



TALBOT COUNTY, MARYLAND

County Council

MINUTES

April 9, 2024

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

- I. Agenda – Mr. Callahan requested and received unanimous consent for approval of the Agenda of Tuesday, April 9, 2024.
- II. Minutes – Mr. Callahan requested and received unanimous consent for approval of the Minutes of Tuesday, March 12, 2024.
- III. Disbursements – Mr. Callahan requested and received unanimous consent for approval of the Disbursements of Tuesday, April 2, 2024, and Tuesday, April 9, 2024.
- IV. Proclamation: National Public Safety Telecommunicators Week – April 14-20, 2024 – The Clerk read a proclamation into the record which recognized the men and women who answer 9-1-1 calls 24 hours a day, 365 days a year in a calm, professional, compassionate manner to dispatch law enforcement, firefighters, and medical personnel to various situations and are responsible for facilitating emergency communications between numerous parties to help ensure the safety of emergency personnel and those to whom they are responding. Prior to presentation of the proclamation, Brian LeCates, Director, Talbot County Department of Emergency Services, expressed the appreciation of his department for recognizing Talbot County telecommunicators. Council commended the emergency services personnel in Talbot County for the outstanding service they provide. Upon motion by Mr. Stepp, seconded by Mr. Leshner, the Council approved the proclamation by voting 5 – 0 as follows:

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

Mr. Leshner presented the proclamation to emergency services personnel in attendance: Brian LeCates, Director, Department of Emergency Services; Holley Guschke, 9-1-1 Division Chief, Department of Emergency Services; Rich Williamson, President, Easton Volunteer Fire Department, Inc.; Josh Willis, 9-1-1 Communications Specialist I, Department of Emergency Services; Melody Whitley, 9-1-1 Communications Specialist I, Department of Emergency Services; Heather Jones, 9-1-1 Communications Specialist II, Department of Emergency Services; Haleigh Kimble, Communications Specialist I; and Donna Haddaway, Communications Specialist II, Department of Emergency Services.

- V. Proclamation for Talbot Day – April 25, 2024 – The Clerk read a proclamation into the record which recognized April 25th as the official birthday of Talbot County and encouraged citizens, the business community, arts community, faith community, school community, and community leaders to celebrate the beauty, history, culture and traditions of Talbot County by joining with the County in the festivities planned for that day. The Council had issued a proclamation at its meeting on Tuesday, April 11, 2023, reestablishing the date of April 25th as the official birthday of Talbot County as first noted in a Council proclamation in 1983. Upon motion by Mr. Stepp, seconded by Ms. Haythe, the Council approved the proclamation by voting 5 – 0 as follows:

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

Mr. Stepp expressed his appreciation for the efforts of all those involved with creating the 2024 Talbot Day celebration and stated that he looks forward to carrying on the tradition in future years. Sarah Kilmon, Talbot County Communications Manager, provided a briefing on activities related to Talbot Day, including Talbot Trivia and Talbot Bingo, as well as activities planned for Talbot Day, including recitation of poetry, singing, and announcement of poster contest nominees and award winners and the winner of the Citizen and Service Awards. Ms. Kilmon stated that the Talbot Day event will take place Thursday, April 25th at 5:00 p.m. on the Courthouse lawn; in the event of inclement weather the event will be held at the Avalon Theatre. More information on Talbot Day may be found at www.TalbotCountymd.gov/Talbotday.

- VI. Presentation of Certificates for Talbot Works Business Academy Graduates – Cassandra Vanhooser, Director, Economic Development and Tourism; Will Holmes, WHC – Ms. Vanhooser expressed her appreciation to the Council for investing in the business community. She stated that monies received through Mid-Shore Regional Council enabled the Talbot County Department of Economic Development and Tourism to offer an eight-week entrepreneurship training program patterned after a similar program in Anne Arundel County which was brought to her attention by Ms. Haythe in 2021. She stated that the Talbot County program, known as *Talbot Works Academy*, is the first program of its type to be offered to entrepreneurs on the Eastern Shore. Will Holmes, facilitator for Talbot Works Academy, stated that the purpose of the program is to have an economic impact on the community by offering entrepreneurs who are looking to start or expand their business learn about cash flow projections, sales and marketing, taxes and insurance, human resources, and how to obtain access to capital. He stated that the goal of the program is to have an economic impact in the county by creating jobs. Mr. Holmes commended the first class of Talbot Works Academy for their dedication to completing the program. Several participants of the class briefed the Council on what the class meant to them. Upon motion by Mr. Leshner, seconded by Ms. Haythe, the Council approved presentation of the certificates by voting 5 – 0 as follows:

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

Ms. Haythe presented the Certificates of Completion to the Talbot Works Academy graduates.

VII. Public Hearings:

Resolution No. 353, A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN (THE “CWSP”): 1) TO CLARIFY AND CONFIRM THE WATER AND SEWER CLASSIFICATIONS OF CERTAIN PARCELS INCORRECTLY SHOWN IN EXHIBITS A AND B TO RESOLUTION NO. 281, AS AMENDED; 2) TO RECLASSIFY AND REMAP THE WATER AND SEWER CLASSIFICATIONS OF TAX MAP 55, PARCEL 83, LOT 1, TAX MAP 59, PARCEL 4, AND PORTIONS OF TAX MAP 55, PARCELS 17 AND 65 AS W-3/S-3; 3) TO PROVIDE THE

EQUIVALENT DWELLING UNITS FOR ALL PHASES OF THE LAKESIDE DEVELOPMENT; 4) FOR CONSISTENCY WITH MARYLAND DEPARTMENT OF THE ENVIRONMENT DISCHARGE PERMIT NO. 19-DP-3460; AND 5) TO REQUIRE THAT ANY FUTURE EXPANSION OF THE LAKESIDE WASTEWATER TREATMENT PLANT SHALL REQUIRE AN AMENDMENT TO THE CWSP, was read into the record by the Clerk and brought forward for public hearing. Prior to the public hearing, County Attorney, Patrick Thomas, stated that Resolution No. 353 consolidates Resolution Nos. 338, 347, and 348 into a single document and reclassifies the S-2/W-2 portions of the Lakeside Development as S-3/W-3. County Engineer, Ray Clarke, stated that the Public Works Advisory Board, at its meeting on Thursday, March 21, 2024, reviewed Resolution No. 353 and voted 4 – 0 to recommend that Council adopt Resolution No. 353 with the Board’s recommended changes to Sections 3 and 4. Planning Officer, Brennan Tarleton, stated that the Planning Commission, at its meeting on Tuesday, April 2, 2024, voted 4 – 1 that Resolution No. 353 was consistent with the County’s 2016 Comprehensive Plan, subject to the following conditions:

