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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

October 8, 2024; 6:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Let's go ahead and get</p> <p>4 started. I want to welcome everybody.</p> <p>5 If everybody could go ahead and please</p> <p>6 stand for the prayer and the Pledge of</p> <p>7 Allegiance of the Flag.</p> <p>8 (Prayer and Pledge of Allegiance.)</p> <p>9 MR. CALLAHAN: Okay. I appreciate</p> <p>10 everybody coming tonight. Go ahead and get</p> <p>11 started on the agenda.</p> <p>12 The agenda is before us. Is there any</p> <p>13 additions, deletions, or corrections to the</p> <p>14 agenda, Council? Okay. Hearing none, the</p> <p>15 chair moves that the agenda be accepted as</p> <p>16 unanimous consent.</p> <p>17 Next on the agenda is the minutes. And</p> <p>18 we've had time to take a look at that of</p> <p>19 September 10th before us. Minutes seem to be</p> <p>20 okay? Any deletions, additions, or corrections</p> <p>21 to that? Okay. Hearing none, the chair moves</p>	<p>1 disparities in health care access.</p> <p>2 And whereas, Mobile Integrated Health</p> <p>3 relies on its established partnerships within</p> <p>4 the emergency medical services community, as</p> <p>5 well as multidisciplinary teams of health care</p> <p>6 providers across the emergency and</p> <p>7 non-emergency care continuum to help</p> <p>8 communities reduce readmissions and assist</p> <p>9 patients in properly managing their health care</p> <p>10 issues.</p> <p>11 And whereas, the Talbot County MIH team,</p> <p>12 comprised of paramedics, EMTs, and registered</p> <p>13 nurses, offers the following services free of</p> <p>14 charge to our community: Home visits, home</p> <p>15 safety and health needs assessments, fall</p> <p>16 prevention assistance, guidance and connections</p> <p>17 to local health care resources, and medication</p> <p>18 review.</p> <p>19 And whereas, it is proper and timely to</p> <p>20 bring recognition to the value and</p> <p>21 accomplishments of Mobile Integrated Health</p>
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<p>1 that the minutes be accepted as unanimous</p> <p>2 consent. Okay.</p> <p>3 Next is disbursements of October 1st and</p> <p>4 October 8th. We've had a chance to take a look</p> <p>5 at them. Any additions, deletions, or</p> <p>6 corrections to the disbursements? Okay.</p> <p>7 Hearing none, the chair moves that the</p> <p>8 disbursements be accepted as unanimous consent.</p> <p>9 Okay.</p> <p>10 First up tonight is a proclamation. Madam</p> <p>11 Secretary, will you go ahead and read it,</p> <p>12 please.</p> <p>13 SECRETARY: Proclamation, Mobile</p> <p>14 Integrated Health, MIH, Week, October 6th</p> <p>15 through 12, 2024.</p> <p>16 Whereas, the goal of Mobile Integrated</p> <p>17 Health providers is to aid in the prevention of</p> <p>18 overutilization of emergency departments and</p> <p>19 emergency medical service agencies for</p> <p>20 non-emergency conditions, to improve the</p> <p>21 quality of life for patients, and to reduce</p>	<p>1 Care and the dedicated personnel who work</p> <p>2 tirelessly to improve the delivery of care in</p> <p>3 our county.</p> <p>4 Now, therefore, we, the members of the</p> <p>5 County Council of Talbot County, do hereby</p> <p>6 declare October 6th through the 12, 2024, as</p> <p>7 MIH Week in Talbot County and encourage</p> <p>8 citizens to become informed on Mobile</p> <p>9 Integrated Health Care for themselves or their</p> <p>10 loved ones and call upon the health care</p> <p>11 professionals in our community to join the</p> <p>12 growing network of professionals serving this</p> <p>13 need.</p> <p>14 Given under our hands in the great seal of</p> <p>15 Talbot County this 8th day of October in the</p> <p>16 year of our Lord, 2024.</p> <p>17 MR. CALLAHAN: Okay. Thank you, Madam</p> <p>18 Secretary. Okay.</p> <p>19 Council, is there a motion?</p> <p>20 MR. STEPP: So moved.</p> <p>21 MR. LESHER: Second.</p>

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1 MR. CALLAHAN: Okay. We got a motion and
 2 second to approve the proclamation as
 3 presented. Madam Secretary, could you call the
 4 vote.
 5 SECRETARY: Mr. Callahan.
 6 MR. CALLAHAN: Aye.
 7 SECRETARY: Mr. Stepp.
 8 MR. STEPP: Aye.
 9 SECRETARY: Mr. Leshner.
 10 MR. LESHNER: Aye.
 11 SECRETARY: Ms. Mielke.
 12 MS. MIELKE: Aye.
 13 SECRETARY: Ms. Haythe.
 14 MS. HAYTHE: Aye.
 15 MR. CALLAHAN: Okay. Is somebody here?
 16 Is it Tim and Rachel? Yeah. Come on up. All
 17 right.
 18 Somebody has got to be the speaker now.
 19 Okay. So you guys fight about who is going to
 20 be the speaker. Okay. It's your turn.
 21 MS. COX: Thank you.

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1 MR. CALLAHAN: No problem. Thank you.
 2 MS. COX: So thank you, Council. Thank
 3 you for the proclamation.
 4 My name is Rachel Cox. I'm the MIH
 5 coordinator for Talbot County Department of
 6 Emergency Services.
 7 And I have Chief Kintop next to me.
 8 I have Carrie Otte. She's our senior care
 9 coordinator and also teammate in this effort.
 10 She works for the Health Department. She's a
 11 registered nurse.
 12 And I have Katherine with me. She's one
 13 of our paramedics that's on the team. And I
 14 have a couple of others that wasn't able to
 15 make it tonight that are working with me in
 16 these efforts that are paramedics and EMTs.
 17 And I also have Dr. Fahmi as well. He's
 18 the new medical director for the Talbot County
 19 Health Department is with us as well and
 20 joining in on these efforts.
 21 So the proclamation is definitely an

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1 important part of the health care system here
 2 in Talbot County.
 3 If you're not familiar with Mobile
 4 Integrated Health, it's just about patient
 5 advocacy overall and case management for
 6 patients who have complicated health care
 7 diagnoses or need a little extra assistance in
 8 their home, whether they're living alone or if
 9 they have families or caretakers helping
 10 provide for them, giving them their access to
 11 resources and some health disparities. We
 12 highlight a lot of those.
 13 So we work hand in hand with the Health
 14 Department and with a lot of other entities
 15 throughout the county. Habitat for Humanity,
 16 for example, University of Maryland, the food
 17 pantries, anything that we assign that we feel
 18 that the patient needs to help improve their
 19 overall health outcome, we work together.
 20 So I'm appreciative of the County
 21 Council's proclamation for this week to

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1 highlight the importances of Mobile Integrated
 2 Health.
 3 MR. CALLAHAN: That's great.
 4 CHIEF KINTOP: And I'd like to add that we
 5 couldn't do any of this without partnering with
 6 the Talbot County Health Department. They've
 7 been instrumental in working with us to work
 8 and achieve grants and to really, really,
 9 really reach deep into the community.
 10 So I applaud them and thank them for
 11 working with us on this.
 12 MR. CALLAHAN: That's great. Appreciate
 13 that.
 14 So Council.
 15 MS. HAYTHE: So thank you all for coming
 16 in tonight. And certainly want to thank the
 17 partnership and everyone working together
 18 because this is certainly important for the
 19 community and certainly those that have
 20 disparities.
 21 So thank you for all that you do and for

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1 shining the light on this very important week.
 2 MR. CALLAHAN: Okay. Yup.
 3 MS. MIELKE: Just to add to that, given
 4 the demographic of Talbot County, your services
 5 are very much needed and appreciated, not only
 6 by us, but also by our constituents and the
 7 citizens.
 8 So thank for all you do, and we're happy
 9 to honor you with this.
 10 MS. COX: Thanks.
 11 MR. LESHER: This strikes me as one of the
 12 smartest programs in government today. You
 13 give people a little bit of preventive care,
 14 and it prevents them from using much more
 15 emergency care. It's compassionate, and it
 16 makes economic sense. There are winners all
 17 around here.
 18 Thank you for what you're doing.
 19 MS. COX: Thank you.
 20 MR. STEPP: I'll echo everything that was
 21 just said.

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1 But I mean I love doing these things. I
 2 mean you guys always bring the crowd. Like I
 3 said, just when you think you've learned all
 4 that y'all do, then you hear about stuff like
 5 this. I mean I've known about it, but just I'm
 6 glad we can get the word out so folks can
 7 realize all that y'all do.
 8 It's not just what everyone would think of
 9 it just responding to an emergency. It's this.
 10 I mean it's the stuff you guys do for our
 11 community, our CERT program, things like that,
 12 emergency response.
 13 I mean you guys are awesome. Keep being
 14 rock stars. Thank you.
 15 MS. COX: Thank you.
 16 MR. CALLAHAN: And just to add to my
 17 colleagues. Really appreciate everything.
 18 This community is blessed to have people
 19 like you to do this and share the care and all
 20 that stuff. So we really appreciate all that
 21 you do. We really do.

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1 And the young lady in the back, would you
 2 come on up. Yes. Yes. You're hiding back
 3 there. I see you back there.
 4 SPEAKER: She just (inaudible.)
 5 MR. CALLAHAN: I just wanted you to tell
 6 everybody who you were and you're stepping into
 7 this seat for a few months. Yes.
 8 MS. IRELAND: Good evening.
 9 MR. CALLAHAN: If you don't mind talking
 10 on the mike.
 11 MS. IRELAND: Hi.
 12 MR. CALLAHAN: Yes.
 13 MS. IRELAND: I'm Karine Ireland, and I'm
 14 the interim health officer for Talbot County
 15 Health Department. I have been with Talbot
 16 County for a year as the deputy health officer.
 17 So I will do my best to keep this great team
 18 supported.
 19 MR. CALLAHAN: Okay. Thank you. I really
 20 appreciate it. I just wanted everybody to know
 21 that face. And we love your accent. That's

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1 for sure.
 2 MS. IRELAND: Thank you.
 3 MR. CALLAHAN: Thank you. So guys, come
 4 on up. We got a proclamation for you.
 5 MS. KILMON: All right. You guys ready?
 6 One, two, three. Looks good to me. Thanks,
 7 guys.
 8 MS. COX: Thank you. Appreciate it.
 9 MR. CALLAHAN: Thank you. Thank you.
 10 MS. MIELKE: Thank you. Good to meet you.
 11 MS. HAYTHE: Thank you so much.
 12 MR. CALLAHAN: Okay. Moving on, next on
 13 the agenda is an update of Talbot County food
 14 pantry day event on the 19th of October. Okay.
 15 Good evening. How are you?
 16 MS. POE: Very good. Thank you.
 17 MR. CALLAHAN: Good, good.
 18 MS. POE: All right. I have some stuff
 19 for you.
 20 MR. CALLAHAN: Okay.
 21 MS. POE: And I have food pantries, most

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1 up to date times and all that good stuff.
 2 MR. CALLAHAN: Yes, ma'am.
 3 MS. POE: Well.
 4 MR. CALLAHAN: Okay.
 5 MS. POE: Good evening, Council Members.
 6 MR. CALLAHAN: Good evening.
 7 MS. POE: Thank you for having me here.
 8 First off, I should tell everybody this is
 9 National Hunger Awareness Month. So couldn't
 10 be a better time to be here.
 11 MR. CALLAHAN: Could you introduce
 12 yourself, please.
 13 MS. POE: Oh, I'm going to do that.
 14 MR. CALLAHAN: Okay.
 15 MS. POE: I'm Catherine Poe, and I'm the
 16 chair of the Talbot County Hunger Coalition,
 17 which is nine food pantries and three meal
 18 providers. It's hard to believe this little
 19 county needs those. But they do, as you will
 20 see.
 21 Tonight, I'm here in sort of like a double

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1 role here.
 2 MR. CALLAHAN: Sure.
 3 MS. POE: But I'm representing also the
 4 people in the organizations that will be
 5 hosting the fourth annual Resource Day. And as
 6 you heard, it's to be held Saturday,
 7 October 19th, at Easton Elementary School from
 8 ten a.m. to one p.m.
 9 And Resource Day is basically a one-stop
 10 shopping. And I put it in quotes like that.
 11 It's for our neighbors in need offering them,
 12 and get this, we're going to have 45 vendors
 13 there, nonprofit vendors. And they're going to
 14 be offering everything. I can't -- I won't go
 15 through all 45. But things like free dental
 16 screening, free heating assistance, health
 17 screening, free children's books, immigration
 18 help, free home repair, free legal aid, and
 19 help for veterans. And that's just some of
 20 the -- that we're going to be doing.
 21 We will also have special playtime for the

