COUNTY COUNCIL

OF

TALBOT COUNTY

2026 Legislative Session, Legislative Day No.: September 22, 2026

Resolution No.: 401

Introduced by: Ms. Haythe, Mr. Lesher, Ms. Mielke, Mr. Stepp

A RESOLUTION TO AUTHORIZE THE CONVEYANCE, FOR NO MONETARY CONSIDERATION, OF A 1.785± PORTION OF CERTAIN REAL PROPERTY LOCATED ON OXFORD ROAD, CONSISTING OF 120.476± ACRES, SITUATE, LYING, AND BEING IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, AND SHOWN ON TALBOT COUNTY TAX MAP 42, GRID 4 AS PARCEL 57, LOCATED ON OXFORD ROAD, TO THE TOWN OF EASTON

By the Council: September 22, 2026

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 27, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: Susan W. Moran

Susan W. Moran, Secretary

A RESOLUTION TO AUTHORIZE THE CONVEYANCE, FOR NO MONETARY CONSIDERATION, OF A 1.785± PORTION OF CERTAIN REAL PROPERTY LOCATED ON OXFORD ROAD, CONSISTING OF 120.476± ACRES, SITUATE, LYING, AND BEING IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, AND SHOWN ON TALBOT COUNTY TAX MAP 42, GRID 4 AS PARCEL 57, LOCATED ON OXFORD ROAD, TO THE TOWN OF EASTON

WHEREAS, pursuant to Md. Code Ann., Local Gov't § 10-312(b)(2), Talbot County, Maryland (the "County"), as a Charter county and political subdivision of the State of Maryland, may provide for the disposal of any real or leasehold County property, if such property is no longer needed for public use; and

WHEREAS, pursuant to a deed dated February 23, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3102, folio 64, the County owns certain real property located at Oxford Road, Easton, Maryland, commonly known as "Poplar Hill Farm," and more particularly known and designated as Tax Map 42, Parcel 57, consisting of 120.476+/- acres, which property is further shown and described on a plat dated February 11, 2021, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 89, folio 37 (the "County Property"), which is presently unimproved; and

WHEREAS, pursuant to a deed dated May 23, 2023, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3053, folio 72, the Town of Easton (the "Town") owns certain real property located at Oxford Road, Easton, Maryland, commonly known as "Woodland Park," and more particularly known and designated as Tax Map 42, Parcel 45, consisting of 197.624+/- acres, which property is further shown and described on a plat dated May 31, 2023, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 91, folio 59, which the Town intends to develop for public recreation purposes (the "Town Property"); and

WHEREAS, as more fully set forth in a Memorandum of Understanding dated August 4, 2026, between the County and the Town (the "MOU"), a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference as if fully set forth, the Town is desirous of acquiring, and the County is desirous of conveying, a portion of the County Property to provide public access to the Town Property from Maryland Route 322 as more particularly shown on Exhibit A to the MOU as "Proposed Access Easement 1.785 Acres±" (the "Property"), subject to certain conditions; and

WHEREAS, in consideration of the foregoing, the County Council is desirous of conveying the Property to the Town, subject to the terms and conditions set forth herein, inclusive of the terms and conditions set forth in the MOU; and

WHEREAS, the County Council, having determined that the Property is no longer needed for any County use, and having held a duly advertised public hearing as required pursuant to Md. Code Ann., Local Gov't § 10-312(f), is desirous of adopting this Resolution to authorize the transfer and encumbrance of the County's interest in the Property to the Town, via deed, for no monetary consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that:

1. The foregoing recitals are not merely prefatory but are a substantive part of this Resolution and are incorporated by reference herein as if fully set forth.

2. The County Council finds that:

a. The County has duly advertised the proposed transfer and provided an opportunity for public comment pursuant to Md. Code Ann., Local Gov't § 10-312(f);

b. The pertinent requirements of the foregoing authority have been otherwise fulfilled;

c. The Property, which is a portion of the County Property and is described as "Proposed Access Easement 1.785 Acres ±" on the plat entitled Access Easement Over a Portion of the Lands of Talbot County, First Election District, Talbot County, Maryland," dated October 2025, and prepared by Rauch, Inc., consisting of 1.785± acres of land, is no longer needed for any County public use; and

d. The County is lawfully authorized to transfer the interest it holds in the Property.