That the language “An initial flow of 37,500 gallons per day may be directed from the Lakeside development to the existing Trappe District wastewater treatment plant, with all such flows to be redirected to the Lakeside WWTP once constructed and operational” be changed to “An initial flow necessary to serve no more than 120 dwelling units and a community center and pool complex may be directed from the Lakeside development to the existing Trappe District wastewater treatment plant, with all such flows to be redirected to the Lakeside WWTP once constructed and operational.”

That the Office of Law craft language to clarify Sections 2, 3, and 4 of R353, as the Planning Commission perceived Sections 3 and 4 to be in conflict with Section 2.

At Mr. Leshner’s request, Mr. Thomas read the Public Works Advisory Board’s recommended changes to Resolution No. 353 into the record as follows:

SECTION THREE: Exhibit A hereby supersedes and replaces Exhibit A to Resolution No. 281. ~~solely to the extent the water classifications of the Unrelated Parcels as shown on Exhibit A to Resolution No. 281 are inconsistent with those shown on Exhibit A hereto.~~

SECTION FOUR: Exhibit B hereby supersedes and replaces Exhibit B to Resolution No. 281. ~~solely to the extent the water classifications of the Unrelated Parcels as shown on Exhibit A to Resolution No. 281 are inconsistent with those shown on Exhibit A hereto.~~

Members of the public were then afforded an opportunity to comment on the resolution. Resolution No. 353 will be eligible for further discussion after Resolution Nos. 347 and 348 are considered.

Resolution No. 354, A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP CERTAIN REAL PROPERTIES LOCATED AT BLUEBERRY ACRES LANE, TAX MAP 32, PARCEL 171, 7634 WALES LANE, TAX MAP 32, PARCEL 156, 7590 WALES LANE, TAX MAP 32, PARCEL 163, AND 7596 WALES LANE, ST. MICHAELS, MARYLAND, TAX MAP 32, PARCEL 179, FROM UNPROGRAMMED TO “S-1” IMMEDIATE PRIORITY STATUS, was read into the record by the Clerk and brought forward for public hearing. Prior to the public

hearing, County Engineer, Ray Clarke, stated that Resolution No. 354 is associated with the extension of sewer service from Blueberry Acres which was brought into the sewer service area for the Region II (St. Michaels) Wastewater Treatment Plant. He stated that his office worked with a property owner who lives in Blueberry Acres to secure an easement to go across Wales Lane to avoid having another penetration in the force main on MD Rt. 33. He stated that the Public Works Advisory Board, at its meeting on Thursday, March 21, 2024, voted 4 – 0 to recommend that the Council adopt Resolution No. 354. At Council's request, Mr. Clarke will obtain information on the status of the septic systems which are the subject of the resolution. Planning Officer, Brennan Tarleton, stated that the Planning Commission, at its meeting on Tuesday, April 2, 2024, voted 4 – 0 to postpone consideration of Resolution No. 354, requesting that prior to doing so they wanted to view maps depicting the properties, that the applicant be in attendance to answer questions which may arise, and to review the Commission's recommendation to the Council regarding Resolution No. 335 to see how it pertains to Resolution No. 354. Members of the public were then afforded an opportunity to comment on the resolution. The record on Resolution No. 354 will remain open. Pending review by the Planning Commission at its May 1, 2024, meeting, Resolution No. 354 is eligible for vote on Tuesday, May 14, 2024.

Resolution No. 355, A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP CERTAIN REAL PROPERTIES LOCATED AT 6362 BELLEVUE ROAD, ROYAL OAK, MARYLAND, SHOWN ON TAX MAP 40 AS PARCEL 67, AND THE ADJOINING LOT, SHOWN ON TAX MAP 40 AS PARCEL 40, RESPECTIVELY, FROM UNPROGRAMMED TO "S-1" IMMEDIATE PRIORITY STATUS, was read into the record by the Clerk and brought forward for public hearing. Prior to the public hearing, County Engineer, Ray Clarke, stated that the properties which are the subject of the resolution are owned by one property owner and stated that the sewer line from Bellevue to Royal Oak Pump Station No. 2 runs in front of the subject properties. Mr. Clarke stated that the Public Works Advisory Board, at its meeting on Thursday, March 21, 2024, reviewed Resolution No. 355 and voted 4 – 0 to recommend that the Council approved Resolution No. 355. Planning Officer, Brennan Tarleton, stated that the Planning Commission, at its meeting on Tuesday, April 2, 2024, reviewed Resolution No. 355 and voted 4 – 0 to postpone consideration of Resolution No. 355, requesting that prior to doing so they would like to view maps depicting the properties on the application, to confirm whether or not a perk test had been performed on the unimproved parcel, that the applicant be present to answer any questions which may arise, and to review the Commission's recommendation to the Council regarding Resolution No. 335 to see how it pertains to Resolution No. 355. Members of the public were then afforded an opportunity to comment on the resolution. The record on Resolution No. 355 will remain open. Pending review by the Planning Commission at its May 1, 2024, meeting, Resolution No. 355 is eligible for vote on Tuesday, May 14, 2024.