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1 children, free groceries, as well as personal
 2 items and paper goods. Plus, everyone,
 3 vendors, volunteers, people coming through our
 4 doors, will all get a free lunch supplied by
 5 the school system, Sodexo, and Eat Sprout, who,
 6 once again, for the fourth year, will be
 7 supplying free lunches for everybody.
 8 We're also going to have Spanish
 9 interpreters. Very important as the community
 10 has changed and grown in this respect. And so
 11 we're going to have both student volunteers
 12 speaking Spanish as well as adults.
 13 And there's a reason, okay, that such a
 14 day is urgently needed. And I'm going to show
 15 you some statistics. And I think you'll
 16 probably be maybe surprised or maybe not, or
 17 horrified is the word I would use anyway.
 18 First of all, all the statistics from the
 19 public schools are not in yet. So what I have
 20 is just a snapshot right now of what I do know.
 21 But I can tell you currently, as the numbers

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1 are coming in, 70 percent of the students at
 2 the middle school are on free and reduced
 3 meals. That means they get a free lunch and a
 4 free breakfast. All right. And that's
 5 70 percent.
 6 At Easton Elementary, it's 75 percent as
 7 of today. It could change.
 8 By the way, 75 percent means 800 students.
 9 All right. So when you see percentages, it
 10 doesn't sound. But when you see a number like
 11 800. All right.
 12 By the way, the number of people on SNAP,
 13 which is food stamps, all right, has actually
 14 dropped in the last year. It is currently
 15 3,738. And that's the latest numbers that I
 16 have. And that's a good sign that has dropped.
 17 Yet we know 14 percent of our residents
 18 are food insecure. That's a polite word for
 19 they go hungry. All right. That means one out
 20 of seven Talbot residents are going hungry.
 21 I should point out you'll see where I get

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1 my statistics. They're not just smoke coming
 2 out of my head. They're in italics. So you
 3 can doublecheck if you need to.
 4 Each work week, nine food pantries and the
 5 three meal providers, we serve over 4,200
 6 people a week. Again, I can tell you the
 7 number has dropped in the last year, which is
 8 also a good sign.
 9 The unemployment rate, the last I have
 10 seen, and that was as August 2024, is
 11 3.3 percent, which is very good. And that's
 12 what is very interesting here. When you hear
 13 people say pull yourself up by your bootstraps,
 14 why don't you get a job, you can see that
 15 people are doing just that. They have jobs.
 16 We are almost full on unemployment. Excuse me.
 17 The national average is 4.1. We are better
 18 than the national average.
 19 But these people are the working poor.
 20 And when they come through our food pantries,
 21 it's because they can't make ends meet. And

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1 it's why they need Resource Day.
 2 Now, let me put this all in perspective.
 3 Most of these jobs are paying minimum wage, \$15
 4 an hour. That sounds pretty good if you're a
 5 teenager. All right.
 6 As of January 2024, it went up to \$15 in
 7 the State of Maryland. All right. Let's play
 8 what that means. If you, all right, work 52
 9 weeks a year. All right. You don't take --
 10 only five days a week. We're not doing seven.
 11 Five days a week. But you never take a
 12 vacation, you never take sick leave, that comes
 13 to 2,080 hours in a year. That means \$31,000
 14 is your salary. All right.
 15 Now the next statistic. To live in
 16 Easton, it costs \$39,831. Now you see why
 17 people are coming to the food pantries, are
 18 reaching out trying to get help any way they
 19 can. This is why in a family of four to live
 20 in Easton, it's \$83,505. This is, this is why
 21 families are hurting.

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1 And I know I'm making you depressed.
 2 And keep in mind that 30 percent of our
 3 residents are seniors in this county,
 4 30 percent. One out of four seniors depend on
 5 Social Security for their income. What kind of
 6 check do they get? It just went up. The
 7 average, all right, Social Security check is
 8 \$22,300. And remember what it cost to live in
 9 Easton, 40,000.
 10 That's why those of us working at the food
 11 pantry see seniors coming through. And I can
 12 tell you a story that when we started the food
 13 pantry at Brookletts during the pandemic,
 14 Brookletts Senior Center I should say, I
 15 remember a woman driving through. And as we're
 16 loading the groceries into her car, she started
 17 banging on her steering wheel and said I never
 18 expected to be doing this in my older years.
 19 And you know what, she was angry and she
 20 was right. She shouldn't have to come to a
 21 food pantry in her golden years. And it was

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1 heartbreaking. By the way, she's still coming
 2 to our food pantry because she still needs it.
 3 This is why a day like Resource Day is
 4 needed, to help our seniors and the working
 5 poor. Many people do not even realize the kind
 6 of help that is out there that could help them.
 7 All right. And it's life changing. When I say
 8 we're going to have 45 non-profits, you
 9 probably didn't even know that there were that
 10 number. All right.
 11 These people just need the access and
 12 learn how to navigate the system. And that's
 13 the trick, how do you navigate the system.
 14 Resource Day gives them that opportunity.
 15 Once again, spearheaded by the Neighborhood
 16 Service Center and the Talbot Family Network,
 17 the Talbot County Hunger Coalition, Choptank
 18 Electric, Easton Utilities, the Talbot Public
 19 Schools, and the Department of Social Services,
 20 that's our steering committee.
 21 And I'd like to point out that Nancy

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1 Andrew from Talbot Family Network is here,
 2 Cardina Robinson from Neighborhood Service
 3 Center is here with us tonight as well.
 4 We have been working since late spring to
 5 put this day on. And I invite all of you to
 6 join us on October 19th. Just drop by. You
 7 can even grab a free lunch. All right. And
 8 you'll see Resource Day in action and what's
 9 happening.
 10 I just came from training. Every
 11 volunteer has to be trained. Just came from a
 12 training. And some of the people who had done
 13 it last year were explaining to the new people
 14 what an important day it is and why it's a very
 15 different day to volunteer for than any other
 16 day they have ever done before. All right.
 17 If you have any questions, I'm happy to
 18 answer.
 19 MR. CALLAHAN: Mr. Stepp.
 20 MR. STEPP: I'll just start with thank you
 21 for doing this. Everything you said is spot

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1 on. We get to see the great, we get to see the
 2 good, we get to see the bad, we get to see the
 3 ugly. And this is one of those ones where it's
 4 just like I said, you talked about the lady who
 5 was just sitting there banging on the steering
 6 wheel.
 7 MS. POE: It's a hidden problem. And
 8 people just have no idea because when we look
 9 around, we see a different Talbot than another
 10 Talbot that anybody who works in the food
 11 pantries see. Right.
 12 MR. STEPP: That explains it all.
 13 MS. POE: Yeah.
 14 MR. STEPP: That explains it all. So
 15 thank for doing the work that you're doing.
 16 It's crucial. Keep up the great work.
 17 MS. POE: Thank you.
 18 MR. LESHER: I'll add my thanks to that,
 19 not only for the work that you do through these
 20 food pantries, but also the work that you are
 21 doing through this Resource Day to get the word

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1 out about these resources. It's so impactful.
 2 MS. POE: Yes. 300 people came through
 3 last year. So it impacted a lot of people and
 4 their families.
 5 MS. MIELKE: I'm so impressed. All the
 6 work that has gone into analyzing and defining
 7 the problem, coming up with a solution, and
 8 then putting it out to the community for
 9 availability of what they can receive
 10 assistance for is just overwhelming to me.
 11 MS. POE: Yeah.
 12 MS. MIELKE: Great job. Great, great job.
 13 MS. POE: And it's just amazing. The
 14 people we have in this county that are working
 15 and addressing this every day, it's amazing.
 16 MS. MIELKE: Yeah. So this is just
 17 fabulous. Very, very informative. And thank
 18 you.
 19 MS. POE: You're welcome.
 20 MS. MIELKE: For all you're doing. And
 21 everyone else who is working on the pantries.

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1 MS. HAYTHE: Well, thank you, Catherine.
 2 Certainly we've had the conversation for a long
 3 time about this issue.
 4 I was able to attend this last year and
 5 saw the number of people that were in and out
 6 for Resource Day. But recently, I had to work
 7 with an 84-year-old woman to help her get
 8 assistance through the Health Department and
 9 other agencies and to navigate that system.
 10 Oh, my gosh. I think it took me two days to
 11 really figure out what she could have and what
 12 would be beneficial to her.
 13 But ultimately, when I had to call around
 14 for places if she had to go into a facility,
 15 \$7,000 a month.
 16 MS. POE: Yeah. I know.
 17 MS. HAYTHE: For the facility.
 18 MS. POE: That's why so many seniors try
 19 to just live at home.
 20 MS. HAYTHE: At home. And that's where
 21 she is with nursing care.

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1 But I could not believe \$7,000 a month.
 2 So thank you for all the partners that are
 3 in the room today, all of the information that
 4 you provide to the community, you know, for
 5 providing resources like this.
 6 But it is an amazing day. I'm so glad
 7 that we got it back up and running again
 8 because I do believe that this is, you know, a
 9 necessity in the community. It's needed for
 10 our elderly population.
 11 I won't be able to join you this time
 12 because it's my birthday.
 13 MS. POE: Oh, okay.
 14 MS. HAYTHE: So I won't be there that
 15 Saturday. But I'll be sending prayers and love
 16 to you. And I hope --
 17 MS. MIELKE: We'll bring you a cake.
 18 MS. HAYTHE: Bring a cake. Yeah.
 19 Have a successful Resource Day.
 20 MS. POE: Thank you very much.
 21 MS. HAYTHE: And I certainly will share

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1 with as many people that I can. So thank you.
 2 MS. POE: Yes. And please share the
 3 pantry or, you know, all the listings. You
 4 have people. Get it out there as much as
 5 possible.
 6 MR. CALLAHAN: Like my colleagues said,
 7 thanks a lot for all you do. For really this
 8 community relies on you every day.
 9 MS. POE: Not just me. We have a huge
 10 number of people are doing this.
 11 MR. CALLAHAN: Not just you. But what
 12 you've created and all these partners and
 13 everybody that's here that's helping. And it
 14 takes a team to be able to do all this.
 15 Thanks so much for the statistics and
 16 stuff. It is a little shocking. That's for
 17 sure.
 18 MS. POE: Yup.
 19 MR. CALLAHAN: But thanks for all you do.
 20 Appreciate it.
 21 MS. POE: Thank you, everybody. I hope if

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1 Keasha can't make it, maybe one of the others
 2 can represent the County Council that day.
 3 MR. CALLAHAN: Yup, yup.
 4 MS. POE: Thank you.
 5 MR. CALLAHAN: Okay. Thank you.
 6 MS. MIELKE: Thank you.
 7 MR. CALLAHAN: Okay. Next on the agenda
 8 is the public hearing, but we're a little
 9 early.
 10 So Jess, you want to go ahead and start on
 11 the -- yeah. Exactly.
 12 MS. MORRIS: Yes.
 13 MR. CALLAHAN: County manager report.
 14 That would be great.
 15 MS. MORRIS: Thank you, Council. This
 16 evening we'll start with board and committee
 17 appointments.
 18 I'm requesting the appointment for
 19 Kathleen Dormody and Megan Pinder for the
 20 Commission on Aging.
 21 MS. HAYTHE: Motion to approve that

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1 request.
 2 MS. MIELKE: Second.
 3 MR. CALLAHAN: Okay. We got a motion and
 4 second it. Madam Secretary, could you call the
 5 vote.
 6 SECRETARY: Mr. Callahan.
 7 MR. CALLAHAN: Aye.
 8 SECRETARY: Mr. Stepp.
 9 MR. STEPP: Aye.
 10 SECRETARY: Mr. Leshner.
 11 MR. LESHER: Aye.
 12 SECRETARY: Ms. Mielke.
 13 MS. MIELKE: Aye.
 14 SECRETARY: Ms. Haythe.
 15 MS. HAYTHE: Aye.
 16 MS. MORRIS: Great. And next, I'm pleased
 17 to introduce Nickole Whitmer, if she would like
 18 to come up with Brennan Tarleton, our planning
 19 officer.
 20 We're so thrilled to have Nickole with us.
 21 She is our new alcoholic beverages inspector,

