5 63:10</p> <p>submit 55:7</p> <p>subsequent 5:9</p> <p>substantial 37:2</p> <p>substantially 27:2</p> <p>sued 63:12</p> <p>sufficient 22:17 39:9 41:8</p> <p>suicide 45:15,16</p> <p>suitable 38:7</p> <p>super 27:3</p>
---	---	---	--

<p>superior 21:17 supplier 30:2 supply 35:18 support 38:20 supported 17:21 supporting 69:12 supposed 23:13 sure 25:9 43:13 44:13 49:7,18 50:6 58:2 surrounding 23:3 system 3:2 4:3 5:10 7:10 10:21 11:12 12:9 18:5 18:19 19:6 21:5 21:10 22:12 26:9 30:12 32:2,20 33:7,11,12 43:6 44:10,16 47:11 49:11 60:14 62:6 64:15,19,21 65:4 66:2 67:2,10,10 69:12 72:2,11,21 systems 5:8 18:4 19:18</p>	<p>tank 29:12 34:11 66:5 tanks 29:21 64:17 65:14,15 66:5 tarred 64:1 taxes 71:21 tell 17:15 45:5 64:4 68:8 telling 58:5 temporary 27:4 ten 15:10,19 16:13 31:10,11 66:21 69:21 70:2,8 term 70:6 thank 3:15 24:14 63:19 69:16 76:4 thing 7:5 13:15,21 14:21 35:20 45:20 47:9 51:14 52:19 54:5 57:9 62:16 64:12 65:19 67:20 things 4:10 5:21 7:17 12:13 14:13 43:13,20 44:2 47:1 54:20 55:4 56:5 57:12 59:7 60:11 70:16</p>	<p>thousand 64:9 three 7:8 10:19 11:18 12:16 38:11 58:4 64:7,13 tie 65:16 tien 8:20 time 2:10,21 3:21 4:9 5:20 7:21 11:1 14:21 15:8 16:10 16:18 46:14 49:16 50:9 55:2 57:8 64:1 74:14 76:1 77:4 timeline 9:1,1 times 12:8 23:12 23:16 timing 52:19 54:20 61:14 today 3:11 16:15 42:3,13,16,20 67:1 68:6 69:4 71:2 toilets 61:16 told 9:15 top 24:11 tossing 20:4 total 11:19 12:1 51:19,21 town 3:4 7:3 8:6,9 43:8 46:6,18,19 46:20 47:1,2,5 48:2 54:6 59:21 60:3,18 61:20 62:11 town's 48:15 towns 60:21 transcribed 77:6 transcript 2:1 transcription 77:7 trappe 3:5 7:4 8:7 43:8 44:5,5 47:5 53:3,4 54:6,14 56:1,7 57:3 58:6 58:11,16 59:21</p>	<p>60:3 61:17 62:11 63:17 trappe's 55:14 treated 22:1 treatment 2:6 5:7 7:7,8 8:21 10:5,13 17:19 18:18 19:19 20:1,3,7,7 21:2,11 22:3,18 23:2 32:13,21 33:2,9 34:1 35:10,19 38:9 39:1 40:13 44:3 45:7,19 46:1 46:15 48:15 51:16 52:1 53:14,16,19 55:13 56:3 treatments 5:4 trenched 30:17,17 32:2 tried 14:13 trouble 63:20 true 77:7 try 56:13 68:9 trying 8:16,17 10:17 17:1 24:15 36:15 48:17 49:5 53:7 67:6 69:5 tss 52:7 turn 3:14 10:11 13:18 twice 23:9 two 3:12 6:8 12:8 29:2,3,13 30:8 31:2 34:9 42:7 44:14 45:14 46:17 50:16 52:1,11,14 57:13 59:18,19 61:15 62:7 64:17 65:15 66:4 73:7 76:1 type 18:18 39:12 55:15 typical 64:19</p>
<p style="text-align: center;">t</p>			
