

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

April 14, 2026; 5:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Lesher

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

Page 2	Page 4
<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: Okay. We're going to go</p> <p>4 ahead and welcome everybody. Appreciate you</p> <p>5 guys showing up tonight.</p> <p>6 And let's go ahead and stand and do the</p> <p>7 prayer and the Pledge of Allegiance of the</p> <p>8 Flag.</p> <p>9 (Prayer and Pledge of Allegiance.)</p> <p>10 MR. CALLAHAN: Okay. Let's go ahead and</p> <p>11 get started on the agenda. The Council has the</p> <p>12 agenda they've been looking at here. So is</p> <p>13 there any additions, deletions, or corrections</p> <p>14 to the agenda, Council?</p> <p>15 MS. MIELKE: No.</p> <p>16 MR. CALLAHAN: Okay. Hearing none, the</p> <p>17 chair moves that the agenda by accepted as</p> <p>18 unanimous consent.</p> <p>19 All right. Minutes of, next is the</p> <p>20 minutes, March 24th. We've had time to take a</p> <p>21 look at that. Is there any additions,</p>	<p>1 Madam Secretary, could you go ahead and read</p> <p>2 that into the record, please.</p> <p>3 SECRETARY: Proclamation, Child Abuse</p> <p>4 Prevention Month, April 2026.</p> <p>5 Whereas, Talbot County's future quality of</p> <p>6 life depends on the safe and healthy</p> <p>7 development of children residing in communities</p> <p>8 across our county.</p> <p>9 And whereas, Talbot County seeks to raise</p> <p>10 awareness of child abuse prevention and support</p> <p>11 for children who have suffered abuse.</p> <p>12 And whereas, Talbot County Children's</p> <p>13 Advocacy Center reports that more than 200 of</p> <p>14 the youngest and most vulnerable citizens seek</p> <p>15 support each year for abuse through our Child</p> <p>16 Advocacy Center.</p> <p>17 And whereas, effective child abuse</p> <p>18 prevention and support efforts to child victims</p> <p>19 and families succeed because of partnerships</p> <p>20 created among local law enforcement, human</p> <p>21 service agencies, legal experts, health care</p>
Page 3	Page 5
<p>1 deletions, or corrections to the minutes,</p> <p>2 Council?</p> <p>3 MS. MIELKE: No.</p> <p>4 MS. HAYTHE: No.</p> <p>5 MS. MIELKE: Move the approval.</p> <p>6 MR. CALLAHAN: I'm sorry?</p> <p>7 MS. MIELKE: Move the approval.</p> <p>8 MR. CALLAHAN: Okay. Hearing none, the</p> <p>9 chair moves that the minutes be accepted as</p> <p>10 unanimous consent.</p> <p>11 Disbursements of March 31st, April 7th,</p> <p>12 and April 14th. We've had a chance to take a</p> <p>13 look at that. Is there any additions,</p> <p>14 deletions, or corrections to the disbursements?</p> <p>15 MS. HAYTHE: No.</p> <p>16 MS. MIELKE: No.</p> <p>17 MR. CALLAHAN: Yup. Hearing none, the</p> <p>18 chair moves that the disbursements be accepted</p> <p>19 as unanimous consent.</p> <p>20 Okay. Moving on for our first</p> <p>21 proclamation with Child Abuse Prevention Month,</p>	<p>1 providers, mental health experts, and other</p> <p>2 agencies dedicated to improving the lives of</p> <p>3 children.</p> <p>4 And whereas, while Maryland has adopted</p> <p>5 laws to protect child victims's rights and</p> <p>6 provide essential services, our public and</p> <p>7 private sectors must continue to work</p> <p>8 cooperatively to maintain and improve programs</p> <p>9 and legislation that will benefit these</p> <p>10 youngest and most vulnerable victims.</p> <p>11 And whereas, Talbot County calls on all</p> <p>12 citizens, community agencies, medical and</p> <p>13 mental health providers, elected officials,</p> <p>14 schools, and businesses to increase their</p> <p>15 collaboration with Talbot County Children's</p> <p>16 Advocacy Center in support of child victims of</p> <p>17 maltreatment and to prevent child abuse and to</p> <p>18 strengthen the community in which we live.</p> <p>19 Now, therefore, we, the County Council of</p> <p>20 Talbot County, do appreciate proclaim</p> <p>21 April 2026 as Child Abuse Prevention Month in</p>