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<p>1 and Brennan will introduce her and give a 2 little bit of information about what an alcohol 3 beverages inspector does. 4 MR. TARLETON: Good evening, Council. 5 Brennan Tarleton, director of planning and 6 zoning. 7 With me tonight is Nickole Whitmer. We're 8 very excited and very happy to have her on 9 board in our code compliance division of our 10 office. She'll also be serving a dual role 11 with us of code compliance as well as our 12 alcohol beverage inspector. 13 A little bit about that position. They do 14 conduct regular routine inspections of the 15 facilities that we have within the county that 16 do serve alcoholic beverages as well as 17 conducting routine certifications and TIPS 18 certification courses for individuals who are 19 serving alcoholic beverages within the county 20 at those establishments. 21 So we're excited to have her on board.</p>	<p>1 in the code, it does call for a formal 2 appointment of the -- 3 MR. CALLAHAN: Oh, it does. 4 MS. MORRIS: -- Council to officially 5 appoint the alcoholic beverages inspector. So 6 it would be a motion and a second. 7 MR. LESHER: So I'll start with a motion. 8 MS. HAYTHE: Second it. 9 MR. CALLAHAN: Okay. We got a motion and 10 second to go ahead and approve. Madam 11 Secretary, could you call the vote. 12 SECRETARY: Mr. Callahan. 13 MR. CALLAHAN: Aye. 14 SECRETARY: Mr. Stepp. 15 MR. STEPP: Aye. 16 SECRETARY: Mr. Leshner. 17 MR. LESHER: Aye. 18 SECRETARY: Ms. Mielke. 19 MS. MIELKE: Aye. 20 SECRETARY: Ms. Haythe. 21 MS. HAYTHE: Aye.</p>
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<p>1 She's excited to get started. 2 We brought her here tonight so that she 3 can be introduced to you all. And obviously, 4 as part of that process, is her actual official 5 appointment to be able to conduct that business 6 within the county as well. 7 So I'll turn it over to her in case she 8 wants to say a few words to y'all as well. 9 MS. WHITMER: I'm just excited to be here 10 and start. And thank you for having me. 11 MR. CALLAHAN: You're welcome. We 12 appreciate you being here. That's for sure. 13 So welcome and everything. 14 Any other? 15 MS. HAYTHE: No. Just welcome. 16 MR. CALLAHAN: Just welcome. 17 MS. WHITMER: Thank you. 18 MR. CALLAHAN: Just be careful out there 19 now. Be careful out there now. All right. 20 Thanks a lot. 21 MS. MORRIS: So Council, we are asking --</p>	<p>1 MR. CALLAHAN: Good. 2 MR. TARLETON: Thank you. 3 MS. MORRIS: Thank you, again. If anyone 4 were to need the alcoholic beverages inspector, 5 you would just contact our Planning and Zoning 6 Office at (410) 770-8030. 7 MR. CALLAHAN: Okay. Thank you. 8 MS. MORRIS: Next, Ray, if you want to 9 come up. 10 This is a request from the Department of 11 Public Works with a recommendation to award Bid 12 Number 22-07, engineering service for the comp 13 water and sewer plan update and a request for 14 amendment number one. 15 I'll turn it over to Ray. 16 MR. CLARKE: Sure thing. Council, I think 17 at our last meeting, there was additional 18 information that was requested. 19 So what I did is I went back and basically 20 took the scope of work that we had put out 21 within the RFP and then ultimately listed the</p>

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1 hours that were associated with phase one as
 2 well as phase two. And then also what was
 3 shown in the amendment number one, how that
 4 worked out in phases. I'm sorry. Task number
 5 seven.
 6 So it showed that as relates to the
 7 additional work number three, that those hours
 8 have not been extended at this point in time.
 9 That would be used when we try to wrap up the
 10 Report of the Review.
 11 So if you needed those hours, I mean I can
 12 grab those real quick. It was, for item number
 13 three, we had five hours of the principals and
 14 then eight hours for a senior engineer and then
 15 five hours for a design engineer and then eight
 16 hours for admin.
 17 Typically what we're going to be using
 18 Rauch for at this point in time is really
 19 assisting us with the PDF version or the Adobe
 20 version and linking documents and whatnot.
 21 We, in my office, have been working very

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1 hard to get the maps all up to date as well as
 2 all of the sections ready to roll. It's based
 3 upon the adoption or the approval by MDE of
 4 Resolution 338 and 347 and 348.
 5 So at this point in time, we did again go
 6 over on the contract. And we're requesting at
 7 this point I guess from our standpoint for the
 8 contract -- I actually don't have that on here.
 9 But we're looking at I believe it is \$36,654 as
 10 a contract amendment for amendment number one.
 11 MR. CALLAHAN: Okay.
 12 MR. LESHAR: I'll move approval.
 13 MR. CALLAHAN: Is there a second?
 14 MR. LESHAR: For -- I'm sorry.
 15 MS. MIELKE: Point of order. I thought
 16 that we had decided to request an itemization
 17 of not only the hours, but what the hours were
 18 for, that is the detail.
 19 MR. LESHAR: I'm sorry. Okay. You want
 20 to articulate?
 21 MS. MIELKE: The question is we need more

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1 details as to what was actually the services
 2 that were provided for those hours.
 3 And you know, I could be a real stickler
 4 here because having been an attorney, we would
 5 do time sheets and we'd say we did this and it
 6 took this long.
 7 And so I think that under the
 8 circumstances, that there should be a more
 9 detailed disclosure to us about what was
 10 actually done and what it applied to.
 11 MR. CLARKE: I think tried to bring this
 12 back to you I guess as it related to the scope
 13 of work.
 14 I will say, I mean going through this this
 15 morning, we pretty much had well over almost 90
 16 meetings with Rauch, Incorporated. I believe
 17 we had four joint sessions with the Planning
 18 Commission, the Public Works Advisory Board. I
 19 mean that's going to take lot of time on our
 20 part --
 21 MS. MIELKE: We understand that. But we

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1 want to know what the meetings were, when they
 2 were, how long they were.
 3 MR. CLARKE: Okay. I mean that's going to
 4 take some time to get that to you and it will
 5 have to be -- you know, we can give you a
 6 chronological order of those meetings and each
 7 hour that was specifically associated with that
 8 meeting.
 9 MR. CALLAHAN: Let me ask you something.
 10 I think let me help you with this, Ray, if it
 11 works for you.
 12 So Rauch gave you a time frame, times.
 13 Okay.
 14 I think what Ms. Mielke is asking for can
 15 we see the backup to the time?
 16 MS. MIELKE: Itemized.
 17 MR. CALLAHAN: Itemized.
 18 MS. HAYTHE: Itemized invoice.
 19 MR. CLARKE: I would have to go back and
 20 ask them for all that information at this point
 21 in time.

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1 MR. CALLAHAN: Yeah. I think at this
 2 stage, I think Council is a little bit more
 3 comfortable with that.
 4 MR. CLARKE: Okay.
 5 MR. CALLAHAN: Okay. If we could have
 6 that for the next meeting. I'm sure it's going
 7 to be fine and we'll just move on.
 8 MR. CLARKE: Will do.
 9 MR. CALLAHAN: Okay. If you could do
 10 that, it would be great.
 11 MS. MORRIS: Great. Council, we'll go
 12 ahead and work with Ray and Rauch to get the
 13 itemized invoices for you.
 14 MR. CALLAHAN: Yup.
 15 MS. MORRIS: So while Ray is here, our
 16 next request is to award Bid 24-10, which is
 17 the St. Michaels Library expansion and
 18 renovation in St. Michaels, to the lowest and
 19 responsive bidder, Keller Brothers, Inc., out
 20 of Salisbury, Maryland, at a cost of
 21 \$5,295,750.

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1 A total of seven bids were received for
 2 this project, with three of the bids found to
 3 be non-responsive.
 4 There are sufficient funds in the capital
 5 budget for this project.
 6 And Dana Newman is here with Ray to
 7 discuss the bids that were received.
 8 MR. CLARKE: Again, after I guess the
 9 Council's request, we did go back. We reviewed
 10 the procurement policy.
 11 Unfortunately, as it relates to the two
 12 bidders that were in-county for an in-county
 13 preference, were greater than the two percent
 14 that's allowed by the procurement policy.
 15 Unfortunately, those two bidders were also
 16 found to be non-responsive.
 17 We asked Davis, Bowen & Friedel to go back
 18 and review that. They came back and still
 19 found them being non-responsive because of the
 20 lack of qualification information that was
 21 needed for the review of the proposals.

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1 MR. CALLAHAN: Got you.
 2 MR. CLARKE: So at this point, actually
 3 the low bidder, we've come back, and Keller
 4 Brothers, Incorporated out of Salisbury, we
 5 found I think this is the lowest,
 6 most-responsible bidder at \$5,196,900.
 7 However, we are looking at the award of
 8 add alternatives one and two. And that brings
 9 I think the total for that would be, what did I
 10 have here, that is going to be \$5,295,750 to
 11 Keller Brothers.
 12 And I think at the same time, I'll let
 13 Dana talk. She did talk to some of the firms
 14 and whatnot via email as far as their work
 15 related to Kellers.
 16 MS. NEWMAN: So in addition, we did
 17 either --
 18 MR. CALLAHAN: Could you introduce
 19 yourself?
 20 MS. NEWMAN: Sorry. I'm Dana Newman, the
 21 library director for Talbot County Free

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1 Library.
 2 We did receive a total of seven
 3 references. Some email, two that I discussed
 4 on the phone. They're all good references.
 5 One, in fact, came in this morning was very
 6 glowing.
 7 I didn't see anything negative in those
 8 references. All were saying that they were
 9 timely, that they stayed within the schedules,
 10 that they were responsive, and when they had
 11 subcontractors, that they were very good with
 12 communications and held their subcontractors to
 13 the schedule.
 14 I just didn't find anything really
 15 negative in those. So I think Keller has a
 16 very good reputation with those that they've
 17 worked with.
 18 MR. CALLAHAN: Sounds great.
 19 MR. LESHAR: I want to thank you and Ray
 20 for the additional due diligence that you've
 21 done on this in bringing this back to Council.

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1 And I think that you've allayed the
 2 concerns that we expressed, and frankly, that
 3 you shared with us last time around. So thank
 4 you very much for going to that so that we can
 5 go into this with confidence.
 6 And with that, I'll offer a motion to
 7 approve Bid 24-10.
 8 MR. CALLAHAN: Okay. Is there a second?
 9 MS. MIELKE: Second.
 10 MR. CALLAHAN: Okay. Madam Secretary, we
 11 have a motion and a second to accept 24-10.
 12 Can you call the vote, please.
 13 SECRETARY: Mr. Callahan.
 14 MR. CALLAHAN: Aye.
 15 SECRETARY: Mr. Stepp.
 16 MR. STEPP: Aye.
 17 SECRETARY: Mr. Leshner.
 18 MR. LESHNER: Aye.
 19 SECRETARY: Ms. Mielke.
 20 MS. MIELKE: Aye.
 21 SECRETARY: Ms. Haythe.

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1 MS. HAYTHE: Aye.
 2 MR. CALLAHAN: Okay.
 3 MR. CLARKE: Thank you.
 4 MS. NEWMAN: Thank you very much.
 5 Appreciate it.
 6 MR. CALLAHAN: Yup.
 7 MS. MORRIS: Great. And then I'd like to
 8 call forward Emily Gilmer, our director of
 9 Parks and Recollection, and Brian Harris, our
 10 facilities manager.
 11 As they're coming up, this is a request to
 12 award work to JJ Clow & Sons, Inc. to award
 13 additional parking lot lights at the Community
 14 Center primarily near the ice hockey entrance.
 15 And I'll turn it over to Emily and Brian.
 16 And thank you for being here.
 17 MS. GILMER: Thank you. So in the hockey
 18 entrance parking lot --
 19 MR. CALLAHAN: So could you introduce
 20 yourself, please? That would be great.
 21 MS. GILMER: Yeah.