Bill No. 1551, A BILL TO AWARD 8.348 ACRES OF SUPPLEMENTAL GROWTH ALLOCATION TO THE TOWN OF EASTON AND TO IMPOSE CERTAIN CONDITIONS, RESTRICTIONS, AND LIMITATIONS ON ITS USE, was read into the record by the Clerk and brought forward for public hearing. Prior to the public hearing, Brennan Tarleton, Planning Officer, outlined the process by which Bill No. 1551 is before the Council for consideration. He stated that the Town of Easton Planning Commission and the Talbot County Planning Commission, held a joint public hearing on the application and voted 4 – 0 -1 and 5 – 0, respectively, to support the growth allocation request. In addition, the Easton Town Council and the County Council also held a joint public hearing on the application. He stated that the Easton Town Council approved the application, but that it must also be approved by the County Council prior to its submittal to the Critical Area Commission for final review. Members of the public were afforded an opportunity to comment on the legislation and Council discussion ensued with Brendan Mulaney, attorney for the property owner, Somerset Well Drilling Co., Inc.; the former property owner was Thomas R. Cohee when the application was submitted. Bill No. 1551 is eligible for vote on Tuesday, April 23, 2024.

Bill No. 1552, A BILL TO AMEND CHAPTER 11 OF THE TALBOT COUNTY CODE (ALCOHOLIC BEVERAGES) FOR THE PURPOSE OF GENERALLY EXEMPTING THOMPSON PARK, LOCATED IN THE TOWN OF EASTON, FROM THE 500-FOOT PUBLIC PARK SETBACK REQUIREMENT FOR NEW OFF-SALE LICENSES, was read into the record by the Clerk, brought forward for public hearing, and members of the public were afforded an opportunity to comment on the legislation. Council discussion ensued with Zach Smith, attorney for Bluepoint Hospitality, the entity requesting to amend Chapter 11 (Alcoholic Beverages) of the Talbot County Code. Mr. Smith stated that the purpose of the legislation is to broaden the existing exception to the setback requirements (500 feet) from Thompson Park in Easton for certain types of liquor licenses. Mr. Smith then outlined his client's reasons for the request, stating that should Bill No. 1552 be approved, it would not only apply to his client but would apply to anyone who otherwise meets Easton zoning code requirements within the 500-foot radius of Thompson Park. Bill No. 1552 is eligible for vote on Tuesday, April 23, 2024.

VIII. Eligible for Vote:

Resolution No. 338, A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN (CWSP) FOR CONSISTENCY WITH DISCHARGE PERMIT NO. 19-DP-3460, ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT ON OCTOBER 27, 2022 AND TO REQUIRE THAT ANY FUTURE EXPANSION OF THE NEW LAKESIDE WASTEWATER TREATMENT PLANT SHALL REQUIRE AN AMENDMENT TO THE CWSP;

and Amendment No. 1

were read into the record by the Clerk; Patrick Thomas, County Attorney, stated that Amendment No. 1 adds a requirement that any amendment to the Comprehensive Water and Sewer Plan must include a certification by the Planning Commission that the amendment is consistent with the County's Comprehensive Plan pursuant to § 9-506 (a)(1) ii of the Environment Article of the Annotated Code of Maryland. He stated that the amendment to Resolution No. 338 is additional language that the requirement would apply with or without the amendment. He reiterated that in order to amend the Comprehensive Water and Sewer Plan, the Planning Commission has to first make a finding of consistency with the County's Comprehensive Plan. Council discussion ensued with Mr. Thomas. At Council's request, Mr. Thomas read Amendment No. 1 into the record and Council discussion again ensued with Mr. Thomas. He stated that the Maryland Department of the Environment (MDE) is the final approving authority for amendments to the County's Comprehensive Water and Sewer Plan and has the ability to approve, modify, or revise the amendment. Council approved Amendment No. 1 by voting 4 – 1 as follows:

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

Resolution No. 338, as amended, was then brought forward for vote. The Council approved Resolution No. 338, as amended, by voting 4 – 1 as follows:

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

Resolution No. 338, as amended, is effective immediately.

**Resolution No. 347, A RESOLUTION TO AMEND THE TALBOT COUNTY
COMPREHENSIVE WATER AND SEWER PLAN TO PROVIDE THE EQUIVALENT
DWELLING UNITS FOR ALL PHASES OF THE LAKESIDE DEVELOPMENT**

and Amendment No. 1 and Amendment No. 2

was read into the record by the Clerk; Mr. Thomas stated that the Planning Commission reviewed Resolution No. 347 and Amendment Nos. 1 and 2 at its meeting on Tuesday, April 2, 2024, and found them inconsistent with the Comprehensive Plan. He stated that since that condition of consistency was not met, the Council cannot approve the resolutions; Council can choose to withdraw the resolution, or can table it to address at a future date, depending on what happens with the other resolutions and what MDE determines. At Council's request, Mr. Thomas provided his recommendation which was to table Resolution No. 347. Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council tabled Resolution No. 347 and Resolution No. 348 until further notice by voting 5 – 0 as follows:

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

Resolution No. 348, A RESOLUTION REGARDING THE TALBOT COUNTY
COMPREHENSIVE WATER AND SEWER PLAN TO CLARIFY AND CONFIRM THE
WATER AND SEWER CLASSIFICATIONS OF CERTAIN PARCELS INCORRECTLY
SHOWN IN EXHIBITS A AND B TO RESOLUTION NO. 281, AS AMENDED was not read
into the record as it had been previously tabled.

Resolution No. 353, A RESOLUTION TO AMEND THE TALBOT COUNTY
COMPREHENSIVE WATER AND SEWER PLAN (THE "CWSP"): 1) TO CLARIFY AND
CONFIRM THE WATER AND SEWER CLASSIFICATIONS OF CERTAIN PARCELS
INCORRECTLY SHOWN IN EXHIBITS A AND B TO RESOLUTION NO. 281, AS
AMENDED; 2) TO RECLASSIFY AND REMAP THE WATER AND SEWER
CLASSIFICATIONS OF TAX MAP 55, PARCEL 83, LOT 1, TAX MAP 59, PARCEL 4, AND
PORTIONS OF TAX MAP 55, PARCELS 17 AND 65 AS W-3/S-3; 3) TO PROVIDE THE
EQUIVALENT DWELLING UNITS FOR ALL PHASES OF THE LAKESIDE
DEVELOPMENT; 4) FOR CONSISTENCY WITH MARYLAND DEPARTMENT OF THE
ENVIRONMENT DISCHARGE PERMIT NO. 19-DP-3460; AND 5) TO REQUIRE THAT ANY
FUTURE EXPANSION OF THE LAKESIDE WASTEWATER TREATMENT PLANT SHALL
REQUIRE AN AMENDMENT TO THE CWSP, was brought before the Council for consideration
of vote. Patrick Thomas, County Attorney, stated that since Council adopted Resolution 338, as
amended, and Resolution No. 338, as amended, is part of Resolution No. 353, adopting Resolution
No. 353 would be adopting the same language twice. Council discussion ensued with Mr. Thomas
who outlined the provisions of Resolution No. 353, other than those included in Resolution No.
338, as amended. Mr. Leshner made a motion to amend Sections 3 and 4 of Resolution No. 353
with the revised language as read into the record by Mr. Thomas to clarify that Sections 3 and 4