Page 6	<p>1 Talbot County and urge all citizens to</p> <p>2 recognize this month by building a narrative of</p> <p>3 hope for children and families through</p> <p>4 collaboration so that all children have the</p> <p>5 opportunity to live, learn, work, and play in a</p> <p>6 safe, stable, and nurturing environment.</p> <p>7 Given under our hands and the great seal</p> <p>8 of Talbot County this 14th day of April in the</p> <p>9 year of our Lord, 2026.</p> <p>10 MR. CALLAHAN: Okay. Good job, Madam</p> <p>11 Secretary.</p> <p>12 Okay. Is anybody here? Linda? There she</p> <p>13 is. Okay. Come on up.</p> <p>14 SECRETARY: Mr. Callahan, we need a motion</p> <p>15 and a second.</p> <p>16 MR. CALLAHAN: Oh, I'm sorry.</p> <p>17 MS. MIELKE: So moved.</p> <p>18 MR. CALLAHAN: Yup.</p> <p>19 MS. MIELKE: Second.</p> <p>20 MS. HAYTHE: Second.</p> <p>21 MR. CALLAHAN: Okay. Got a motion and</p>	Page 8	<p>1 child abuse prevention by representing the</p> <p>2 healthy and carefree childhoods that we wish</p> <p>3 for every child.</p> <p>4 The National Children's Alliance reports</p> <p>5 that an estimated more than 532,000 children</p> <p>6 were victims of abuse and neglect in the United</p> <p>7 States in 2024.</p> <p>8 According to the National Centers for</p> <p>9 Disease Control, as many as one in four girls</p> <p>10 and one in 13 boys in the United States are</p> <p>11 estimated to experience child sexual abuse.</p> <p>12 In the last fiscal year, Talbot County</p> <p>13 Department of Social Services responded to 87</p> <p>14 reports of child physical abuse, sexual abuse,</p> <p>15 or neglect with a Child Protective Services</p> <p>16 response, and to many more with services,</p> <p>17 safety assessments, and information and</p> <p>18 referrals to other service providers.</p> <p>19 Our Children's Advocacy Center conducted</p> <p>20 80 forensic interviews that year and 53 medical</p> <p>21 examinations for victims of suspected child</p>
Page 7	<p>1 second. Madam Secretary, could you call the</p> <p>2 vote.</p> <p>3 SECRETARY: Mr. Callahan.</p> <p>4 MR. CALLAHAN: Aye.</p> <p>5 SECRETARY: Mr. Stepp.</p> <p>6 MR. STEPP: Aye.</p> <p>7 SECRETARY: Mr. Leshner.</p> <p>8 MR. LESHNER: Aye.</p> <p>9 SECRETARY: Ms. Mielke.</p> <p>10 MS. MIELKE: Aye.</p> <p>11 SECRETARY: Ms. Haythe.</p> <p>12 MS. HAYTHE: Aye.</p> <p>13 MR. CALLAHAN: Okay. Welcome, Linda.</p> <p>14 MS. WEBB: Thank you.</p> <p>15 MR. CALLAHAN: Yeah.</p> <p>16 MS. WEBB: For the record, Linda Webb,</p> <p>17 Department of Social Services. Thanks so much</p> <p>18 for doing this.</p> <p>19 You may have noticed the blue pinwheels</p> <p>20 around the county and around Easton. Those</p> <p>21 pinwheels are intended to bring awareness to</p>	Page 9	<p>1 sexual abuse.</p> <p>2 The CAC served 2,114 children and adults</p> <p>3 with services that include family advocacy,</p> <p>4 life skills groups, peer support, and emergency</p> <p>5 financial support.</p> <p>6 The CDC tells us that the trauma of child</p> <p>7 abuse causes children to lose their sense of</p> <p>8 safety and trust in the world and harms their</p> <p>9 relationships. And when left untreated, the</p> <p>10 trauma of child abuse increases a child's risk</p> <p>11 of depression, anxiety, post traumatic stress</p> <p>12 disorder symptoms, substance use disorders,</p> <p>13 risky sexual behaviors, or increased risk for</p> <p>14 violence against themselves or others, physical</p> <p>15 health problems like infections, injuries, or</p> <p>16 even heart disease or diabetes later in life.</p> <p>17 So for these reasons, the Department of</p> <p>18 Social Services, the Children's Advocacy</p> <p>19 Center, and our many partner agencies focus not</p> <p>20 just on responding to reports of child abuse</p> <p>21 and neglect, but we also focus on prevention.</p>