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1 MR. CALLAHAN: Yes. Could you introduce
 2 yourself?
 3 MS. GILMER: Yes. I'm Emily Gilmer. I am
 4 the Parks and Recreation director.
 5 MR. CALLAHAN: There you go.
 6 MS. GILMER: So the hockey entrance light
 7 parking lot is extremely dark. There's only
 8 three.
 9 MR. HARRIS: Two.
 10 MS. GILMER: Two light posts right now.
 11 And of course, in main hockey season, it's
 12 getting dark at five o'clock and it gets very
 13 dark in that parking area.
 14 So for safety and security reasons, we are
 15 looking to add some parking lights in that
 16 parking lot to hopefully light up that area
 17 some.
 18 Do you have anything you want to add?
 19 MR. HARRIS: Along with that, they're
 20 going to add another conduit for future
 21 reference for pickleball, for security or

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1 lighting over there. So with this bid, it's
 2 two different phases to it.
 3 MS. GILMER: Which that, too, the
 4 pickleball, with that new pickleball courts
 5 that have been installed down there, that is
 6 extremely dark as well. So hopefully these
 7 lights will help light up that area, too, just
 8 to prevent vandalism, prevent any security
 9 issues that we may have.
 10 These would not be anywhere near lighting
 11 up the pickleball courts. Nothing with that.
 12 These would just be in the parking lot.
 13 MR. CALLAHAN: Okay. That's great.
 14 Council, any questions?
 15 MS. MIELKE: I just was not clear about
 16 it's not the pickle board ball courts that are
 17 getting the lighting, it's the parking for --
 18 MS. GILMER: Yes.
 19 MS. MIELKE: I just wondered that if
 20 people were playing at night, that --
 21 MS. GILMER: This is just for the parking

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1 lot.

2 We are getting it run to the pickleball

3 courts. So for future, like working on

4 electric, running it there. And then if we

5 want to put a security light up there at a

6 later time. And then eventually, if we wanted

7 to actually light the whole pickleball court,

8 we could do that as well.

9 MS. MIELKE: I just wanted to understand.

10 MS. GILMER: Yeah. But this is just

11 for --

12 MR. HARRIS: Lighting.

13 MS. GILMER: This is just for the three,

14 for the five additional lights in the parking

15 lot there.

16 And then we're also replacing some of the

17 already existing lights that are there, just

18 the heads that have kind of reached their

19 lifetime.

20 MS. HAYTHE: And then I just have one

21 question.

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1 MR. CALLAHAN: Yeah. Sure.

2 MS. HAYTHE: So I think in your capital

3 project, there was a request for the parking

4 lot repavement. Is that being done soon or

5 timeline for that?

6 MS. GILMER: Yes, yeah. That has been

7 pushed to April due to the paving company.

8 They are not able to get around to it right

9 now.

10 But they will be coming out and filling

11 some of our potholes that we have in the

12 parking lot in the near future, hopefully

13 within the next couple of weeks. I haven't

14 gotten a date for that quite yet.

15 But unfortunately, the whole repaving

16 project has been pushed to April.

17 MS. HAYTHE: Thank you.

18 MS. MORRIS: And they will be honoring the

19 same price. But as Emily indicated, they will

20 be repairing some of the potholes. And they're

21 planning on doing that work in April.

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1 MR. CALLAHAN: Okay. Good, good. Yeah.

2 Go ahead.

3 MR. STEPP: Pete, you had something to

4 say?

5 MR. LESHER: No.

6 MR. STEPP: Just a few things.

7 Thank you for repairing the potholes.

8 They are quite massive. So number one, thank

9 you for that.

10 Also, thank you for the starting that work

11 on the snack shack. You are going to make a

12 lot of youth organizations happy for redoing

13 that. So thanks also to all those guys who are

14 doing that.

15 Two last things, all congratulations.

16 So Emily, congratulations on your

17 promotion and congratulations on being a mom.

18 MS. GILMER: Thank you. Appreciate it.

19 MR. STEPP: You're welcome.

20 MS. GILMER: Thanks.

21 MR. CALLAHAN: Are we good? Okay.

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1 MR. LESHER: I'll move that we award the

2 contract for lighting to JJ Clow as

3 recommended.

4 MR. CALLAHAN: Okay. Is there a second?

5 MR. STEPP: Second.

6 MR. CALLAHAN: Okay. We got a motion and

7 second. Madam Secretary, could you call the

8 vote, please.

9 SECRETARY: Mr. Callahan.

10 MR. CALLAHAN: Aye.

11 SECRETARY: Mr. Stepp.

12 MR. STEPP: Aye.

13 SECRETARY: Mr. Leshner.

14 MR. LESHER: Aye.

15 SECRETARY: Ms. Mielke.

16 MS. MIELKE: Aye.

17 SECRETARY: Ms. Haythe.

18 MS. HAYTHE: Aye.

19 MR. CALLAHAN: Okay. Thank you, guys.

20 MS. GILMER: Thank you.

21 MR. CALLAHAN: Good job.

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<p>1 MS. MORRIS: Thanks. And then lastly, I</p> <p>2 just want to announce that the county offices</p> <p>3 are going to be closed on Monday for Columbus</p> <p>4 Day.</p> <p>5 And I know some of the Council will talk</p> <p>6 about Airport Day that's happening on Saturday.</p> <p>7 MR. CALLAHAN: Sounds great.</p> <p>8 MS. MORRIS: Great.</p> <p>9 MR. CALLAHAN: Good job. Okay. So we're</p> <p>10 back on track here with the agenda. So we'll</p> <p>11 start off with the public hearing.</p> <p>12 So Madam Secretary, would you go ahead and</p> <p>13 read Resolution 362, please.</p> <p>14 SECRETARY: Resolution Number 362, a</p> <p>15 resolution to amend the Talbot County</p> <p>16 comprehensive water and sewer plan to</p> <p>17 reclassify and remap certain real properties</p> <p>18 located at 7044 Bozman Neavitt Road, Bozman,</p> <p>19 Maryland. Shown on tax map 39 as parcel 37.</p> <p>20 And 6990 Bozman Neavitt Road, Bozman, Maryland.</p> <p>21 Shown on tax map 39 as parcel 111. From</p>	<p>1 the septic system.</p> <p>2 We received an email from Brennan Greene</p> <p>3 yesterday noting that basically his office had</p> <p>4 not found Resolution 6990 (sic.) failing in the</p> <p>5 definition of environmental health, but that he</p> <p>6 was supportive of our efforts to extend sewer</p> <p>7 to that area because of the high ground water</p> <p>8 table, poor draining soils, and whatnot.</p> <p>9 MR. CALLAHAN: Okay.</p> <p>10 MR. TARLETON: And the Planning Commission</p> <p>11 reviewed Resolution 362 at their October 2nd</p> <p>12 meeting. At that meeting, they found</p> <p>13 Resolution 362 consistent with the Talbot</p> <p>14 County Comprehensive Plan as well as the seven</p> <p>15 relevant standards in accordance with</p> <p>16 Environmental Article 9-506 of the Maryland</p> <p>17 Annotated Code.</p> <p>18 MR. CALLAHAN: Okay. Okay. At this time,</p> <p>19 I'll go ahead and open it, the public hearing,</p> <p>20 and give individuals three minutes. And if</p> <p>21 you're representing an organization, I'll give</p>
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<p>1 unprogrammed to S-1, immediate priority status.</p> <p>2 MR. CALLAHAN: Okay. Thank you, Madam</p> <p>3 Secretary. Okay.</p> <p>4 So at this time, do you want to discuss</p> <p>5 it?</p> <p>6 MR. CLARKE: Sure thing. Again, Ray</p> <p>7 Clarke, county engineer.</p> <p>8 On Resolution 362, just to give the</p> <p>9 Council some information, the Public Works</p> <p>10 Advisory Board met on September 24th and</p> <p>11 reviewed Resolution 362 and basically passed a</p> <p>12 motion recommending the County Council adopt</p> <p>13 Resolution 362 via a four to zero vote.</p> <p>14 In addition to that, I think another</p> <p>15 question was raised about the failing septic</p> <p>16 systems. I believe it is actually 7044 Bozman</p> <p>17 Neavitt Road was found to have a failing septic</p> <p>18 system by the Office of Environmental Health.</p> <p>19 However, the property at 6990 Bozman</p> <p>20 Neavitt Road actually had a private entity</p> <p>21 basically note that there were problems with</p>	<p>1 you five.</p> <p>2 So I'll open it right now. And anybody</p> <p>3 here to my left here that wants to come up and</p> <p>4 talk about Resolution 362, come on up. Okay.</p> <p>5 Anybody here to my right want to come on</p> <p>6 up, talk about it, 362? Okay.</p> <p>7 MS. MIELKE: Going once, going twice.</p> <p>8 MR. CALLAHAN: Exactly. So okay. So I'll</p> <p>9 go ahead and close the public hearing at this</p> <p>10 point and open it up for discussion from</p> <p>11 Council. Any discussion?</p> <p>12 MR. LESHAR: Well, we have unanimous</p> <p>13 recommendations from both the Public Works</p> <p>14 Advisory Board and our Planning Commission on</p> <p>15 this.</p> <p>16 I know that in the Bozman Neavitt</p> <p>17 corridor, when the proposal for extension of</p> <p>18 water and sewer down that corridor was done, it</p> <p>19 was done with, it was mapped with a lot of</p> <p>20 thought given. Why these were excluded at that</p> <p>21 time is not entirely clear to me.</p>

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<p>1 It's clear that they are existing</p> <p>2 developed lots, that they are not subdividable,</p> <p>3 that we're not going to see an increase in</p> <p>4 developable lots as a consequence of extending</p> <p>5 water and sewer, which, of course, that's --</p> <p>6 we're simply seeking to avoid that unintended</p> <p>7 consequence when extending water and sewer.</p> <p>8 But at the same time, have this opportunity to</p> <p>9 address septic systems along sensitive</p> <p>10 waterways on properties with notoriously</p> <p>11 poorly-drained soils.</p> <p>12 So I'm prepared to support this.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MR. STEPP: And the property owner wants</p> <p>15 it.</p> <p>16 MR. CALLAHAN: Yup.</p> <p>17 MR. STEPP: There we go.</p> <p>18 MR. CALLAHAN: Okay. Is there a motion?</p> <p>19 MR. STEPP: So moved.</p> <p>20 MS. HAYTHE: Second.</p> <p>21 MR. LESHER: I think you can just call the</p>	<p>1 17.329 plus or minus acres of land. Said</p> <p>2 property being more fully shown on tax map 34,</p> <p>3 grid 24, parcel 128, the property. Finding</p> <p>4 that the property's proposed rezoning from</p> <p>5 Talbot County's town conservation, TC, zoning</p> <p>6 to the town's R10A residential, RT10A, zoning</p> <p>7 upon its annexation will result in</p> <p>8 substantially different uses or substantially</p> <p>9 higher density, exceeding 50 percent, than</p> <p>10 could be granted for proposed development under</p> <p>11 the county's TC zoning. And waiving the</p> <p>12 five-year hold in accordance with section 4-416</p> <p>13 of the Local Government Article of the</p> <p>14 Annotated Code of Maryland.</p> <p>15 MR. CALLAHAN: Okay. Thank you, Madam</p> <p>16 Secretary.</p> <p>17 MR. TARLETON: Good evening, Council.</p> <p>18 Last time we spoke at the introduction of this</p> <p>19 resolution just --</p> <p>20 MR. CALLAHAN: Let everybody know who you</p> <p>21 are.</p>
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<p>1 roll. It's eligible for vote.</p> <p>2 MR. CALLAHAN: Okay. Madam Secretary,</p> <p>3 could you call the vote, please.</p> <p>4 SECRETARY: Mr. Callahan.</p> <p>5 MR. CALLAHAN: Aye.</p> <p>6 SECRETARY: Mr. Stepp.</p> <p>7 MR. STEPP: Aye.</p> <p>8 SECRETARY: Mr. Leshner.</p> <p>9 MR. LESHER: Aye.</p> <p>10 SECRETARY: Ms. Mielke.</p> <p>11 MS. MIELKE: Aye.</p> <p>12 SECRETARY: Ms. Haythe.</p> <p>13 MS. HAYTHE: Aye.</p> <p>14 MR. CALLAHAN: Okay. Next Madam</p> <p>15 Secretary, Resolution 363.</p> <p>16 SECRETARY: Resolution Number 363, a</p> <p>17 resolution concerning the proposed annexation</p> <p>18 by the Town of Easton, Maryland, the town, of</p> <p>19 certain real property owned by Corrigan &</p> <p>20 Trippe Ventures, LLC. Located on the east side</p> <p>21 of Ocean Gateway, US Route 50, consisting of</p>	<p>1 MR. TARLETON: Sorry. Brennan Tarleton,</p> <p>2 director of planning and zoning for Talbot</p> <p>3 County, for the record.</p> <p>4 MR. CALLAHAN: Thank you, Brennan.</p> <p>5 MR. TARLETON: I believe last time we</p> <p>6 spoke at the introduction of this, y'all had</p> <p>7 several questions about the five-year zoning</p> <p>8 hold, what that would stand to do, and why it</p> <p>9 was here before you.</p> <p>10 At that time, we discussed a little bit</p> <p>11 about the density change from the county's</p> <p>12 density in the town conservation zoning, which</p> <p>13 the property is currently subject to, and the</p> <p>14 town's R10A zoning, which the property will be</p> <p>15 subject to after the five-year zoning hold, or</p> <p>16 if you choose to hold it, after the five-year</p> <p>17 period.</p> <p>18 Within that request, we had talked a</p> <p>19 little bit about designated growth areas. I</p> <p>20 know I briefly touched on that in the last</p> <p>21 meeting, and there were some questions from you</p>

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1 all related to designated growth areas, kind of
 2 what they are and what they served to do and
 3 the purposes of growth areas and boundaries
 4 within the county and the municipality
 5 boundaries.
 6 So I prepared a PowerPoint slide here to
 7 just briefly go over some of the topics with
 8 you all. This is an exhibit from our
 9 Comprehensive Plan. Map 2A here is detailed
 10 land use plan maps specifically of the Town of
 11 Easton.
 12 You can see here the gray area of this map
 13 in its total form is the actual municipal
 14 boundary for the town.
 15 The subject property that we're talking
 16 about tonight is actually located down in this
 17 area here, which you can see is indicated as
 18 blue. Referring back to the legend, that's
 19 actually designated growth residential, which
 20 is what I had mentioned in our past meeting
 21 when we discussed this request.