3. The County Council hereby authorizes the Council President to transfer the County's interest in the Property to the Town via deed, subject to the approval of the County Office of Law, for no monetary consideration but subject to the terms and conditions set forth in the MOU.

4. The County Council further hereby authorizes the Council President, the County Manager, and such other County officials as may be appropriate, to execute any and all documentation necessary to effectuate the transfer described in Section 3 above and to take any and all other action necessary to effectuate the intent of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date of its adoption.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this "MOU") is made this 4th day of August 2026, by and among Talbot County, Maryland, a political subdivision of the State of Maryland (the "County"), and the Town of Easton, a Maryland municipal corporation (the "Town") (collectively, the "Parties").

RECITALS

WHEREAS, pursuant to a deed dated February 23, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3102, folio 64, the County owns certain real property located at Oxford Road, Easton, Maryland, commonly known as "Poplar Hill Farm," and more particularly known and designated as Tax Map 42, Parcel 57, consisting of 120.476+/- acres, which property is further shown and described on a plat dated February 11, 2021, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 89, folio 37 (the "County Property"), which is presently unimproved; and

WHEREAS, pursuant to a deed dated May 23, 2023, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3053, folio 72, the Town owns certain real property located at Oxford Road, Easton, Maryland, commonly known as "Woodland Park," and more particularly known and designated as Tax Map 42, Parcel 45, consisting of 197.624+/- acres, which property is further shown and described on a plat dated May 31, 2023, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 91, folio 59, which the Town intends to develop for public recreation purposes (the "Town Property"); and

WHEREAS, the Town is desirous of acquiring, and the County is desirous of conveying, a portion of the County Property to provide public access to the Town Property from Maryland Route 322 as more particularly shown on the attached Exhibit A as "Proposed Access Easement 1.785 Acres±" (the "Property"), subject to certain conditions; and

WHEREAS, the Parties are desirous of entering into this MOU for the purpose of setting forth the terms and conditions of the foregoing conveyance and guiding further decision making and action by the County Council of Talbot County, Maryland (the "County Council") and the Easton Town Council (the "Town Council") regarding the subject matter hereof.

NOW, THEREFORE, in consideration of the foregoing recitals, which are not merely prefatory but are a substantive part of this MOU, and for other good consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

1. Contract for Transfer of the Property. Upon execution of this MOU, the Parties shall negotiate in good faith a binding contract (the "Contract") to transfer the Property from the County to the Town for the purpose of providing public access to the Town Property from Maryland Route 322 upon such terms and conditions as may be agreed to between the Parties. Notwithstanding the foregoing, the Contract shall require the Town to construct a public roadway on the Property to such standard as the Town deems appropriate for an access road to the park, with a "stub-out" installed at the boundary of the County Property for water, sewer, and any other municipal infrastructure being extended as part of the Town's Woodland Park project, with such work to be performed at the Town's sole cost and expense.

2. Legislative Approval. Following the Parties' negotiation and execution of the Contract, the Parties shall each promptly advertise, introduce, schedule, and hold all requisite meetings, public hearings, or proceedings to introduce and act upon whatever motions, resolutions,

legislation, or other approvals that are or may be required by law to approve the Contract and otherwise transfer and convey the Property from the County to the Town in accordance herewith. Notwithstanding the foregoing, neither the County Council nor the Town Council shall be obligated to pass any such motions, resolutions, legislation, or other approvals.

3. Lot Line Revision. Prior to conveyance of the Property, a lot line revision will be required. The Town shall be responsible for all costs and expenses associated with the lot line revision process. The County agrees to cooperate and execute any documents required for the lot line revision process.