Page 10	<p>1 For example, our Child Protective Services unit</p> <p>2 responds to specifically defined low risk CPS</p> <p>3 reports using an alternative response, which</p> <p>4 offers services and community connections to</p> <p>5 families in need instead of working toward a</p> <p>6 CPS finding.</p> <p>7 Our in-home services unit provides</p> <p>8 intensive case management designed to preserve</p> <p>9 families by increasing protective factors and</p> <p>10 reducing risk factors.</p> <p>11 We provide parent education using the</p> <p>12 evidence-based nurturing parenting program, a</p> <p>13 curriculum designed to increase parental</p> <p>14 nurturing and reduce or avoid abusive</p> <p>15 child-rearing behaviors.</p> <p>16 Our option respite program prevents foster</p> <p>17 care placements and family disruption by</p> <p>18 providing short-term stays for children and</p> <p>19 youth with licensed resource families.</p> <p>20 We deliver Empower Me in every elementary</p> <p>21 school in the country. In the country. I</p>	Page 12	<p>1 They're the ones that do the hard work. I may</p> <p>2 be the face that you see, but they're the ones</p> <p>3 that do all the hard work. And then I want to</p> <p>4 extend a couple of invitations.</p> <p>5 So behind me you'll see Christine</p> <p>6 Abatello, Lauren Crasco, Linda Persad, Kristin</p> <p>7 Schneider, Crystal Crist, all of whom are</p> <p>8 members of our Child Welfare and Children's</p> <p>9 Advocacy Center in leadership and staff.</p> <p>10 So because it is Child Abuse Prevention</p> <p>11 Month, the Children's Advocacy Center is</p> <p>12 hosting open house tours on April the 22nd at</p> <p>13 9:30, 12:30, and 2:30. And we would welcome</p> <p>14 any of you who have not yet had the opportunity</p> <p>15 or if you have and you'd like to return, to</p> <p>16 come by the CAC and we can share more</p> <p>17 information with you if you like.</p> <p>18 We'll also be delivering a community</p> <p>19 Empower Me presentation at the Easton branch of</p> <p>20 the Talbot County Free Library on April the --</p> <p>21 is it the 23rd? 23rd. See, I couldn't do it</p>
Page 11	<p>1 wish. In the county, as well as in community</p> <p>2 settings. Empower Me is a body safety program</p> <p>3 designed to prevent child sexual abuse.</p> <p>4 And we provide significant funding to our</p> <p>5 partner the Health Department each year to</p> <p>6 support healthy families. A home visiting</p> <p>7 program also designed to increase nurturing</p> <p>8 parenting skills and prevent abuse and neglect.</p> <p>9 Providing our children with the healthiest</p> <p>10 possible childhood and preventing child abuse</p> <p>11 is not the responsibility of just one agency,</p> <p>12 but it is the responsibility of the entire</p> <p>13 community. We are grateful for our</p> <p>14 partnerships with local law enforcement, the</p> <p>15 legal community, health care providers, the</p> <p>16 schools, and with Talbot County. We could not</p> <p>17 do what we do without all of you, and yet</p> <p>18 there's room for doing more. So we would</p> <p>19 welcome anyone with questions or offers of help</p> <p>20 to contact us.</p> <p>21 I want to recognize some of my staff here.</p>	Page 13	<p>1 without them. From 5:30 to seven. And that</p> <p>2 evening, we will provide dinner. We'll provide</p> <p>3 a session for parents and a session for</p> <p>4 children age three to 12.</p> <p>5 So even if you're not bringing any</p> <p>6 children, you've heard me talk a lot about</p> <p>7 Empower Me. I would welcome you to come and</p> <p>8 join us. No preregistration necessary. Just</p> <p>9 drop by if you can.</p> <p>10 So thank you for this opportunity. And</p> <p>11 can we take a picture with all of my folks?</p> <p>12 MR. CALLAHAN: Yeah. Absolutely. You</p> <p>13 just want to say a couple of words? We're</p> <p>14 good.</p> <p>15 MR. STEPP: Yeah. I'm --</p> <p>16 MR. CALLAHAN: Okay. Bring your group on</p> <p>17 up. That would be great.</p> <p>18 MS. WEBB: So if I may, I'm going to set</p> <p>19 these up here, too. Thank you.</p> <p>20 MR. CALLAHAN: Appreciate it. Nice.</p> <p>21 MS. KILMON: There we go. We're good.</p>