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1 You can see there's several other
 2 designated growth areas. We have a designated
 3 growth commercial and a designated growth
 4 industrial as well highlighted in purple and
 5 red. And you can see those areas that are
 6 designated for growth are considered priority
 7 growth areas within the town's comprehensive
 8 plan.
 9 And you can see they're just on the
 10 fringes, if not already located or annexed
 11 within the town's boundaries. And those are
 12 priority areas that were identified through
 13 both the town and the county's comprehensive
 14 planning process of future annexation and
 15 future development of properties.
 16 So most of those properties were seen and
 17 acknowledged by the county and the town at the
 18 time that they would support some level of
 19 growth once annexed into the town.
 20 So here we're dealing with a property
 21 that's designated as growth residential. And

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1 before you, obviously you have a request for a
 2 five-year zoning hold for an R10A zoning that
 3 would allow for a greater density than what the
 4 county permits.
 5 Moving on from there, this is actually the
 6 growth area map that is within the town's
 7 comprehensive plan. And you can see these
 8 properties down here are the subject of this
 9 application. Kind of hard to see because it's
 10 a little bit distanced view. But they're
 11 highlighted in red and shown as boundary
 12 refinement areas, as they're defined in the
 13 town's comprehensive plan, which are considered
 14 to be priority one areas for annexation.
 15 So those would be, theirs in the priority
 16 list would be a tiered list of priority
 17 properties for annexation. So this property is
 18 designated as a priority one annexation
 19 property for the town.
 20 And then here is just our overall proposed
 21 land use development map in the Comprehensive

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1 Plan. This shows the development boundaries
 2 around the Town of St. Michaels, the Town of
 3 Oxford, the Town of Trappe, and the Town of
 4 Easton here.
 5 I included some exhibits and some policies
 6 that I pulled from their comprehensive plan
 7 that further support the type of development
 8 that the county and the towns want to see in
 9 these areas.
 10 And I think we talked a little bit about a
 11 growth boundary or a growth area that we have
 12 indicated as countryside preservation. You can
 13 see here in this map and further in the closer
 14 map of Easton that our countryside preservation
 15 zoning designation is actually this light blue
 16 color.
 17 And you'll see that as a zoning
 18 designation that kind of encompasses the
 19 perimeter of the Town of Easton but also
 20 encompasses the perimeter of the Town of Trappe
 21 as well as some areas of St. Michael's and

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1 Oxford. And that's essentially where we've
 2 established the growth boundary for where the
 3 municipal boundary will grow to at a later
 4 point in time, with designated future growth
 5 areas highlighted in yellow here, which are
 6 zoned currently under the town -- the county's
 7 zoning as town conservation.
 8 So these are contemplated growth areas
 9 over a period of time from anywhere between
 10 five and 20 years. And these maps are
 11 developed in collaboration with the towns and
 12 the counties (sic.) through the comprehensive
 13 planning process for planned growth projects
 14 such as this.
 15 MR. CALLAHAN: Okay. All right. At this
 16 time, I'll go ahead --
 17 MR. LESHER: Just quick clarifying
 18 question. Reconciling these big planning maps
 19 with the specific map in the -- or the detail
 20 map of the subject area, this is, I take it,
 21 not going to completely pull back that sort of

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1 pincher claw that comes in here. It's going to
 2 thin it down a little bit, but it's not really
 3 going to -- if you go to that, I don't know,
 4 the first one maybe.
 5 MR. TARLETON: This one here.
 6 MR. LESHER: Yeah. There's that kind of
 7 blue pincher claw that comes down there. And
 8 it's not going to completely nip off the end of
 9 that. It's just going to thin it down a little
 10 bit.
 11 Is that correct?
 12 MR. TARLETON: Yes, that's correct.
 13 There are several improved parcels on the
 14 front side of this property if you look at a
 15 detail map view or the plat view that you were
 16 given in the exhibit with the original
 17 resolution that are actually lots that are
 18 approved today with single-family residence.
 19 Those are not subject to this application
 20 today.
 21 So essentially what you'll see here when

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1 these maps are refined is you'll see a thin
 2 area here that will indicate the area that is
 3 now annexed within the municipal boundary, but
 4 you'll still have a portion of designated
 5 growth area here along Route 50 that will still
 6 be located within Talbot County since it's not
 7 subject to the annexation request or the
 8 five-year zoning waiver.
 9 MR. LESHER: And presumably, unless
 10 there's a need to extend water and sewer to
 11 those properties, those remain unincorporated?
 12 MR. TARLETON: Typically, that's how we
 13 see them. Unfortunately, obviously those
 14 individuals would have to have a desire to come
 15 in the town and present an application to them
 16 to do so.
 17 Obviously, in instances where you have
 18 approved lots that are already developed and
 19 seemingly won't be developed any further in the
 20 near future, there's obviously a hesitance for
 21 annexation for a multitude of different

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1 reasons.
 2 MR. LESHER: If the piece on the other
 3 side of Dutchman's Lane that I know that we're
 4 not allowed to -- or Easton. Municipalities
 5 are not allowed to leave islands of unannexed
 6 territory. And this is connected by a piece of
 7 spaghetti coming in from the north.
 8 MR. TARLETON: Essentially.
 9 MR. LESHER: Across Dutchmans Lane --
 10 MR. TARLETON: So it would need to be
 11 addressed or annexed at some point in order to
 12 not present the issue of creating an enclave.
 13 MR. LESHER: Very good. Thank you very
 14 much.
 15 MR. CALLAHAN: Okay. At this time, I'll
 16 go ahead and open it to public hearing and give
 17 individuals three minutes and give
 18 organizations five minutes.
 19 So over here to my left, anybody wants to
 20 come up and talk about Resolution 363, come on
 21 up.

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<p>1 Here to the right. Yes, sir.</p> <p>2 MR. RIGGIN: May I speak?</p> <p>3 MR. CALLAHAN: Yes, sir. Come on up.</p> <p>4 Introduce yourself.</p> <p>5 MR. RIGGIN: Okay. I clearly am --</p> <p>6 MR. CALLAHAN: Could you tell us --</p> <p>7 MR. RIGGIN: Oh, my name is Phil Rigglin,</p> <p>8 P-H-I-L, Rigglin, R-I-G-G-I-N. I have lived in</p> <p>9 Easton for about three months. So I clearly am</p> <p>10 at a disadvantage here in terms of</p> <p>11 understanding a whole variety of things that</p> <p>12 are transpiring in this room at this point.</p> <p>13 But I heard Dutchman's Lane and that got my</p> <p>14 attention.</p> <p>15 I'm a resident of Easton Club East. And I</p> <p>16 guess I'm not quite sure. I mean I was</p> <p>17 confused by trying to read the map from over</p> <p>18 there. But I do know, as you know, the city</p> <p>19 boundaries have -- or annexation has occurred</p> <p>20 over a bunch of years, long before I ever got</p> <p>21 here, to include our community.</p>	<p>1 maybe this could help you.</p> <p>2 So this property is sort of right beside</p> <p>3 the Royal Farms, and the access is on Route 50.</p> <p>4 MR. RIGGIN: That's what I thought it was.</p> <p>5 MR. CALLAHAN: It's not on Dutchmans.</p> <p>6 MR. RIGGIN: There's no issue with the</p> <p>7 natural water flow through there, which is I</p> <p>8 think a creek that goes --</p> <p>9 MR. CALLAHAN: Well, it's going to have to</p> <p>10 go through stormwater management and all that</p> <p>11 stuff for the Town of Easton and go through</p> <p>12 that permitting process.</p> <p>13 I think that to try to help you</p> <p>14 understand, it's not a Dutchmans Lane. There</p> <p>15 won't be any traffic on that side, not for</p> <p>16 this.</p> <p>17 If I'm wrong, Zach can tell me that.</p> <p>18 MR. SMITH: You're correct.</p> <p>19 MR. CALLAHAN: Okay. Yeah. So all access</p> <p>20 is on Route 50.</p> <p>21 MR. RIGGIN: Okay.</p>
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<p>1 And as I understand, they may be, they may</p> <p>2 be either have already been expanded through</p> <p>3 annexation to accommodate a community that's</p> <p>4 also planned on Dutchmans Lane adjacent to our</p> <p>5 community, the Hovnanian community, which</p> <p>6 housing -- I forgot the name of, the actual</p> <p>7 name the community, some cute name expressing</p> <p>8 joy and happiness. But so I don't know where</p> <p>9 this particular project is in relation to all</p> <p>10 of that.</p> <p>11 And I do, I do want to say -- I want to</p> <p>12 apologize for my ignorance, frankly, because</p> <p>13 I'm really over my head. This is the first</p> <p>14 time I've attended a meeting here. But like</p> <p>15 anyone else, you have to express concern if</p> <p>16 it's something that's going to affect your</p> <p>17 right of way.</p> <p>18 And Dutchmans Lane is a two-lane road</p> <p>19 that is already feeding a lot houses.</p> <p>20 MR. CALLAHAN: Right. I appreciate you</p> <p>21 coming up here and talking through this, but</p>	<p>1 MR. CALLAHAN: Yes, sir.</p> <p>2 MR. RIGGIN: That's fine. I will educate</p> <p>3 myself very quickly over the next few weeks or</p> <p>4 so. Not only on this, but how you operate</p> <p>5 internally.</p> <p>6 MR. CALLAHAN: Yes, sir.</p> <p>7 MR. RIGGIN: (Inaudible.)</p> <p>8 MR. CALLAHAN: That gentleman right there</p> <p>9 can educate you very well.</p> <p>10 MR. RIGGIN: Okay. Right. I look forward</p> <p>11 to being mentored by somebody.</p> <p>12 MS. MIELKE: (Inaudible.)</p> <p>13 MR. CALLAHAN: I guess he could.</p> <p>14 Brennan, can you come up here for one</p> <p>15 second, please? Can you kind of point to where</p> <p>16 we're talking about so this gentleman kind of</p> <p>17 fully understands?</p> <p>18 MR. TARLETON: Sure.</p> <p>19 MR. CALLAHAN: Yup.</p> <p>20 MR. TARLETON: So this curser here, this</p> <p>21 portion of the back side of this property here</p>