pertain only to the unrelated parcels and do not impact the portions addressed in Section 2. Mr. Thomas read the proposed amendment into the record as follows: Section 3 of Resolution 353 would be amended by striking the language in its entirety and would read “the water classifications of the unrelated parcels as shown on Exhibit A hereto supersede and replace the water classifications of the unrelated parcels as shown on Exhibit A to Resolution 281.” Section 4 would be stricken in its entirety and replaced with “the sewer classifications of the unrelated parcels as shown on Exhibit B hereto supersede and replace the sewer classifications of the unrelated parcels as shown on Exhibit B to Resolution 281.” The Council did not approve the amendment by voting 2 – 3 as follows:

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

At Mr. Leshner’s request, the vote on Resolution No. 353 will be scheduled for Tuesday, May 14, 2024.

IX. County Manager’s Report:

- A. Talbot County Agricultural Land Preservation Advisory Board – Requested Council approval for the reappointment of Jeannie George to a five-year term on the Talbot County Agricultural Land Preservation Advisory Board; said term will expire on March 13, 2029. Upon motion by Mr. Leshner, seconded by Ms. Haythe, the Council approved the reappointment by voting 5 – 0 as follows:

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

- B. Talbot County Animal Control Board – Requested Council approval for the appointment of Marget Hightet to a three-year term on the Talbot County Animal Control Board as an alternate; said term will expire on July 1, 2026. Upon motion by Ms. Haythe, seconded by Mr. Leshner, the Council approved the appointment by voting 5 – 0 as follows:

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

- C. Talbot County Board of Electrical Examiners – Requested Council approval for the reappointment of Christopher “Chris” Kleppinger to a four-year term on the Talbot County Board of Electrical Examiners; said term will expire on April 1, 2028. Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council approved the reappointment by voting 5 – 0 as follows:

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

- D. Talbot County Commission on the Aging – Requested Council approval for the reappointment of Megan Murray to a three-year term on the Talbot County Commission on the Aging as a representative of Talbot Hospice; said term will expire on April 1, 2027. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the reappointment by voting 5 – 0 as follows:

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

- E. Talbot County Emergency Services Advisory Board - Requested Council approval for the reappointment of Jeanne Kuperberg to a three-year term on the Talbot County Emergency Services Advisory Board as a representative of the Bay Hundred District; said term will expire on February 1, 2027. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the reappointment by voting 5 – 0 as follows:

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

- F. Talbot County Public Works Advisory Board – Requested Council approval for the appointment of Charles “Chuck” Powers to the Talbot County Public Works Advisory Board as a representative of the 5th Election District; said term will complete the unexpired term of William “Bill” Anderson which will expire on May 1, 2026. Upon motion by Ms. Haythe, seconded by Ms. Mielke, the Council approved the appointment by voting 5 – 0 as follows:

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

- G. Talbot County Short-Term Rental Review Board – Requested Council approval for the appointment of Robert “Bob” Haase to the Talbot County Short-Term Rental Review Board as a representative of a community which has short-term rentals; said term will complete the unexpired term of David McQuay which will expire on January 1, 2025. Upon motion by Ms. Mielke, seconded by Ms. Haythe, the Council approved the appointment by voting 5 – 0 as follows:

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

- H. Request for Approval of Contract for County Road Improvements – Requested Council approval to award a contract to David A. Bramble, Inc. for the paving of approximately 14 miles of county roadways; said contract would piggyback on a Maryland State Highway Administration contract in a sum not to exceed \$800,000. Mr. Stamp stated that there is adequate funding in the budget for the project. Council discussion ensued with Brian Moore, Superintendent, Roads and County Facilities. Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council approved award of the contract by voting 5 – 0 as follows:

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

- X. Public Comments: Members of the public were provided an opportunity to comment on matters of interest to them.

XI. Council Comments:

Mr. Stepp - No comments.

Mr. Leshner - Mr. Leshner stated that he had recently attended the Blessing of the Fleet at Dogwood Harbor in Tilghman and, in his opinion, it was a wonderful turnout from the Tilghman Watermen Association, Tilghman Watermen's Museum, the Tilghman Volunteer Fire Company, and others. He stated that a good overview was provided as to the risks that our watermen take to bring us economic prosperity and seafood and there was a lot of support from the community in support of the watermen.

Ms. Mielke - No comments.

Ms. Haythe - Ms. Haythe stated that she is looking forward to Talbot Day and expressed her appreciation to Sarah Kilmon and everyone else who is involved with bringing the event together, getting the community involved and bringing the community together to showcase various people in our community who are doing good work.

Mr. Callahan - Mr. Callahan expressed his appreciation to his colleagues and County staff for their hard work on the budget and stated that Council wants to do the best it can but, in his opinion, it's hard work and the Council has to make decisions; there are certain things that we have to do and certain things that might have to be delayed a year or two. Mr. Callahan again expressed his appreciation to staff for their hard work and long hours on the budget and to Sarah Kilmon for her work with social media for the County. Mr.

Callahan then spoke about a friend, Jeremy Jones, who recently passed away. He stated that Mr. Jones had been his personal trainer for 14 years, and had struggled with mental health issues for several years. Mr. Callahan encouraged everyone to do whatever they can for individuals who are emotionally in trouble to comfort them, tell them that things will be okay, and bring some positivity into their lives. He stated that he had lost a couple of his friends and that's why he tries to be very positive toward the community and show them what can happen to lift their lives up. He stated that, in his opinion, everyone has been at the bottom at some point in their lives and it's not fun, but the alternative is not to hurt people; when someone takes their own life it brings a lot of hurt to the family and the community. He encouraged those who are experiencing negativity in their lives and think there is nobody to help, to seek help available from the many programs in Talbot County, or reach out to a friend and talk to them – taking your own life is not the answer. He stated that he hopes that those listening to him realize that there is always hope. Mr. Callahan concluded his comments by stating that mental health is very important, and he wishes his friend Jeremy had listened to him – taking your life is not the answer.