Page 14	Page 16
<p>1 MS. WEBB: Thank you.</p> <p>2 MR. CALLAHAN: Thank you, guys.</p> <p>3 Appreciate it.</p> <p>4 MR. STEPP: Thank you.</p> <p>5 MR. STAMP: Thanks for all that you do.</p> <p>6 Thank you.</p> <p>7 MR. CALLAHAN: Okay. Next on the agenda</p> <p>8 is a proclamation, Talbot Day. Madam</p> <p>9 Secretary, could you go ahead and read that</p> <p>10 into the record.</p> <p>11 SECRETARY: Proclamation, April 25, 2026,</p> <p>12 Talbot Day.</p> <p>13 Whereas, Talbot County, Maryland,</p> <p>14 established in 1761, is a community defined by</p> <p>15 its rich history, vibrant culture, and more</p> <p>16 than 600 miles of scenic shoreline.</p> <p>17 And whereas, Talbot County is comprised of</p> <p>18 the municipalities of Easton, Oxford, Queen</p> <p>19 Anne's, St. Michael's, and Trappe, along with</p> <p>20 numerous unincorporated towns and villages,</p> <p>21 including Bar Neck, Bellevue, Bozman,</p>	<p>1 encourage citizens to recognize and commemorate</p> <p>2 this day in an appropriate manner.</p> <p>3 And whereas, the County Council recognizes</p> <p>4 April 25, 2026, the official birthday of Talbot</p> <p>5 County, as Talbot Day and further designates</p> <p>6 Sunday, April 26, 2026, as the day of community</p> <p>7 celebration.</p> <p>8 And whereas, Talbot Day 2026 will bring</p> <p>9 together residents, families, and visitors in a</p> <p>10 spirit of unity and pride under the theme</p> <p>11 Celebrate Talbot, with activities that honor</p> <p>12 the county's past, celebrates its present, and</p> <p>13 inspires its future.</p> <p>14 And whereas, in recognition of this</p> <p>15 milestone year, residents are encouraged to</p> <p>16 celebrate Talbot County throughout the entire</p> <p>17 month of April, embracing opportunities to</p> <p>18 engage with local history, culture, and</p> <p>19 community.</p> <p>20 And whereas, Talbot County citizens</p> <p>21 continue to demonstrate a deep commitment of</p>
Page 15	Page 17
<p>1 Bruceville, Claiborne, Copperville, Cordova,</p> <p>2 Fairbank, Ivy Town, Long Woods, McDaniel,</p> <p>3 Neavitt, Newcomb, Royal Oak, Tilghman,</p> <p>4 Sherwood, Skipton, Tilghman, Tunis Mills,</p> <p>5 Unionville, Williamsburg, Whitman, and Wye</p> <p>6 Mills.</p> <p>7 And whereas, Talbot County has been shaped</p> <p>8 for over 365 years by the people, traditions,</p> <p>9 and stories that continue to define its</p> <p>10 character and sense of place.</p> <p>11 And whereas, 2026 marks the 365th</p> <p>12 anniversary of Talbot County, which coincides</p> <p>13 with the 250th anniversary of the founding of</p> <p>14 the United States of America, offering a</p> <p>15 once-in-a-generation opportunity to reflect on</p> <p>16 our shared history and a look ahead to our</p> <p>17 collective future.</p> <p>18 And whereas, on April 19, 1983, the Talbot</p> <p>19 County Council unanimously approved a</p> <p>20 proclamation declaring April 25th to be the</p> <p>21 official birthday of Talbot County and</p>	<p>1 service, stewardship, and community,</p> <p>2 contributing to the strength and vitality of</p> <p>3 our county.</p> <p>4 Now, therefore, we, the Talbot County</p> <p>5 Council, do hereby proclaim April 25, 2026, as</p> <p>6 Talbot Day and encourage all residents,</p> <p>7 organizations, and visitors to join in</p> <p>8 celebrating Talbot County's 365th anniversary</p> <p>9 and our nation's 250th anniversary throughout</p> <p>10 the month of April, culminating in a community</p> <p>11 celebration on Sunday, April 26, 2026.</p> <p>12 Given under our hands and the great seal</p> <p>13 of Talbot County, Maryland, this 14th day of</p> <p>14 April in the year of our Lord, 2026.</p> <p>15 MR. CALLAHAN: Okay. Thank you, Madam</p> <p>16 Secretary. Okay.</p> <p>17 MR. STEPP: How about a motion to approve?</p> <p>18 MS. HAYTHE: Motion to approve.</p> <p>19 MR. CALLAHAN: Okay. We got a motion and</p> <p>20 second. Madam Secretary, could you call the</p> <p>21 vote.</p>

Page 18

1 SECRETARY: Mr. Callahan.
 2 MR. CALLAHAN: Aye.
 3 SECRETARY: Mr. Stepp.
 4 MR. STEPP: Aye.
 5 SECRETARY: Mr. Leshner.
 6 MR. LESHER: Aye.
 7 SECRETARY: Ms. Mielke.
 8 MS. MIELKE: Aye.
 9 SECRETARY: Ms. Haythe.
 10 MS. HAYTHE: Aye.
 11 MR. CALLAHAN: Okay. Sarah, you want to
 12 come on up?
 13 MS. KILMON: Hello, Council. My name is
 14 Sarah Kilmon. I'm the communications
 15 coordinator but also someone that's working
 16 very hard on Talbot Day. So I figured I'd
 17 share a little bit more about this year's
 18 celebration.
 19 I did want to say thank you so much for
 20 the Council for recognizing Talbot Day and this
 21 milestone.