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<p>1 is essentially what is subject to this 2 application right now. So you can see that 3 doesn't actually have any -- it doesn't have -- 4 if I were to zoom in on this or have a 5 zoomed-in view of this, it doesn't have any 6 connectivity or interconnectivity to Dutchmans 7 Lane current today.</p>	<p>1 MR. CALLAHAN: Anybody here, anybody else 2 want to come on up and talk about 363 3 Resolution? 4 MR. L. THOMAS: Yeah. 5 MR. CALLAHAN: We got the big guns coming 6 up. There we go. How are you guys? 7 MS. VanEMBURGH: Good.</p>
<p>8 MR. RIGGIN: Okay. Okay. That's fine. I 9 thank you for that.</p>	<p>8 MR. L. THOMAS: Great. How are you this 9 evening?</p>
<p>10 I couldn't even identify Dutchmans Lane 11 on this map.</p>	<p>10 MR. CALLAHAN: Good. Want to tell 11 everybody...</p>
<p>12 MR. CALLAHAN: Yeah.</p>	<p>12 MS. VanEMBURGH: Sharon VanEmburch, the 13 town attorney for Easton.</p>
<p>13 MR. TARLETON: The exhibits provided with 14 the resolution are a little bit clearer as far 15 as the property identification goes, if you'd 16 like to look at a copy of those.</p>	<p>14 MR. L. THOMAS: And Lynn Thomas, the town 15 planner for Easton.</p>
<p>17 MR. RIGGIN: Hopefully. Good. Yeah.</p>	<p>16 MS. VanEMBURGH: So as you can probably 17 guess, the Town Council did vote to approve 18 this annexation. So they are supportive of the 19 zoning waiver to apply the R10A zoning to this 20 property.</p>
<p>18 I appreciate your time and I apologize for 19 the interference in your schedule here, but I 20 just --</p>	<p>21 And we're happy to answer any questions</p>
<p>21 MR. CALLAHAN: We appreciate you moving</p>	
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<p>1 here.</p>	<p>1 you have, but I don't know if there's much 2 else.</p>
<p>2 MR. RIGGIN: Sorry?</p>	<p>3 MR. L. THOMAS: Not a whole lot.</p>
<p>3 MR. CALLAHAN: We appreciate you moving 4 here.</p>	<p>4 I would just point out that the 5 terminology waiver of the zoning has always 6 troubled me a bit. To me, it implies that 7 there's something unusual or nefarious or 8 something going on. It's simply a request that 9 you don't exercise the right that you have to 10 hold or veto the application of zoning to the 11 property.</p>
<p>5 MR. RIGGIN: Well.</p>	<p>12 In this case, when it's a proposed 13 residential property, there is no scenario 14 where a zoning waiver is not necessary. Even 15 if the property enjoyed the most dense zoning 16 classification in Talbot County and was being 17 proposed for the least dense zoning 18 classification in Easton, it would require a 19 zoning waiver. So that's essentially why we're 20 here.</p>
<p>6 MR. CALLAHAN: How do you like it so far?</p>	
<p>7 MR. RIGGIN: I've always loved Easton. I 8 came from Somerset County. And I go back to 9 playing high school baseball and basketball 10 again Easton High School many years ago.</p>	
<p>11 MR. CALLAHAN: I got you.</p>	
<p>12 MR. RIGGIN: So it's a lovely community. 13 We're thrilled with our decision. We're happy 14 to pay taxes.</p>	
<p>15 MR. CALLAHAN: Okay. We're happy to take 16 them.</p>	
<p>17 MR. RIGGIN: I was hoping you would say 18 that.</p>	
<p>19 MR. CALLAHAN: Thank you. Appreciate it.</p>	
<p>20 MR. RIGGIN: Thank you.</p>	
<p>21 MR. STEPP: Thank you.</p>	<p>21 Certainly, as Sharon said, happy to answer</p>

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1 any questions you might have.
 2 And as you pointed out, the representative
 3 for the applicant is present and can certainly
 4 speak to the specifics of the property better
 5 than we can.
 6 MR. CALLAHAN: Right. Any questions?
 7 MS. HAYTHE: I have a question.
 8 MR. CALLAHAN: Yeah. Sure.
 9 MS. HAYTHE: So do you know if there will
 10 ever be a connection on Dutchman's Lane at all
 11 or will all access strictly be off of Route 50?
 12 MS. VanEMBURGH: I don't know of any plans
 13 to connect to Dutchmans. And there's not a
 14 easy transition that would allow that to
 15 happen. So I think that would be very
 16 challenging for anyone to try to accomplish.
 17 MS. HAYTHE: Okay. And I don't know if
 18 this is a question for the town or Brennan.
 19 In regards to the waiving the five-year
 20 hold, if the annexation is not approved, when
 21 is the five-year hold up?

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1 MR. L. THOMAS: So the annexation was
 2 approved.
 3 MS. VanEMBURGH: Right. I don't know what
 4 the effective date of that was.
 5 MR. THOMAS: I believe it was approved in
 6 July.
 7 MS. HAYTHE: If the waiver is not
 8 approved.
 9 MS. MORRIS: July 15th.
 10 MS. VanEMBURGH: Looks like the effective
 11 date was August 29th of 2024. So five years
 12 from then was when the annexation was approved.
 13 MR. L. THOMAS: It would set up the rather
 14 unusual scenario of the property would still be
 15 annexed, it would still be in the Town of
 16 Easton, but it would enjoy county zoning.
 17 And fortunately, we've never had to deal
 18 with what that means. What it would imply to
 19 me, that either I'm administering county zoning
 20 or Brennan is still applying county zoning for
 21 a property that is within the Town of Easton.

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1 MS. VanEMBURGH: I think it's likely the
 2 former.
 3 MR. L. THOMAS: Yeah. Probably.
 4 MS. VanEMBURGH: They could still develop
 5 under what would be allowed under the county,
 6 but we would be administering that.
 7 MR. CALLAHAN: Okay.
 8 MR. THOMAS: They would essentially be
 9 locked into the uses that are permitted under
 10 the County's TC zoning now for a period of five
 11 years.
 12 MR. CALLAHAN: I got you.
 13 MS. VanEMBURGH: And the density.
 14 MR. THOMAS: Right.
 15 MR. CALLAHAN: Okay. Go ahead.
 16 MS. MIELKE: And there's also an
 17 affordable housing component to this?
 18 MS. VanEMBURGH: Zach is probably the best
 19 one to speak to that.
 20 But yes, it is our understanding that --
 21 well, there is a requirement in the zoning that

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1 requires a certain portion of it to be
 2 affordable housing. I think it's 50 percent is
 3 required to be.
 4 MS. MIELKE: And I just -- this may be an
 5 impossible question. But the town is now
 6 working on attainable housing, which may be a
 7 transition from affordable to attainable.
 8 And how, if at all, would that apply to
 9 this development?
 10 MS. VanEMBURGH: I think that's just a
 11 change in terminology, but --
 12 MS. MIELKE: I think it's more than --
 13 MS. VanEMBURGH: The calculation is --
 14 MS. MIELKE: -- change in terminology.
 15 MS. VanEMBURGH: The calculation of what
 16 the Affordable Housing Board has calculated for
 17 moderate, low, and very low income has always
 18 been the same. I don't think that will change.
 19 You may target different sections of that and
 20 call it attainable for say moderate versus the
 21 low.

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<p>1 And if you're talking about the potential</p> <p>2 of the inclusionary zoning.</p> <p>3 MS. MIELKE: Yes.</p> <p>4 MS. VanEMBURGH: That is different.</p> <p>5 MS. MIELKE: Sure.</p> <p>6 MS. VanEMBURGH: And that, depending on</p> <p>7 when they go to develop, that would likely</p> <p>8 apply if it gets passed by the council.</p> <p>9 MS. MIELKE: Right. That was my question.</p> <p>10 MS. VanEMBURGH: Yup.</p> <p>11 MS. MIELKE: About inclusionary. Because</p> <p>12 I know that's going through the pipeline or the</p> <p>13 pig and the python.</p> <p>14 Okay. Thank you.</p> <p>15 MR. CALLAHAN: Okay.</p> <p>16 MR. STEPP: Mine is an extension of that.</p> <p>17 Zach, maybe you can help quantify that.</p> <p>18 In regards to affordable housing, you mentioned</p> <p>19 there's 50 percent in there. Can you wrap a</p> <p>20 number around that of what that looks like?</p> <p>21 I mean are we talking are these</p>	<p>1 In the Town of Easton, both the Easton</p> <p>2 Planning Commission and Easton Town Council</p> <p>3 found that the annexation and the R10A zoning</p> <p>4 is consistent with the comprehensive plan. And</p> <p>5 your Planning Commission found last week that</p> <p>6 the granting of this zoning waiver request is</p> <p>7 consistent with the county's Comprehensive</p> <p>8 Plan.</p> <p>9 That's based in large part on these maps</p> <p>10 and the text that goes along with it. It's</p> <p>11 also based on the affordable housing component</p> <p>12 of the project. And both plans are replete</p> <p>13 with acknowledgments of the need for more</p> <p>14 affordable housing in our community and support</p> <p>15 for the creation of more affordable</p> <p>16 opportunities.</p> <p>17 And so as part of this project, I think a</p> <p>18 significant factor in the town's decision to</p> <p>19 approve it is based on a commitment by the</p> <p>20 developer to provide affordable housing.</p> <p>21 And that's memorialized in the annexation</p>
Page 79	Page 81
<p>1 apartments, are these townhomes, are these</p> <p>2 200,000, 300,000? What's that look like, if I</p> <p>3 could ask that question?</p> <p>4 MR. CALLAHAN: So you guys, you're good.</p> <p>5 MR. L. THOMAS: Thank you.</p> <p>6 MS. VanEMBURGH: Thank you.</p> <p>7 MR. CALLAHAN: Yup.</p> <p>8 MR. SMITH: Good evening.</p> <p>9 MR. CALLAHAN: Yeah.</p> <p>10 MR. SMITH: Thank you, Council. Zach</p> <p>11 Smith on behalf of Corrigan & Trippe Ventures,</p> <p>12 LLC, who is the property owner of the property</p> <p>13 that's subject to the waiver request. And I</p> <p>14 will answer your question, Mr. Stepp.</p> <p>15 But if I could just start off by saying</p> <p>16 the annexation of this property and the</p> <p>17 application of town R10A zoning is consistent</p> <p>18 with a well thought out and coordinated growth</p> <p>19 plan. And not just one. There's two. Both</p> <p>20 with the Town of Easton's Comprehensive Plan as</p> <p>21 well as Talbot County's Comprehensive Plan.</p>	<p>1 agreement that says 50 percent of the housing</p> <p>2 units built on this property have to be</p> <p>3 affordable.</p> <p>4 And that context affordable is defined as</p> <p>5 made available to folks making 60 percent or</p> <p>6 less of median household income for our</p> <p>7 community and that rents have to be set at no</p> <p>8 more than 30 percent of that income level. So</p> <p>9 that's required.</p> <p>10 The developer did indicate to the Council</p> <p>11 that its intent is to build a project that's</p> <p>12 100 percent affordable. That's what they</p> <p>13 strive to do. The obligation in the annexation</p> <p>14 agreement is 50 percent. So at a minimum, it</p> <p>15 will be that.</p> <p>16 I also wanted to say I think this was</p> <p>17 discussed at the Town Council but also at the</p> <p>18 Planning Commission. You know, this housing is</p> <p>19 not necessarily housing designed to attract new</p> <p>20 folks to our community. It's really to serve</p> <p>21 folks that are already in our community.</p>

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1 I think all of the affordable communities
 2 in Easton, it's my understanding they're at
 3 capacity. They have wait lists.
 4 I was speaking with someone recently with
 5 St. Marks Village and they commented their wait
 6 list is six and a half years. And there's a
 7 need for folks that live and/or work in this
 8 community already to find housing.
 9 It's interesting to hear Ms. Poe's
 10 comments tonight about the food pantry and some
 11 of those things. And I think that dovetails
 12 with that, the need to provide housing.
 13 And I think that's why both the town's
 14 plan and your plan acknowledge that need and
 15 provide support for the creation of more
 16 affordable housing, which this project will
 17 certainly do.
 18 MR. STEPP: Thank you.
 19 MR. CALLAHAN: Good. Any other questions?
 20 MS. HAYTHE: How many homes, Zach?
 21 MR. SMITH: So under the town's R10A

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1 zoning, the maximum density for single family
 2 is 3.5 units per acre.
 3 The property, even though it's 17-plus,
 4 some of that is town right of way. So the
 5 actual private property is 16.316 acres. So if
 6 you do the math on that, it's a maximum of 57
 7 units.
 8 Also, the town does permit multi-family
 9 housing as a special exception in the R10A,
 10 with a maximum density of five dwelling units
 11 per acre. So if you did the math on that, that
 12 would be a maximum of 81 units.
 13 The property owner does intend to build
 14 multi-family rental housing on this property.
 15 There is discussion about pursuing a PUD
 16 approval, which would allow perhaps additional
 17 density.
 18 But important for the county's
 19 understanding, the waiver that you've been
 20 asked to grant is for the R10A zoning. And so
 21 if you grant that waiver, then we can move

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1 forward under that zoning and build to those
 2 maximums.
 3 If the property owner submits a PUD that
 4 has a denser project, we would have to come
 5 back and seek a supplemental waiver from the
 6 county. So that would not be permitted without
 7 a supplemental waiver, at least not during that
 8 five-year hold period.
 9 MR. CALLAHAN: Okay. Any other questions?
 10 MR. SMITH: Last point, I just want to
 11 answer Ms. Haythe's question about Dutchman's.
 12 As Sharon suggested, there's private
 13 property between the subject property and
 14 Dutchman's Lane. It's actually, there's the
 15 Royal Farms. There's another commercial pad
 16 site and then this property is to the south of
 17 that.
 18 And so the only way to contact to
 19 Dutchman's Lane would be to acquire that
 20 private property and to build a roadway across.
 21 That's not part of the plan. That's not

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1 been suggested.
 2 MS. HAYTHE: Thank you.
 3 MR. SMITH: So the access would be off of
 4 3rd Street, which is an existing access onto
 5 50.
 6 If you're familiar, it used to be the
 7 entrance into the Corbin Parkway community
 8 originally. And then that was closed years
 9 ago, but the remnant of the road is still
 10 there. And that would be the access for this
 11 property as well.
 12 Thank you, Council.
 13 MR. LESHAR: So that raises a question,
 14 Zach.
 15 This was formerly into the Corbin Parkway
 16 area.
 17 And under the principles of connectivity,
 18 does that connection reopen?
 19 MR. SMITH: It can't, Mr. Leshar, because
 20 there was a house built in what used to be the
 21 right of way.