4. Potential Future Traffic Signal. Future development of the Poplar Hill Farm by the County in addition to the Easton Woodland Park access may at some point in the future generate traffic sufficient to warrant a traffic control device at the intersection of Tristan Drive and Maryland Route 322. If and when a traffic control device becomes necessary, the Parties agree to negotiate in good faith their respective obligations to contribute to a traffic control device and will participate in a cost-sharing agreement regarding the costs for the traffic control device.

5. Town Maintenance. Following the Property's conveyance to the Town, the Town agrees to maintain the Property for the use and benefit of the general public, subject to the obligations set forth in Section 1 hereinabove and in the Contract.

6. Notices. All reports, notices, consents, or approvals required under this MOU shall be in writing and shall be deemed to have been given properly if and when mailed by first class certified mail, return receipt requested, postage prepaid, as follows:

If to the County: Clay Stamp, County Manager
Courthouse, South Wing
11 N. Washington Street
Easton, Maryland 21601

With copy to:	Patrick W. Thomas, Esq., County Attorney MacLeod Law Group, LLC 31 E. Dover Street Easton, Maryland 21601
If to the Town:	Andrew Kitzrow, Town Manager Town of Easton 14 South Harrison Street P.O. Box 520 Easton, Maryland 21601
With copy to:	Sharon M. VanEmburgh, Esq., Town Attorney Ewing, Dietz, Fountain and Kaludis 16 South Washington Street Easton, Maryland 21601

or to such other address as the Parties shall have furnished to the other in writing.

7. Modification/Assignment. No portion of this MOU may be changed, waived, assigned, or modified except by a written agreement executed by the Parties.

8. Further Assurances and Corrective Instruments. The Parties agree that they will, from time to time, execute and deliver, or cause to be executed and delivered, such amendments hereto and such other instruments to further the general purposes of this MOU.

9. Good Faith. The Parties acknowledge that other issues may arise in the future regarding the conveyance of the Property that are not currently contemplated. The Parties agree to address those issues in good faith in order to facilitate the transfer of the Property as set forth herein. The Parties acknowledge that this MOU is a statement of their respective intentions. This MOU does not create binding or enforceable commitments and is in no manner intended to limit or abridge the exercise of legislative judgment or discretion by either the County Council or the Town Council.

IN WITNESS WHEREOF, this MOU has been executed by the parties hereto as of the date first above written.

ATTEST:

Clay B. Stamp, County Manager

TALBOT COUNTY, MARYLAND

(SEAL)

By: Chuck F. Callahan
President, County Council of Talbot County, Maryland

ATTEST:

Andrew Kitzrow, Town Manager

TOWN OF EASTON

(SEAL)