Page 19

1 As mentioned, 365 years of Talbot County,
 2 which is incredible when you stop to think
 3 about it. Talbot County is technically older
 4 than the United States.
 5 What I love about Talbot Day is that it
 6 takes something that seems so big and makes it
 7 seem really personal. It's not just about the
 8 history, it's about the people. It's about the
 9 neighbors, volunteers, and community members
 10 that show up every day and make this place what
 11 it is, home.
 12 And it's a chance for the community to
 13 come together, spend time together, and
 14 celebrate what we have here in Talbot County.
 15 This year especially feels meaningful
 16 because we are heading into the nation's 250th
 17 anniversary as well. And that's the big
 18 national story.
 19 But Talbot Day gives us a chance to, a
 20 moment to celebrate our local story right here.
 21 So as mentioned in the proclamation, we

Page 20

1 would love everyone to come out on Sunday,
 2 April 26th, for the celebration.
 3 We will start with a ceremony at 4 p.m. in
 4 front of the courthouse lawn where we will
 5 recognize our citizen and service award
 6 nominees and our poster contest winners. And
 7 then we will move into the community
 8 celebration from 5 p.m. to 7 p.m. on the back
 9 of the courthouse lawn. So that would be West,
 10 the West Street in front of the library.
 11 We'll have an old fashioned ice cream
 12 social with free ice cream from Scottish
 13 Highland Creamery, lawn games, arts and crafts,
 14 touch a truck, and live music.
 15 And you can learn more about that, our
 16 wonderful event, at
 17 talbotcountymd.gov/talbotday.
 18 I did want to take a moment to recognize
 19 some of my Talbot 250 Commission members that
 20 have come and joined us tonight. We have, in
 21 the back we have Cindy Orban. We also have

Page 21

1 Emma Poole and Kristin Goller as well here
 2 tonight.
 3 And before we take a photo, I have a
 4 surprise. You guys may have noticed this
 5 treasure box. We're not (indiscernible.)
 6 MR. STEPP: I was wondering.
 7 MS. MIELKE: For you, for you.
 8 MS. KILMON: I'm going to say this in
 9 front of the mic.
 10 So as part of our celebrations this year,
 11 we produced a special limited edition challenge
 12 coin. And you all will be the first people to
 13 receive the challenge coin.
 14 We partnered locally with Bay Imprint to
 15 make this possible. And only 250 challenge
 16 coins are being made. So in order to get them,
 17 you have to do some special things to be
 18 announced on Talbot Day.
 19 But you guys, because you're awesome and
 20 you're Council, I guess you guys can just get
 21 them.

Page 22

1 MR. STEPP: Awesome. Thank you, Sarah.
 2 MR. LESHER: Thank you.
 3 MR. CALLAHAN: Thank you.
 4 MS. MIELKE: Thank you.
 5 MS. HAYTHE: Thank you.
 6 MS. MIELKE: Nice.
 7 MS. KILMON: So on the front, it says the
 8 365 and then our anniversary years, and on the
 9 back it has a picture of the courthouse.
 10 And you'll be able to get those by doing
 11 specific challenges this year as we celebrate
 12 Talbot 250 and 365.
 13 MR. CALLAHAN: Good job. Good job. Okay.
 14 So you want to go ahead and get everybody
 15 and your team up?
 16 MR. STEPP: Chuck, hold on just a second.
 17 Not yet, if you can. We'll have you come up in
 18 just a moment.
 19 I just want to take a quick moment just to
 20 thank Sarah. Sarah, you've put a lot of time
 21 and effort in this, a lot of soul. So I'd like

Page 23

1 to just thank you and the rest of the team,
 2 everyone who has put in the time. And you made
 3 all of our Talbot Days what it has been. This
 4 is just really, really cool to see this coming
 5 together and doing it.
 6 And for the picture, if we could call an
 7 audible. This is Talbot Day. This is for
 8 everybody. So everyone in the audience, if you
 9 guys can come on up too.
 10 Maybe we have our commission come up
 11 first, and then let's have everyone come up and
 12 take a picture if you guys don't mind.
 13 MR. CALLAHAN: That would be great. That
 14 sounds good. Okay. We good? Okay. Let's go.
 15 We can hold up our coins.
 16 MS. MORRIS: All right. You ready? One,
 17 two, three. Great. Thank you.
 18 MR. STEPP: Come on up everyone, come on.
 19 Don't be shy. Staff, everybody, come on.
 20 Mr. Riggin, don't be shy, come up.
 21 MR. RIGGIN: What is this?