<p>table 25:6 41:19 43:10,11 44:10,19 take 8:10 38:1 57:18 59:1 66:12 66:14 69:17 73:7 taken 14:2 66:18 talbot 1:2 74:1,9 77:3 talk 5:19 7:18 16:17 39:15 54:19 57:8 60:16 68:6 talked 71:12 talking 14:4 16:18 20:5 26:18 29:18 42:3 46:9 61:17 71:10 talks 13:14</p>	<p>think 3:19 4:5,9 4:18,21 5:2,3,4,9 5:20 6:4,11 7:17 8:5,14,15 9:17,19 10:1,3 11:5,11 12:4 13:21 14:13 14:21 15:18,20 18:2 19:4,9 28:17 29:18 32:9,18 36:17,18 37:16,19 43:2,20 44:7,11 49:7,9,10 50:19 50:20 51:1,8,8 56:16 62:16 65:5 72:3 73:3 thought 42:2</p>		

<p>typically 28:13 35:1 46:18</p>	<p>w</p>	<p>73:1</p>	<p>66:13 68:20 72:8 72:15 73:14</p>
<p>u</p>	<p>w 1:16</p>	<p>widened 64:8</p>	<p>year 4:19,20 72:1</p>
<p>ultimate 58:13 ultimately 4:18 6:8 8:5,19,20 15:18 29:3 56:9 uncommon 36:21 underneath 3:7 6:10,20 understand 52:7 53:1 75:10,11,12 understanding 55:14 undevelopable 39:19 undeveloped 19:5 unique 6:21 unit 10:2 31:3,12 units 10:1 unplanned 72:12 upgrade 54:3,4 57:19 upsized 23:15 usages 71:4 usda 50:8 use 26:11 useable 39:3 user 60:7 users 52:13 60:7 60:13 61:4 uses 9:21 usually 29:8 37:8 65:6 utilities 31:16 46:19 60:18</p>	<p>wait 71:12 waiting 42:13 want 9:8 25:8 36:21 45:3 50:6 50:18 51:14 52:20 55:11,18 61:2,3 70:11 71:4 75:5 76:3 wanted 2:9 29:1 41:3,12 58:2 wants 23:12 31:8 74:19 warren 68:18 wash 35:19 wastewater 2:6 4:3 6:6 7:10 8:8 17:19 18:17,20 19:19 20:18 22:1 22:3,5 23:1 24:19 33:14 38:5 39:17 40:13 42:14 45:6 45:18,21 48:15 51:5 52:1 55:13 56:2,8 70:4 71:17 water 22:2 27:1 35:18 38:2 waters 18:6 33:9 way 4:6 17:2 21:9 32:19 35:16 37:13 47:15 58:11 68:11 75:13 76:3 77:11 ways 30:8 31:11 we've 8:3 9:15 22:7 26:21 29:19 30:5 37:21 42:4 45:20 46:7 48:6 49:9 58:1,4 60:20 week 46:8 weeks 59:18,19 60:12 62:7 went 22:19 38:19 54:10 66:6 67:14</p>	<p>wilding 5:18 12:21 13:3 18:13 23:4 24:18 25:6,9,11 25:16 26:1,5 27:16 28:8 30:9 30:19 32:17 33:19 34:3,10,17 35:4 35:13,17 37:14,19 50:20 51:1,4 52:7 72:20 willey 63:3,9,16 63:16,19,20 65:14 65:18 66:1 67:18 68:5,20 69:3,16 75:3,13 willing 8:10 38:15 41:1 47:7 48:2 75:4 willingness 44:6 winter 70:20 71:10 wise 42:21 witness 77:13 work 1:5 2:4 8:4 9:12 33:20 41:17 56:13 64:6 75:18 75:20 76:5 worked 4:15 working 7:6 17:8 51:11 works 2:4 worth 64:5,10 wrap 62:1 writing 58:18 wrong 30:7 70:7</p>	<p>years 34:9 46:17 61:16 63:12 66:3 66:7 yellow 12:18 13:19 17:6 32:5 yup 28:8</p>
<p>v</p>		<p>y</p>	<p>z</p>
<p>vacant 9:18 vacation 62:8 valuation 17:16 variety 46:2 versus 5:6 10:10</p>		<p>yacht 70:13 yachts 40:3,5,6 yeah 6:19 7:1 12:21 16:16 28:20 29:20 40:6 63:3 65:10,11,12,20,21</p>	<p>zoned 72:13,14,15 zoning 71:6,11</p>