The transcript of the April 9, 2024, County Council meeting is available for review in the Office of the Talbot County Manager during regular office hours.

Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council voted to adjourn and to reconvene on Tuesday, April 16, 2024, at 6:00 p.m. which has been declared a Special Legislative Day by voting 5 - 0 as follows:

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

The meeting adjourned at 8:12 p.m.

- XII. Work Session on Proposal for Hosting Fees to Extend the Life of Mid-Shore Regional Landfill (MidShore II) in Ridgely, Caroline County for 10 Years (Until 2042) – The Council held a work session at 5:00 p.m. on Thursday, April 4, 2024, in the Bradley Meeting Room with Queen Anne's County officials, representatives of Maryland Environmental Service and County Staff. Attendees included Jim Moran, President, Queen Anne's County Commissioners; Todd Mohn, County Administrator, Queen Anne's County; Tim Ford, Chief, Project Management Division-Environmental Operations, Maryland Environmental Service; Joe Zimmerman, Consultant; Clay Stamp, Talbot County Manager; and Ray Clarke, County Engineer - Mr. Mohn briefed the Council on the agreement between Caroline, Kent, Queen Anne's and Talbot counties that has been in place since 1991 for hosting a regional landfill. Talbot County hosted the first landfill (MidShore I) in Easton and since 2011 Caroline County has hosted the second landfill (MidShore II) in Ridgely which is managed by Maryland Environmental Service (MES). By the terms of the MidShore County agreement, Caroline County will have fulfilled their obligation to host the landfill in December 2030; however, MES has concluded that MidShore II has additional permitted capacity, and if agreed upon by all parties, MidShore II could remain operational until 2042. Mr. Ford noted that the additional 12 years of service life would maximize the value of this public infrastructure.

Mr. Mohn noted that it would be beneficial to Talbot County to have Caroline County keep MidShore II open longer as it is a shorter distance for haulers than going to Queen Anne's County. Currently, Talbot County runs approximately 12 roundtrips/day to MidShore II. Mr. Mohn noted that Queen Anne's County is next in line to host the regional landfill and has initiated planning and design efforts with MES to permit and construct same so it can be ready by 2031 in accordance with the regional agreement. Mr. Mohn noted that the landfill permitting process can take between 7-10 years. In return for extending the operating period of MidShore II, Caroline County has proposed that a host fee be paid to the County on a per-ton basis. In order to implement a hosting fee, it must be a unanimous decision by all four counties. Queen Anne's County retained the services of Joe Zimmerman (former Queen Anne's County Finance Officer and former employee of MES) to conduct an analysis of extending the life of MidShore II and to develop options for hosting fee consideration. Mr. Zimmerman noted that MidShore Regional Landfill is operated as an enterprise fund within the accounting records of MES and that enterprise funds are used by government entities to account for business-like operations that are funded from fees for service. He stated that landfills operate in a competitive environment and can gain or lose customers and revenue to commercial operators; therefore, it is important to maintain a competitive tipping fee to secure market volume and generate sufficient revenue to cover landfill expenses. He looked at cash flow and also considered the effect of inflation over time. The three options for consideration are as follows:

Option 1 proposed a hosting fee to Caroline County of \$2 and \$4

Option 2 proposed a hosting fee to Caroline County of \$3 and \$5

Option 3 proposed a hosting fee to Caroline County of \$4 and \$6

Mr. Ford stated that MES had offered Caroline County a \$2 tipping fee through 2031 and then \$4 until 2042. He noted that MES would consider negotiating to \$3 and \$5. Council discussion ensued about the three options. Mr. Stamp noted should negotiations not be successful, the counties will continue to follow the plan outlined in the Regional Agreement with MidShore III opening in Queen Anne's County. Mr. Mohn noted that he will be meeting with Caroline County in the near future to make the same presentation for their consideration.

The five counties will be meeting in mid-April to finalize the next steps and options for extending the life of MidShore II in Caroline County.

XIII. Summary of Closed Session Held on April 8, 2024:

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

| | |
|--------------------------------|---|
| Time of closed session: | 1:05 p.m. to 1:55 p.m. |
| Place of closed session: | County Council Office |
| Purpose of the closed session: | To consider various matters as set forth in the statement for closing the meeting |

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

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

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

| Topic Description | Statutory Authority | Reason for Closed Session Discussion | Persons Present | Action Taken |
|--|----------------------------|---|--|---------------------|
| To discuss personnel matter involving Department of Corrections, Department of Emergency Services and Sheriff's Office | GP § 3-305(b)(1)(i) | Discussion involves specific individuals | Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Donna Pardieu, Martha Sparks, Kaitlin Foster-Clark, Jessica Morris | No action |

XIV. Summary of Closed Session Held on April 9, 2024:

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

Time of closed session: 4:50 p.m. to 5:05 p.m.
Place of closed session: County Council Office
Purpose of the closed session: To consider various matters as set forth in the statement for closing the meeting

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

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

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

| Topic Description | Statutory Authority | Reason for Closed Session Discussion | Persons Present | Action Taken |
|---|----------------------------|---|--|---------------------|
| To discuss appointments to various County boards and committees | GP § 3-305(b)(1)(i) | Public discussion would discourage individuals from volunteering to serve | Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris | No action |

| | | | | |
|--|------------------|---|---|--|
| For legal advice regarding Open Meetings Act Compliance Board decision | GP § 3-305(b)(7) | Attorney-client privilege regarding legal advice | Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris | No action |
| To discuss proposal to partner with the Town of St. Michaels on the acquisition of property for a public purpose | GP § 3-305(b)(3) | To protect the County's bargaining position regarding the potential acquisition of real property for a public purpose | Chuck Callahan, Pete Leshner, Keasha Haythe, Lynn Mielke, Dave Stepp, Clay Stamp, Patrick Thomas, Jessica Morris, Preston Peper | Council concurred with recommendation of Parks and Recreation Advisory Board |