Page 24

1 MR. CALLAHAN: There we go.
 2 SPEAKER: Okay. Smile. Oh, God. Okay.
 3 Okay. We got everybody I think.
 4 MR. CALLAHAN: All good? Okay.
 5 Next on the agenda is a presentation and a
 6 request from the Talbot Soil Conservation. You
 7 guys want to come on up. Yeah. Shawn.
 8 MR. SMITH: Good evening.
 9 MR. CALLAHAN: Yeah. Good evening.
 10 MR. SMITH: Thank you for having us this
 11 evening.
 12 MR. CALLAHAN: Yeah, yeah. No problem.
 13 MR. SMITH: My name is Shawn Smith, and
 14 I'm the district manager for the Talbot Soil
 15 Conservation District. And here with me is
 16 John Swaine, chairman of our Board of
 17 Supervisors, also a farmer in Talbot County.
 18 While I don't have any prepared remarks
 19 this evening, we did come forth to discuss our
 20 erosion and sediment control fees.
 21 Every few years we come in front of the

Page 25

1 Council and ask for your blessing after our
 2 Board of Supervisors has already reviewed our
 3 review fee schedule for 2026.
 4 I'm assuming everybody has the letter.
 5 MR. CALLAHAN: Yes, we do.
 6 MR. SMITH: Okay. So I won't go through
 7 it. But if you have any questions.
 8 And then also the other thing we need to
 9 tackle if we can tonight is enacting a review
 10 fee structure for ag stormwater review.
 11 So over the past couple of years, we've
 12 been working with Public Works to take on some
 13 of that workload of reviewing ag stormwater.
 14 And so we've been doing that, like I said, for
 15 a year or so. And so we'd just like to go
 16 ahead and set forth a review fee schedule for
 17 simple ag stormwater structures.
 18 MR. CALLAHAN: Yup. So can you help the
 19 public.
 20 MR. SMITH: Sure.
 21 MR. CALLAHAN: So we have in-house people

Page 26

1 that do stormwater.
 2 MR. SMITH: Absolutely.
 3 MR. CALLAHAN: Okay. And then so when
 4 does it come to you?
 5 MR. SMITH: So specifically, we approached
 6 Public Works maybe a year and a half, two years
 7 ago about some of the issues that we were
 8 having within the ag community for best
 9 management practices.
 10 So we have a lot of interest in the county
 11 for structures, such as manure, waste storage
 12 structures, or ag chemical handling buildings.
 13 And they were being asked to, on top of the
 14 design that we've already done, to do
 15 additional stormwater.
 16 And so we received some guidance back from
 17 MDE back in 2014 that basically said if you're
 18 going to do a best management practice, we're
 19 not going to go ahead and burden you more with
 20 additional stormwater regs when the majority of
 21 these projects are put in the center of a

Page 27

1 100-acre field let's say or in a farmstead
 2 that's already treating stormwater.
 3 So by working with Public Works, we were
 4 able to identify any project that doesn't
 5 exceed one acre of disturbance, we can run that
 6 through our shop. That takes a little bit of
 7 the workload off of the regular stormwater
 8 projects.
 9 And it also helps us, too, because we're
 10 trying to facilitate cost share for farmers,
 11 and it makes that process a lot easier and
 12 quicker. So it has, it has worked.
 13 But there is some admin time that takes
 14 just to kind of review and make sure we're
 15 meeting all the stormwater regs.
 16 MR. CALLAHAN: I got you. I appreciate
 17 you.
 18 And so just one other question. So these
 19 fees, this is the State, not the county?
 20 MR. SMITH: This is the District.
 21 MR. CALLAHAN: The District. Okay. So

Page 28

1 help me with that.
 2 MR. SMITH: Sure. So we're
 3 quasi-governmental.
 4 MR. CALLAHAN: Okay.
 5 MR. SMITH: Meaning that we were enacted
 6 by State law, but we're not a State entity.
 7 So we exist because of COMAR. COMAR says
 8 we should exist, but we don't have -- our
 9 erosion and sediment control fees and along
 10 with these stormwater fees, kind of help us
 11 meet our mission.
 12 That is -- those are the only fees that we
 13 have obligated to meet, to meet our mission
 14 statement, which is outreach, education, things
 15 like that.
 16 So while we don't get a county budget, we
 17 don't get a State budget, we don't get a
 18 federal budget, those E&S fees that we collect
 19 really are our operating funds.
 20 So as in everything, every few years we
 21 take a look at it, we see how is it working.

Page 29

1 And as you can see in here, we propose to
 2 streamline some of our structure to make it
 3 simplified.
 4 And so I'd be happy to answer any
 5 questions you may have regarding the proposed
 6 structure.
 7 MR. CALLAHAN: Okay. Council, any other
 8 questions on these fees?
 9 MS. MIELKE: No.
 10 MS. HAYTHE: No.
 11 MR. LESHNER: It looks like you're doing a
 12 little bit of a simplification here where
 13 instead of, instead of charging an upfront
 14 application fee and then a fee when you review
 15 it, that you're merging those together.
 16 MR. SMITH: Yes. It's all into one.
 17 The primary reason we're doing this is, as
 18 I had mentioned, these are our operating fees.
 19 And so as of right now, we have a very small
 20 staff. And it is primarily State employees and
 21 federal employees.