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1 That roadway used to enter into what's now
 2 (Inaudible) Court, which is a cul-de-sac and
 3 there's a house right at the end of it.
 4 There's still a right of way that goes
 5 through the windmill branch there. And there's
 6 the remnants of what used to be a road. And
 7 people still cut through there as a pedestrian
 8 connection.
 9 In discussions with the town, the town
 10 suggested that they would like to see a
 11 pedestrian connection through that old right of
 12 way to tie -- there's a Town of Easton park at
 13 the other end of that. And to allow connection
 14 between the town park and this community. So I
 15 think there would be a pedestrian connection
 16 between the communities but not a vehicular
 17 connection.
 18 MR. LESHER: Thank you.
 19 MR. SMITH: You're welcome.
 20 MS. HAYTHE: And then I have one more
 21 question. I don't know if it's for Zach,

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1 though, or the town.
 2 But so this is my first rodeo and first
 3 waiver, too. So excuse me for all the
 4 questions.
 5 But for protocol or in the past, does the
 6 annexation typically take place with the town
 7 first and then the waiver request to the county
 8 or vice versa? Does it matter at all?
 9 MR. SMITH: In my experience, it always
 10 happens annexation first. Then the town's
 11 decision to apply its zoning and then to seek
 12 the waiver from the county.
 13 MR. CALLAHAN: Okay.
 14 MR. SMITH: And I can't think of an
 15 instance where the county has ever denied a
 16 request from a municipality for such a waiver.
 17 But that's always the way it happens.
 18 MS. HAYTHE: Thank you.
 19 MR. SMITH: Thank you.
 20 MR. CALLAHAN: Okay. Are you good? Yup.
 21 Thank you, Zach. Thank you, Sharon.

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1 Thank you, guys. Okay.
 2 Anybody else want to come up and talk
 3 about it? Okay. All right.
 4 So at this time, I'll go ahead and close
 5 the public hearing.
 6 And it's eligible for vote. So Madam
 7 Secretary, could you call the vote.
 8 SECRETARY: Mr. Callahan.
 9 MR. CALLAHAN: Aye.
 10 SECRETARY: Mr. Stepp.
 11 MR. STEPP: Aye.
 12 SECRETARY: Mr. Leshner.
 13 MR. LESHER: Aye.
 14 SECRETARY: Ms. Mielke.
 15 MS. MIELKE: Aye.
 16 SECRETARY: Ms. Haythe.
 17 MS. HAYTHE: Aye.
 18 MR. CALLAHAN: Okay. Sounds good. Okay.
 19 Thank you, guys. All right.
 20 So Madam Secretary, next is Bill 1579.
 21 SECRETARY: Bill Number 1579, a bill to

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1 address conditions of approval imposed by the
 2 Maryland Critical Area Commission for Bill
 3 Number 1544, a bill to amend Chapter 190 of the
 4 Talbot County Code, zoning, subdivision, and
 5 land development; sections 190-25.2, table of
 6 land uses; 190-29, commercial uses; 190-29.7,
 7 inn; and 190-78, terms defined, regarding
 8 historic inns, as enacted by the County Council
 9 of Talbot County, Maryland, on July 25, 2023.
 10 MR. CALLAHAN: Okay.
 11 MR. TARLETON: Good evening, Council.
 12 Brennan Tarleton, director of Planning and
 13 Zoning, for the record.
 14 Just to make you aware, the Planning
 15 Commission reviewed this at their October 2nd
 16 meeting. In their review of Bill Number 1579,
 17 they recommended that the Council approve Bill
 18 1579, noting its consistency with the 2016
 19 Comprehensive Plan. And that vote passed via
 20 three, O.
 21 MR. CALLAHAN: Okay. Any Council

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1 discussion at this point? You're good. Okay.
 2 At this point, I'll go ahead and open it
 3 up, public hearing. Give you three minutes for
 4 individuals and five minutes for organizations.
 5 So here on my left, anybody want to come up and
 6 talk about 1579?
 7 On my right? All right.
 8 Nobody wants to come up.
 9 So at this time, I'll go ahead and it's
 10 eligible for vote on the 22nd.
 11 SECRETARY: It's eligible for vote if you
 12 bring it to third reader tonight. Otherwise,
 13 it's on the 22nd.
 14 MR. LESHER: I would propose, I would
 15 propose not rushing this, just letting it go
 16 through the normal order.
 17 MR. CALLAHAN: Okay.
 18 MR. LESHER: And scheduling it for a vote
 19 on the 22nd.
 20 MR. CALLAHAN: Okay. So we'll leave the
 21 public hearing open. And we'll go ahead. And

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1 if anybody wants to email or whatever, we'll
 2 hold that open until what, next Friday?
 3 SECRETARY: Next Thursday.
 4 MR. CALLAHAN: Next Thursday. Okay.
 5 Sounds good. Okay. All right.
 6 Next, we got one more bill. Madam
 7 Secretary, 1578.
 8 SECRETARY: Bill Number 1578, a bill to
 9 amend Chapter 56, electrical standards of the
 10 Talbot County Code, for the purposes of
 11 requiring electricians to obtain electrical
 12 permits from the Office of Permits and
 13 Inspections before performing certain
 14 electrical work, to delete outdated language,
 15 and to increase the amount of fines to be
 16 imposed for certain violations of Chapter 56,
 17 and to amend Chapter 58, enforcement of code,
 18 for the purpose of exempting Chapter 56 from
 19 the provisions thereof.
 20 MS. HAYTHE: Okay. Thank you, Madam
 21 Secretary.

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1 Patrick, you want to help us a little bit
 2 with this?
 3 MR. THOMAS: Sure. So this bill primarily
 4 came out of discussions with the Electrical
 5 Board about codifying a process for the
 6 issuance of electrical permits and to remedy a
 7 conflict between Chapter 56 and 58 of the --
 8 well, Chapter 56 is the electrical, 58 is the
 9 general code enforcement. That there was some
 10 conflicting language.
 11 It also addresses the fine amount.
 12 But as we were going through this, we
 13 also, me and the Electrical Board also
 14 discussed addressing 56-10C, which provides an
 15 exemption for people doing electrical work from
 16 the licensing and registration requirements.
 17 The licensing is now under the control of the
 18 State of Maryland as of 2022.
 19 But in response to the concerns that
 20 Mr. Leshner raised at our last meeting,
 21 discussing this further with the chair of the

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1 Electrical Board, Mr. Kleppinger, is here this
 2 evening as well.
 3 We thought while well intentioned, it
 4 probably made that more complicated. There was
 5 already qualifiers in the legislation that said
 6 that exemption only applies to the extent the
 7 State law would allow it. And also still
 8 provides for the inspection and approval
 9 requirements where applicable.
 10 MR. CALLAHAN: Sure.
 11 MR. THOMAS: That being said, if the
 12 Council is inclined to move forward with this,
 13 I would recommend that the language deleting
 14 section 56-10C, that the bill be amended so
 15 that that language stays in, in the bill.
 16 MR. CALLAHAN: Okay. So Council, you want
 17 to start with that?
 18 MR. LESHER: Sure. I will, if we have
 19 that language prepared, I will offer to
 20 introduce that amendment.
 21 MR. THOMAS: So the specific amendments

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1 would be to strike the language, to delete
 2 outdated language in the title of the bill.
 3 And then section 56-10C would remain intact in
 4 the code. So when you see the actual bill, if
 5 it's passed, that language wouldn't be shown
 6 because it remains in the code.
 7 MR. CALLAHAN: Okay.
 8 MR. LESHER: And as I understand it, if
 9 you are a licensed electrician, the county
 10 inspects your work.
 11 With this language remaining, if you're a
 12 homeowner and do your own work, the county
 13 still inspects your work. The same inspection
 14 applies regardless of who does the work.
 15 MR. THOMAS: Right. And this wasn't
 16 intended to mean that, for example, somebody
 17 who wants to hook up a ceiling fan or do some
 18 minor work has to be an electrician or hire an
 19 electrician or get a registration or anything
 20 like that. It wasn't intended to
 21 overcomplicate the process.

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1 MR. CALLAHAN: Okay.
 2 MR. THOMAS: And perhaps Mr. Kleppinger
 3 can speak to that a little bit as well.
 4 MR. KLEPPINGER: Chris Kleppinger. I'm
 5 chairman of the Board of Electrical Examiners.
 6 I first want to say I was asked for both
 7 myself and the vice chair to be here. And
 8 Timmy Fluharty is the vice chair. And he's
 9 taking care of his wife, who is with hospice.
 10 So I really didn't want to burden him with
 11 coming in.
 12 MR. CALLAHAN: Right. Yup. Good. Thank
 13 you.
 14 MS. MIELKE: We wouldn't, either.
 15 MR. KLEPPINGER: And as far as the
 16 carve-out for homeowners, that all really came
 17 up over a meeting I was at in Baltimore when
 18 State legislation came out taking over
 19 licensing. When the author of that bill told
 20 us that their intention was to not exempt
 21 homeowners.

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1 But evidently, the attorney general sees
 2 that differently in the way the bill was
 3 written. So that's how that all came about.
 4 MR. CALLAHAN: Got you.
 5 MR. LESHER: Okay. Thank you.
 6 MR. CALLAHAN: Okay. All right.
 7 MR. LESHER: While we have Mr. Kleppinger
 8 here, can you just tell us historically there
 9 is a penalty piece in here that the board
 10 oversees the ability to assess a fine for
 11 infractions.
 12 Can you tell me practically how that
 13 works? Does the board actually do that or is
 14 that something that's delegated to staff?
 15 MR. KLEPPINGER: The board does actually
 16 do that.
 17 And the \$100 fine that is in the Chapter
 18 56 right now was written back in 1979.
 19 And so really changing those fines was
 20 just updating that.
 21 And I think the amount of the fine that's

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1 proposed now being 500 for a first offense and
 2 1,000 for multiple offenses is really a
 3 maximum. It's not intended to be what would be
 4 handed out to anybody that, you know, did
 5 anything wrong.
 6 MR. THOMAS: It's a not-to-exceed.
 7 MS. HAYTHE: 500. Yeah. It said not to
 8 exceed 500.
 9 MS. MIELKE: How was that number
 10 determined?
 11 I mean I understand that the \$100 was an
 12 old fine number.
 13 But what bases did y'all use to use the
 14 500 and then put that cap of 1,000?
 15 MR. KLEPPINGER: Well, I think the 500 and
 16 the thousand numbers actually came from code
 17 enforcement is the number they use.
 18 MR. LESHER: In the county schedule of
 19 fees?
 20 MR. KLEPPINGER: Yes.
 21 MR. CALLAHAN: For their enforcement?