TALBOT COUNTY, MARYLAND
WEEKLY CASH STATEMENT
April 2, 2024

OPERATING FUNDS - SHORE UNITED BANK

| | | |
|---|------------------|------------------------|
| OPERATING FUNDS AT | 3/26/2024 | \$24,097,682.14 |
| TOTAL ADP PAYROLL PPE 3/15/2024 | | (879,330.48) |
| TOTAL ADP MONTHLY PAYROLL PPE 3/31/2024 | | (19,068.21) |
| ENTERPRISE LEASE PYMT 3/2024 | | (24,882.81) |
| Deposits | | 1,171,535.10 |
| Checks | | (190,290.96) |
| ACH Disbursements | | (2,482,980.45) |
| EFT'S | | (359,956.47) |

Wire Transfers (600,093.10)

OPERATING FUNDS AT 4/2/2024 \$20,712,614.76

PETTY CASH FUNDS \$18,105.00

INVESTMENT FUNDS

Yield

Maryland Local Government Investment Pool (MLGIP) 5.37% \$21,850,450.27

Bayvanguard Bank 4.68% \$10,626,673.88

Shore United Money Market Account 5.33% \$76,945,266.10

INVESTMENT FUNDS TOTAL \$109,440,495.25

TOTAL ALL CASH AND INVESTMENTS \$130,153,110.01

**TALBOT COUNTY,
MARYLAND
WEEKLY CASH STATEMENT
April 9, 2024**



OPERATING FUNDS - SHORE UNITED BANK

OPERATING FUNDS AT 4/2/2024 \$20,712,614.76

COUNTY OWNED PROPERTIES-SANITARY CHARGES (947.88)

| | |
|---|----------------|
| AIRPORT MERCHANT PORTAL HOSTING 3/2024 | (11.00) |
| REPURPOSING CENTER MERCHANT PORTAL HOSTING 3/2024 | (15.00) |
| ROADS MERCHANT PORTAL HOSTING 3/2024 | (15.00) |
| AIRPORT DEPOSIT CORRECTION | (100.00) |
| BANK CHARGES 2/2024 | (4,587.03) |
| Deposits | 579,694.85 |
| Checks | (133,191.57) |
| ACH Disbursements | (349,530.52) |
| EFT'S | (6,155.88) |
| Wire Transfers | (4,261,834.57) |
| Voided ACH Disbursement | 64,939.48 |

| | | |
|---------------------------|-----------------|-------------------------------|
| OPERATING FUNDS AT | 4/9/2024 | <u>\$16,600,860.64</u> |
|---------------------------|-----------------|-------------------------------|

| | |
|-------------------------|-----------------|
| PETTY CASH FUNDS | \$ 18,105.00 |
|-------------------------|-----------------|

INVESTMENT FUNDS

| | <u>Yield</u> | |
|---|--------------|-----------------|
| Maryland Local Government Investment Pool (MLGIP) | 5.35% | \$21,850,450.27 |
| Bayvanguard Bank | 4.68% | \$10,665,326.61 |
| Shore United Money Market Account | 5.33% | \$76,945,266.10 |

| | |
|-------------------------------|--------------------------------|
| INVESTMENT FUNDS TOTAL | <u>\$109,479,147.98</u> |
|-------------------------------|--------------------------------|

| | |
|--|--------------------------------|
| <u>TOTAL ALL CASH AND INVESTMENTS</u> | <u>\$126,080,008.62</u> |
|--|--------------------------------|



TALBOT COUNTY, MARYLAND

County Council

MINUTES SPECIAL LEGISLATIVE DAY

April 16, 2024

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

- X. Agenda – Mr. Callahan requested and received unanimous consent for approval of the Agenda of Tuesday, April 16, 2024.
- XI. Disbursements – Mr. Callahan requested and received unanimous consent for approval of the Disbursements of Tuesday, April 16, 2024.
- XII. Introductions of Legislation:

AN ACT TO ESTABLISH THE 2024-2025 ANNUAL BUDGET AND APPROPRIATION ORDINANCE was brought for introduction. Prior to introduction, County Manager, Clay Stamp, expressed his appreciation to the Council and staff for their hard work, cooperation, and support over the past several months. Mr. Stamp stated that the County is on course to meet targets for the FY24 budget and that the proposed FY25 General Fund budget, which totals \$163,970,000, was developed utilizing the same successful strategy as was used to develop the FY24 budget, focusing on a three-point strategy which addresses *Personnel, Processes, and Projects*. He outlined several FY24 capital projects which had been completed or are near completion, including the initiation of the Easton Airport modernization project; completion of the gymnasium and pickleball courts at the Talbot County Community Center and near completion of the new Talbot County Health Department facility at Achievement Park (Easton). He stated that other capital projects include extension of sewer in the Region II (St. Michaels) Sanitary District; improvements at the Department of Corrections and the Courthouse, and road repairs, upgrades and resurfacing within the 370-mile network of county roadways. Mr. Stamp stated that the County had updated its Emergency Operations Plan to incorporate lessons learned from the Covid-19 Pandemic. With regard to *Personnel*, Mr. Stamp stated that the County, like other jurisdictions across the country, finds itself in a highly competitive workforce environment, particularly for jobs such as dispatchers, paramedics, correctional officers, etc. and stated that it is important that the County retain its current staff as well as have the ability to recruit staff and has included money in the budget to address same. He stated that *Process* is centered around customer service and the proposed FY25 budget includes funding so the County can leverage technology to be able to improve customer service. He stated that with regard to *Projects*, specifically capital projects, the proposed FY25 budget includes funding for an expansion of the St. Michaels Branch of the Talbot County Free Library; renovation of Chapel District Elementary School; establishment of an EMS station in the northern part of the county; completion of the Public Safety Complex on Marys Court in Easton; an upgrade of the Computer-Aided Dispatch (CAD) System for 9-1-1; extension of sewer service in the Bay Hundred area of the county; and repair and construction of roads throughout the county. Mr. Stamp that Talbot County continues to, as it has in the past, utilize a conservative budgeting