Page 30

1 So any I'll say District employees are
 2 grant funded or federally funded.
 3 We have an admin, administrative assistant
 4 currently, who is on a five-year contract. And
 5 so we're trying to figure out a way of how do
 6 we keep and retain that support for the erosion
 7 and sediment control program.
 8 And so that's kind of why we started
 9 thinking about how can we be creative but
 10 still, still satisfy the needs of the program
 11 but look towards the future because we don't
 12 get -- like I said, we are not getting any
 13 additional funding from the State.
 14 MR. CALLAHAN: Right. Okay. Any other
 15 questions?
 16 I can tell you personally I'm not a big
 17 fan of raising fees.
 18 MR. SMITH: Right.
 19 MR. CALLAHAN: You know what I mean? So
 20 that's kind of a little bit sticky.
 21 I might have to pay John out of pocket.

Page 31

1 I'm not sure. You know what I mean?
 2 He's a good guy, and I know you do your
 3 things. But I'm not sure I can be on board
 4 with raising the fees. I really don't.
 5 So but you guys do a good job. You got a
 6 job to do. So, you know, just not my thing to
 7 raise fees.
 8 MR. SMITH: No. And I'm not here -- I
 9 mean this is a hard thing to tackle as far as
 10 we don't want to do that.
 11 MR. CALLAHAN: Yeah.
 12 MR. SMITH: Unfortunately, as I said
 13 before, we don't receive a county budget, we
 14 don't receive a State or a federal budget.
 15 MR. CALLAHAN: Right.
 16 MR. SMITH: So we're kind of out there on
 17 an island and how do we --
 18 MR. CALLAHAN: I understand.
 19 MR. SMITH: How do we keep things working.
 20 MR. CALLAHAN: Yeah. I understand. I
 21 understand.

Page 32

1 MR. SMITH: So I'm against fees, too. So
 2 I can empathize, but I'm stuck.
 3 MR. CALLAHAN: Yeah. I'm with you.
 4 MR. LESHER: And it looks like they're not
 5 all going up.
 6 MR. SMITH: No. A lot of them are staying
 7 the same or going down.
 8 In fact, I don't want to have to go
 9 through the nuances of it, but let's just say
 10 right now if you disturb over a half-acre for a
 11 single-family lot or single-family home over a
 12 half-acre, we're charging \$325 to review the
 13 fee. To review the plan, I apologize.
 14 So we're going to streamline it so it's
 15 going to be whatever the tenth is. So if you
 16 have half an acre, at \$500, it's only 250. So
 17 it actually goes down. And it just streamlines
 18 everything.
 19 So if it's a tenth of an acre of a
 20 project, it's \$50, where right now we're at
 21 325.

Page 33

1 So it kind of -- we're going to -- it will
 2 make things easier for our purposes as well as
 3 far as tracking and things like that.
 4 MR. CALLAHAN: I got you.
 5 You want to say anything, John?
 6 MR. SWAINE: No. I'm good.
 7 MR. CALLAHAN: You're good.
 8 Okay. Any other questions?
 9 MS. HAYTHE: No. I'll just say that
 10 having gone through the sediment and erosion
 11 process recently, it was a fairly painless
 12 process thanks to you and your guidance.
 13 So I just want to thank you for that, and
 14 I appreciate that because really having
 15 somebody to help you through the process when
 16 you're going through this is very important.
 17 So you and your team did a great job with
 18 my civil team and architect. So I thank you
 19 for that.
 20 And certainly understand the increase in
 21 the fee. I'm with Chuck, though. I don't like