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<p>1 MR. KLEPPINGER: Yes. Correct.</p> <p>2 MR. CALLAHAN: Okay.</p> <p>3 MS. HAYTHE: Who determines the fine</p> <p>4 amount?</p> <p>5 MS. MIELKE: Right.</p> <p>6 MS. HAYTHE: Who determines who gets</p> <p>7 assessed a fine and the amount?</p> <p>8 MR. KLEPPINGER: The board would.</p> <p>9 MS. MIELKE: So it's irrelevant that the</p> <p>10 code endorsement.</p> <p>11 I'm confused. And I'm not being critical.</p> <p>12 I'm just trying to understand and have the</p> <p>13 community understand.</p> <p>14 MR. KLEPPINGER: Our thoughts were that</p> <p>15 since we would be issuing the fine, we should</p> <p>16 be consistent with what the other departments</p> <p>17 in the county would do in the same situation.</p> <p>18 MR. CALLAHAN: Right.</p> <p>19 MS. MIELKE: Okay.</p> <p>20 MR. CALLAHAN: That's what I was getting</p> <p>21 ready to say. Yup.</p>	<p>1 It doesn't list section 56, but then 56</p> <p>2 has language regarding enforcement and</p> <p>3 penalties and appeals that are also in Chapter</p> <p>4 58.</p> <p>5 So this is cleaning that up as well and</p> <p>6 hopefully removing any inconsistency there</p> <p>7 between the two.</p> <p>8 MR. CALLAHAN: Right. Okay. So first we</p> <p>9 got to sort of vote on the amendment.</p> <p>10 MR. LESHER: Correct.</p> <p>11 MR. THOMAS: So we need it to be</p> <p>12 introduced.</p> <p>13 MR. LESHER: I've introduced. I don't</p> <p>14 know if we need a show of hands for</p> <p>15 introduction.</p> <p>16 MR. THOMAS: Show of hands.</p> <p>17 MR. CALLAHAN: Yup.</p> <p>18 MR. LESHER: So to introduce the</p> <p>19 amendment.</p> <p>20 Introduced by Stepp, Leshner, Callahan, and</p> <p>21 Mielke.</p>
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<p>1 MS. HAYTHE: How is it currently? Who --</p> <p>2 is there a fine currently now?</p> <p>3 MR. THOMAS: It's 100. It's not to exceed</p> <p>4 \$100. But Mr. Kleppinger said that amount was</p> <p>5 set in 1979.</p> <p>6 MS. HAYTHE: Okay.</p> <p>7 MR. CALLAHAN: Yeah.</p> <p>8 MS. HAYTHE: Okay. So who initiates the</p> <p>9 fine now? Is it the board?</p> <p>10 MR. CALLAHAN: Yes.</p> <p>11 MR. KLEPPINGER: Yes.</p> <p>12 MS. HAYTHE: Okay.</p> <p>13 MS. MIELKE: And code enforcement enforces</p> <p>14 it.</p> <p>15 MS. HAYTHE: Okay.</p> <p>16 MR. THOMAS: Well, one of the things we're</p> <p>17 addressing is to kind of clear up some</p> <p>18 confusion. As I mentioned before, is that</p> <p>19 Chapter 58, which deals with the general code</p> <p>20 enforcement provisions, lists certain sections</p> <p>21 of the code that are exempt.</p>	<p>1 MR. CALLAHAN: Okay.</p> <p>2 MR. LESHER: I certainly support that</p> <p>3 change to preserve that exemption, particularly</p> <p>4 if it's allowable under the attorney general's</p> <p>5 interpretation of State law for this.</p> <p>6 He's now gone. My father-in-law was one</p> <p>7 of those in a different jurisdiction,</p> <p>8 St. Michaels, not the county, who did his own</p> <p>9 work. Still got inspected.</p> <p>10 I think that there are, I think there are</p> <p>11 others out there who -- I would not do this. I</p> <p>12 would never do this. I leave it to</p> <p>13 professionals to do my electrical work. But I</p> <p>14 understand that there are people with that</p> <p>15 capability. And I support their</p> <p>16 do-it-yourselfer ability, so long as that work</p> <p>17 continues to get inspected by the county.</p> <p>18 MR. CALLAHAN: Okay. So at this point,</p> <p>19 we've introduced it.</p> <p>20 MS. MORRIS: We're going to vote on the</p> <p>21 amendment next.</p>

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1 MR. CALLAHAN: Okay. Madam Secretary,
 2 could you call the vote.
 3 SECRETARY: Mr. Callahan.
 4 MR. CALLAHAN: Aye.
 5 SECRETARY: Mr. Stepp.
 6 MR. STEPP: Aye.
 7 SECRETARY: Mr. Leshner.
 8 MR. LESHER: Aye.
 9 SECRETARY: Ms. Mielke.
 10 MS. MIELKE: Aye.
 11 SECRETARY: Ms. Haythe.
 12 MS. HAYTHE: I guess I'm not clear on the
 13 amendment. So I'm going to abstain.
 14 MR. CALLAHAN: Okay. No problem, no
 15 problem. Okay. All right.
 16 So at this time, we can go ahead and vote
 17 on the bill.
 18 MR. LESHER: As amended.
 19 MR. CALLAHAN: As amended. Madam
 20 Secretary, could you call the vote.
 21 SECRETARY: Mr. Callahan.

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1 MR. CALLAHAN: Aye.
 2 SECRETARY: Mr. Stepp.
 3 MR. STEPP: Aye.
 4 SECRETARY: Mr. Leshner.
 5 MR. LESHER: Aye.
 6 SECRETARY: Ms. Mielke.
 7 MS. MIELKE: Aye.
 8 SECRETARY: Ms. Haythe.
 9 MS. HAYTHE: Abstain.
 10 MR. CALLAHAN: Okay. Sounds good. All
 11 right. Thank you.
 12 MR. KLEPPINGER: All right. Thank you.
 13 MR. CALLAHAN: Appreciate it. All right.
 14 Okay. So we got that over with.
 15 We did Jess's stuff. We got that all
 16 taken care of. All right.
 17 So I guess next on the agenda is, we're
 18 coming here to the end, is public comment.
 19 Yup. Did we have anything out there; do you
 20 know?
 21 MS. MORRIS: I don't believe so.

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1 MR. CALLAHAN: Martha, what are you doing
 2 over there? I see you laughing.
 3 MS. SPARKS: I am here as a Talbot County
 4 citizen.
 5 MR. CALLAHAN: Okay. Okay. That's good.
 6 I see you got your partner over there with you.
 7 Give everybody dinner tonight.
 8 MS. MORRIS: Nobody signed up this
 9 evening.
 10 MR. CALLAHAN: Nobody signed up. Okay.
 11 I'll open it up for public comment.
 12 Brent, you want to come on up or you're good?
 13 SPEAKER: I'm here to answer any
 14 questions.
 15 MR. CALLAHAN: You've been very good, very
 16 good. I appreciate you showing up.
 17 Okay. So we don't have any public comment
 18 tonight.
 19 Let's go with, let's start off with
 20 Council comment over here.
 21 MS. HAYTHE: Have a good night, everyone,

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1 and enjoy your day off on Monday.
 2 MR. CALLAHAN: There we go. There we go.
 3 MS. MIELKE: I just wanted to remind
 4 everyone that Saturday is Easton Airport Day.
 5 And it starts at 9:15. And there will be a
 6 ceremony at ten, and there will be a star
 7 flight fighter photo ops and a drone
 8 demonstration and a whole lot of fun
 9 activities, including finally the rubber
 10 chicken drop at 12:30.
 11 So I recommend everybody to come by and
 12 have a great morning at the airport and support
 13 everything that's been done by our airport
 14 because they work very hard and they're doing a
 15 lot of good things. So support them, please.
 16 MR. CALLAHAN: Okay. Good, good.
 17 Mr. Leshner.
 18 MR. LESHER: No comment tonight.
 19 MR. CALLAHAN: Okay. No comment.
 20 Mr. Stepp.
 21 MR. STEPP: All right. Just wanted to

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1 offer some thanks to members of our community
 2 in regards to them supporting the effort for
 3 balancing out our election judges here in
 4 Talbot County. I'd also like to thank our
 5 sheriff for sending a letter in regards to that
 6 as well, and also to our local and national
 7 media who actually picked up this story and has
 8 started our Board of Elections as well as our
 9 elections director to act on moving to a more
 10 equal basis here in Talbot County.
 11 The delta at our last meeting was 12, and
 12 we are down to seven. So ask that we keep up
 13 that work and move to follow State law.
 14 That is all I have.
 15 MR. CALLAHAN: Okay.
 16 MS. MIELKE: Excuse me. I'd like to
 17 comment because that's a misrepresentation of
 18 the status of what happened.
 19 And we have rulings from the attorney
 20 general that the procedure that was started by
 21 Councilman Stepp and others were overruled by

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1 the attorney general and that there was nothing
 2 found, to my knowledge from what I read from
 3 the attorney general, that the local Board of
 4 Elections had done wrong.
 5 MR. STEPP: Well, that's interesting.
 6 I've actually taken the time to read that
 7 letter several times. And nowhere in there it
 8 had actually addressed what was the actual
 9 concern --
 10 MS. MIELKE: Because --
 11 MR. STEPP: -- that was following the law
 12 10-201 and 202.
 13 MS. MIELKE: They didn't have authority
 14 and --
 15 MR. STEPP: There was no authority --
 16 MS. MIELKE: What happened was that, and
 17 this is the last thing I'll say, is I'm
 18 reminded of Herbert Spencer, that when that was
 19 brought up, it was not fully vetted before that
 20 was brought up. And that, as Herbert Spencer
 21 says, condemnation before investigation is

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1 ignorance.
 2 MR. STEPP: It's not ignorance --
 3 MS. MIELKE: And there was a movement to
 4 bring that up before there was a full
 5 investigation. And the attorney general said
 6 that our Election Board is doing just fine,
 7 thank you.
 8 And that needs to be on the record.
 9 MR. STEPP: Well, Council Woman Mielke, I
 10 welcome the beginning of your investigation.
 11 You mentioned that in the last meeting, that
 12 you would like to see an investigation. If
 13 you'd like to do that, please initiate one.
 14 MS. MIELKE: Well, there was an
 15 investigation, and that was by the attorney
 16 general.
 17 MR. STEPP: Who was not present and
 18 witnessed it, nor did he even recognize
 19 anything that was in the letter sent to him by
 20 our sheriff.
 21 MR. CALLAHAN: Okay. We're going to move

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1 on.
 2 MR. STEPP: That's all I have.
 3 MR. CALLAHAN: That's it. Okay.
 4 And I want to say a few things. As far as
 5 let's all say a prayer for Florida. So they
 6 got some trouble coming and a tragedy is
 7 coming. And we all want to really, our hearts
 8 go out to Florida, and hopefully it won't be
 9 too bad on them. So everybody say a prayer in
 10 the next couple of nights and do what we can
 11 and wish them the best.
 12 So go ahead, Mr. Leshner.
 13 MS. MIELKE: Thank you very much for that.
 14 MR. LESHER: The County Council's next
 15 meeting will be held on Tuesday, October 22nd,
 16 beginning at six o'clock p.m. The Council will
 17 be convening in open session at
 18 three o'clock p.m. for the annual consolidated
 19 transportation plan meeting with
 20 representatives from the Maryland Department of
 21 Transportation and then adjourning into closed

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1 session, as listed on the statement for closing
 2 that meeting.
 3 On Tuesday, October 15th, beginning at
 4 five o'clock p.m., the Council will be meeting
 5 with the Board of Education. The meeting will
 6 be held at the Wye Oak Room at the Talbot
 7 County Community Center and is open to the
 8 public.
 9 Therefore, is there a motion to adjourn
 10 this meeting and reconvene as noted?
 11 MS. HAYTHE: So moved.
 12 MR. STEPP: And second.
 13 MR. CALLAHAN: Okay. We got a motion and
 14 second. Madam Secretary, could you call the
 15 vote.
 16 SECRETARY: Mr. Callahan.
 17 MR. CALLAHAN: Aye.
 18 SECRETARY: Mr. Stepp.
 19 MR. STEPP: Aye.
 20 SECRETARY: Mr. Leshner.
 21 MR. LESHNER: Aye.

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1 SECRETARY: Ms. Mielke.
 2 MS. MIELKE: Aye.
 3 SECRETARY: Ms. Haythe.
 4 MS. HAYTHE: Aye.
 5 MR. CALLAHAN: Got it. Okay. Thanks
 6 everybody for coming. Appreciate it.
 7 (Meeting concluded at: 7:33 p.m.)
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1 STATE OF MARYLAND
 2 I, Diane Houlihan, a Notary Public in and
 3 for the State of Maryland, County of Baltimore City,
 4 do hereby certify that the within named, Talbot
 5 County Council Audio, personally appeared before me
 6 at the time and place herein set according to law,
 7 was interrogated by counsel.
 8
 9 I further certify that the examination was
 10 recorded stenographically by me and then transcribed
 11 from my stenographic notes to the within printed
 12 matter by means of computer-assisted transcription
 13 in a true and accurate manner.
 14
 15 I further certify that the stipulations
 16 contained herein were entered into by counsel in my
 17 presence.
 18
 19 I further certify that I am not of counsel
 20 to any of the parties, not an employee of counsel,
 21 nor related to any of the parties, nor in any way
 interested in the outcome of this action.
 AS WITNESS my hand Notarial Seal this 21st
 day of October, 2024 at Easton MD

 Diane Houlihan
 Notary Public
 My commission expires September 16, 2025

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