approach by underestimating revenues and overestimating expenses, maintaining a significant fund balance for emergencies, and low taxes. He stated that, as directed by Council, the proposed FY25 budget prioritizes public safety and education and that the County is in the process of completing a multi-year effort to ensure that staffing guidelines as outlined by the Sheriff are met; staffing has also been increased in the Department of Emergency Services over the past several years, facilities and equipment have been upgraded, and the County exceeded the State-mandated formula for the funding of public schools. Martha Sparks, Finance Director, utilized a PowerPoint presentation to outline various facets of the proposed FY25 budget. She stated that the proposed budget of \$163,970,000 includes Property Tax revenues of two percent (2%) over FY24 revenues as outlined in the County Charter; an additional one-cent (\$.01) to the Property Tax rate as approved by Talbot County voters in November 2020, and a four-cent (\$.04) Educational Supplement to support the budget initiatives of Talbot County Public Schools. Ms. Sparks stated that the \$54.6 million in funding for Talbot County Public Schools includes an increase of \$3.65 million over FY24 funding and is \$2.6 million more than the amount of funding required by the State of Maryland, plus an additional \$16.9 million in Capital Improvement Project (CIP) funding for the Chapel District Elementary School expansion/renovation project and \$1.5 million in CIP funding for use as they choose for their CIP projects. She stated that the FY25 budget includes a three percent (3%) Cost of Living Adjustment (COLA) and one-step increase for County employees, additional public safety communication specialists (9-1-1 Operators), a Student Resource Officer (SRO) supervisor, and an increase of \$1.2 million in funding to outside agencies. She stated that Fund Balance Reserves will be used for investments in County infrastructure, with CIP projects totaling \$27.5 million and \$2.98 million in Capital Outlay for the purchase of vehicles and equipment. Ms. Sparks stated that the County has projected a 12.3% increase in Property Tax Revenues and a 19.3% increase in Income Tax Revenues for FY25 but cautioned that these revenues have historically been volatile and must be carefully projected and monitored; Property Tax revenues and Income Tax revenues comprise 81.1% of the County's operating revenues and 61.5 % of the total FY25 budgeted revenues. She provided statistical information and charts detailing anticipated FY25 County General Fund Revenue sources, General Fund Expenditures, a five-year history of Property Tax rates, and a comparison of Talbot County's Property Tax and Income Tax Rates with Baltimore City and the other 22 Maryland counties in which Talbot County ranks the second lowest rate in both categories. She provided a history of the November 2020 ballot initiative whereby the voters of Talbot County approved a one cent (\$.01) addition to the Property Tax rate for support of the County's expenditures for Public Safety for five (5) years which will expire with the FY26 budget. She stated that another Charter amendment will need to be introduced, approved by the Council and Talbot County voters in order to continue providing the additional funding in its current manner which, since FY22, has provided valuable funding to enhance public safety personnel for the Sheriff's Office, Detention Center and Department of Emergency Services. Ms. Sparks stated that the proposed Property Tax rate for FY25 for properties outside the municipalities is \$.7910 per \$100 of assessed valuation, reiterating that the amount is two percent (2%) over FY24 in accordance with the County Charter, which includes one cent (\$.01) to support Public Safety and a four cent (\$.04) Educational Supplement for Talbot County Public Schools; the overall Property Tax rate will increase 4.76 cents (\$.0476) over FY24, a 6.4% increase. Ms. Sparks outlined the Expenditures segment of the proposed budget and the various percentages of the budget each represents. She provided statements made by bond rating agencies, Moody's Investors Service and Fitch Ratings, dated September 14, 2022: Moody's Investors Service stated in part that *financially, the county is very strong and the management team is generally conservative in its budgeting*; Fitch Ratings stated in part that *Fitch's assessment of the county's financial resilience as being in the highest category is based on the combined strength of its fund balance position, its ample expenditure flexibility and its strong ability to adjust revenues through policy action to adjust revenues through policy action to counterbalance its historically volatile revenues.....*

The legislation was then read into the record by the Clerk and introduced by Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, and Mr. Stepp as Bill No. 1553. Public hearings were scheduled for Tuesday, May 7, 2024, at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton and at 7:00 p.m. in the Easton Elementary School Cafeteria located at 307 Glenwood Avenue, Easton, Maryland 21601. The FY2024-2025 County budget, as introduced, is available on the County website at www.talbotcountymd.gov.

IV. Public Comments: No comments.

V. Council Comments:

Mr. Stepp - Mr. Stepp expressed his appreciation to County staff, department heads, and his colleagues on the Council for, in his opinion, a job well done by everyone to get through the budget process this year. He stated that he is looking forward to serving county citizens well with the allotted funds.

Mr. Leshner - No comments.

Ms. Haythe - No comments.

Ms. Mielke - Ms. Mielke expressed her appreciation to County staff for, in her opinion, keeping Talbot County great and operating at a reasonable cost.

Mr. Callahan - Mr. Callahan concurred with the comments of his colleagues and stated that he appreciates everything staff has done.

The transcript of the April 16, 2024, County Council meeting is available for review in the Office of the Talbot County Manager during regular office hours.

Upon motion by Ms. Haythe, seconded by Mr. Stepp, the Council voted to adjourn and to reconvene on Thursday, April 18, 2024 in the Dorchester Room at Chesapeake College with elected officials of Caroline, Dorchester, Kent and Queen Anne's counties to discuss the Chesapeake College budget, and to reconvene on Tuesday, April 23, 2024, at 4:30 p.m. in Open Session and immediately adjourn into Closed Session as listed on the statement for closing that meeting, and for the regularly scheduled meeting at 6:00 p.m. by voting 5 - 0 as follows:

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

The meeting adjourned at 6:36 p.m.