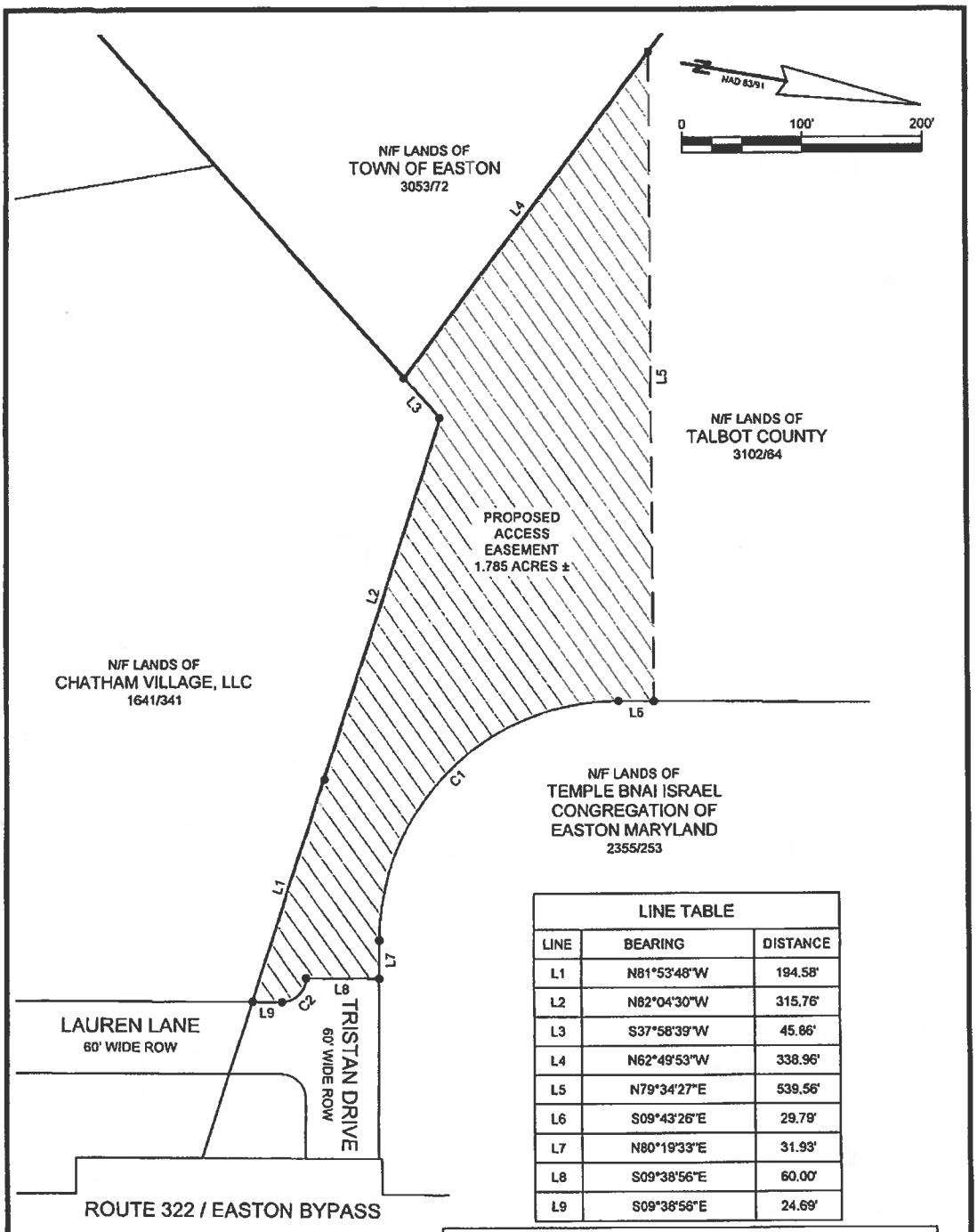
By: Megan J. M. Cook
Mayor, Town of Easton

Approved for Legal Sufficiency:

Patrick W. Thomas, County Attorney

Approved for Legal Sufficiency:

Sharon M. VanEmburgh, Town Attorney



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°53'48"W	194.58'
L2	N82°04'30"W	315.76'
L3	S37°58'39"W	45.86'
L4	N62°49'53"W	338.96'
L5	N79°34'27"E	539.56'
L6	S09°43'26"E	29.79'
L7	N80°19'33"E	31.93'
L8	S09°38'56"E	60.00'
L9	S09°38'56"E	24.69'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S54°41'54"E	282.72'	313.99'	200.00'
C2	S54°38'56"E	28.28'	31.41'	20.00'

NOTES
1. PROPERTY ADDRESS: OXFORD ROAD
EASTON, MD 21601

2. DEED REFERENCE: 3053/72

3. PLAT REFERENCE: 91/59

4. THE PROPOSED ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE TOWN OF EASTON, TAX MAP 42 PARCEL 45

ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF
TALBOT COUNTY
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR TOWN OF EASTON

DRAWN BY T.COCHRUN
SCALE 1" = 100'
DATE OCTOBER 2025
JOB NO.

RAUCH INC.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchenq.com
Phone: 410.770.9061

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 401 having been published, a public hearing was held on Tuesday, October 27, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: **October 27, 2026**

By Order: Susan W. Moran
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Lesher	-	Aye
Mielke	-	Aye
Haythe	-	Aye

Effective: **October 27, 2026**