VI. Joint Work Session for Update on Regional Medical Center Project and Development Rights and Responsibilities Agreement (DRRA) – Talbot County Council; Talbot County Planning Commission; Easton Town Council and Town of Easton Planning Commission – The County Council and the Town Council, and their respective Planning Commissions, held a joint work session at the Easton Town Council Chambers for an update on the regional medical center project and related DRRA. Also in attendance were Ken Kozel, President & CEO of University

of Maryland Medical System(UMMS)/Shore Regional Health(SRH), Ryan Showalter, Attorney for UMMS/SRH, John Horner, Easton Utilities Commission; Patrick Thomas, Talbot County Attorney, Sharon Van Emburgh, Attorney for the Town of Easton; Clay Stamp, County Manager; Jessica Morris, Assistant County Manager; Don Richardson, Town Manager; Ray Clarke County Engineer; Rick Van Emburgh, Town Engineer; Brennan Tarleton, County Planning Officer; Miguel Salinas, Town Planning Officer, as well as various staff members from the County and the Town. Mr. Kozel expressed his appreciation to the Town and the County for all their work thus far to bring the new regional medical center to the northern end of the town of Easton to serve the five counties of the Mid-Shore (Caroline, Dorchester, Kent, Queen Anne's and Talbot). He emphasized the importance of working together on this large regional project and stated that he anticipates receiving the necessary approvals to proceed in the very near future. He emphasized the importance of the DRRA to the process as it outlines the responsibilities of each of the parties in order to bring the project to fruition. Sharon Van Emburgh, Attorney for the Town of Easton, speaking on behalf of the Town, the County, and Shore Regional Health, provided a history of the proposal, beginning in 2007, to relocate the hospital (formerly Memorial Hospital at Easton, now Shore Regional Health) outside downtown Easton. She stated that the County offered land adjacent to the Talbot County Community Center for a new regional center, the details of which were incorporated into a Memorandum of Understand (MOU) dated August 8, 2008, between Shore Regional Health, the Town of Easton, and Talbot County outlining the terms for various processes related to development of the property, including purchase of the property offered by the County and provision of water, sewer, and other utilities to the site. Ms. Van Emburgh outlined the processes by the Town and the County for annexation of the approximately 276-acre property into the Town (including the Talbot County Community Center); the creation of a new zoning district by the Town, the Regional Healthcare Zoning District, for the site of the proposed new regional medical center, all of which were outlined in an Annexation Agreement dated December 8, 2009. She stated that the Annexation Agreement included general information on the size of the hospital, public services to be offered to the hospital, work to the surrounding road network, etc. all of which were ultimately incorporated into a Development Rights and Responsibilities Agreement (DRRA) by and between Shore Regional Health, Talbot County and the Town of Easton on October 14, 2014, and which is recorded in the Land Records for Talbot County. Ms. Van Emburgh stated that an amendment to the DRRA is now needed so that all parties have a clear understanding of the development which will be taking place as well as the scope of work which has been modified since the time of annexation. She stated that as the process moves forward into the permitting and construction phases, any changes in zoning which might take place would not affect a project already in progress and which had already made significant capital investments; in return, local governments can negotiate and obtain public benefits through the process. Ms. Van Emburgh stated that the zoning codes of both the Town and the County authorize entering into DRRAs, and that although the County does not have zoning jurisdiction for the property, it is a party to the DRRA. She stated that the County and the Town will simultaneously, but independently, proceed with their respective processes, with both bodies forwarding items to their respective planning commissions for consistency with their comprehensive plans, followed by public hearings and approval of resolutions by each body. Ms. Van Emburgh stated that since adoption of the DRRA in 2014, the construction and development world is far different than it was ten years ago, citing supply chain issues and construction timeframes as two specific differences which necessitate changes. She stated that the "trigger" dates cited in the 2014 DRRA are not realistic in today's climate and need to be updated, and utility requirements for the regional medical center have changed, in part, due to State of Maryland requirements; an amendment to the DRRA would address those issues as well update references to property ownership and exhibits related to the location of the pump station parcel. She stated that as the process moves forward for permitting and construction, additional agreements such as Comprehensive Water and Sewer Plan

Amendments, Public Works Agreements, Forest Conservation Easements, Stormwater Management Easements, and Sidewalk and Utility Easements, etc. will need to be signed as the processes are implemented and will not be included as part of the DRRA but will rather be separate documents. Ms. Van Emburgh concluded her presentation by stating that an amendment to the 2014 DRRA is anticipated to be put forth in the very near future for consideration by all parties. Mr. Showalter stated that the purpose of the joint work session was to ensure that all parties heard the same information and that everyone had a basic understanding of where we are and where we are going. Discussion ensued. The work session concluded at 8:42 p.m.

VII. No Closed Session was held on Tuesday, April 16, 2024.



**TALBOT COUNTY,
MARYLAND
WEEKLY CASH
STATEMENT
April 16, 2024**

OPERATING FUNDS - SHORE UNITED BANK

| | | |
|---------------------------------|-----------------|------------------------|
| OPERATING FUNDS AT | 4/9/2024 | \$16,600,860.64 |
| TOTAL ADP PAYROLL PPE 3/28/2024 | | (864,088.39) |
| RETURNED PAYMENTUS PAYMENT | | (618.68) |
| RETURNED CHECK #1088 | | (979.40) |
| BANK CHARGES 3/2024 | | (7,146.75) |
| INTEREST ON ACCOUNTS 3/2024 | | 139,542.50 |
| Deposits | | 3,029,273.43 |
| Checks | | (147,614.78) |
| ACH Disbursements | | (1,059,902.93) |
| EFT'S | | (224,944.33) |
| Wire Transfers | | (38,608.32) |
| Voided ACH Disbursement | | 0.00 |

| | | |
|---|------------------|---------------------------------------|
| OPERATING FUNDS AT | 4/16/2024 | <u>\$17,425,772.99</u> |
| PETTY CASH FUNDS | | \$18,105.00 |
| <u>INVESTMENT FUNDS</u> | | |
| | <u>Yield</u> | |
| Maryland Local Government Investment Pool (MLGIP) | 5.36% | \$21,850,450.27 |
| Bayvanguard Bank | 4.68% | \$10,665,326.61 |
| Shore United Money Market Account | 5.33% | \$77,294,348.28 |
| INVESTMENT FUNDS TOTAL | | <u>\$109,828,230.16</u> |
| <u>TOTAL ALL CASH AND INVESTMENTS</u> | | <u><u>\$127,254,003.15</u></u> |