Page 34	<p>1 fees at all for this type of projects we do. 2 But I clearly understand the reasoning behind 3 it. 4 So just want to thank you for all that you 5 do in that office and your customer service. 6 MR. SMITH: We wish you the best of luck 7 with your project. 8 MS. HAYTHE: Huh? 9 MR. SMITH: Wish you the best of luck with 10 your project. 11 MS. HAYTHE: Thank you. Thank you so 12 much. I appreciate that. 13 MS. MIELKE: No comment. 14 MR. CALLAHAN: You good. 15 MS. HAYTHE: So we need a motion? 16 MR. CALLAHAN: Need a motion. 17 MR. LESHHER: I'll move for the proposed 18 fee schedule. 19 MS. HAYTHE: Second. 20 MR. CALLAHAN: Okay. We got a motion and 21 second. Madam Secretary could you call the</p>	Page 36	<p>1 MR. CALLAHAN: Okay. 2 MS. SPARKS: Okay. Good evening, Council. 3 MR. CALLAHAN: Well, good evening. How 4 are you? 5 MS. SPARKS: I'm doing very well. 6 MR. CALLAHAN: Good. 7 MS. SPARKS: Nearing the finish line. 8 It's looking like a beautiful thing here. 9 MR. CALLAHAN: You did a good job, budget, 10 you guys. 11 MS. SPARKS: Thank you. Martha Sparks, 12 finance director for Talbot County, here to 13 have a budget introduction for our FY2027 14 budget. 15 I purposefully picked that picture to 16 celebrate Talbot 250. Okay. 17 MR. STAMP: So good evening, Council. 18 I'll start off the presentation and then let 19 Martha do what she does best to get into the 20 weeds when it comes to the budget. 21 First of all, I'd like to just thank the</p>
Page 35	<p>1 vote. 2 SECRETARY: Mr. Callahan. 3 MR. CALLAHAN: No. 4 SECRETARY: Mr. Stepp. 5 MR. STEPP: No. 6 SECRETARY: Mr. Leshher. 7 MR. LESHHER: Aye. 8 SECRETARY: Ms. Mielke. 9 MS. MIELKE: Aye. 10 SECRETARY: Ms. Haythe. 11 MS. HAYTHE: Aye. 12 MR. CALLAHAN: Okay. All right, guys. 13 Thank you. I appreciate it. 14 MR. SMITH: Thank you very much. 15 MR. CALLAHAN: Okay. Okay. Next on the 16 agenda, we got introduction of legislation. 17 Madam Secretary, could you go ahead and read 18 the title, please. 19 SECRETARY: An act to establish the 20 2026-2027 annual budget and appropriation 21 ordinance.</p>	Page 37	<p>1 Council once again for all your hard work on 2 this year's budget. I think that it went well. 3 I think that you did a thorough review, and we 4 tried to tee up a budget this year that was a 5 reasonable, baseline budget. 6 We tried to keep it as flat as we could 7 this year by limiting new positions and just 8 kind of holding the line. 9 We continue to engage in what we call a 10 conservative budgeting process, which means we 11 underestimate our revenues and overestimate our 12 expenditures. This serves us well over the 13 years. So in this year's budget, we did the 14 same. 15 I'm happy to report that our current FY26 16 budget, we're on target to meet our goals and 17 objectives fiscally. 18 And our priority this year has been public 19 safety and education, along with the other 20 services that the county does provide. 21 Every year we take a look as we start the</p>

Page 38	<p>1 budget process at certain risks that we are 2 facing at a given year. This year in 3 particular, these will probably resonate with 4 folks that are watching this presentation. 5 We're seeing significant policy shifts at the 6 federal level with rapidly changing dynamics, 7 which injects whatever uncertainty in the 8 budgeting process. 9 The second is the State looming budget 10 deficit. Council is well aware that we are 11 seeing shifting of responsibilities from State 12 government to county government. That is, 13 that's fiscally as well as authorities. 14 So it's an interesting time that we're 15 facing from a budgeting perspective. We've 16 seen this in the area of the core funding for 17 our Health Department, our teacher pensions, 18 and other areas across State government 19 shifting those responsibilities to county 20 government. 21 The economic pressures, we are seeing a</p>	Page 40	<p>1 FY26 level. As you will see as Martha goes 2 through the presentation, we are limiting new 3 positions. There are only several new 4 positions, but the caveat was that funding had 5 to come with -- sustainable funding had to come 6 with those positions. 7 So that was -- I have to give our 8 department heads full credit for just stepping 9 up and adhering to that request from the county 10 manager and County Council. 11 We focused on completing existing capital 12 projects. If you remember, Council, in FY25 13 you put a significant investment into capital 14 projects. And we are still running with that 15 commitment to finish what we started. 16 Last, in the current budget, FY26-FY27, we 17 continue to finish what we've started. It's 18 exciting. Extension of sewer, roadways, 19 buildings, to name a few. 20 So, you know, again, I default back to 21 this concept of personnel, processes, and</p>
Page 39	<p>1 number of them if you watch the news any given 2 day. I think you can sum it up at this point 3 with a general supply constriction, which is 4 increasing costs globally. And of course, we 5 need to recognize that as we build our budget 6 for FY27. 7 And then finally, workforce challenges. 8 We continue to be in a period of significant 9 competition for talent. And I'm happy to 10 report that we are maintaining our talent. And 11 that's because the Council steps up and does 12 what we need to do to stay competitive and to 13 make sure we not only provide a competitive 14 salary, but we also address things like safety 15 in the workplace, leading edge equipment for 16 our practitioners who are out there doing the 17 work, and other, other areas that are available 18 to employees so they can do what they do best. 19 We are addressing those risks. 20 And then strategies that we used this 21 year. We are holding the FY27 budget below the</p>	Page 41	<p>1 projects as the overarching plan. We've 2 addressed each one of them. And this 3 specifically talks about projects. 4 Happy to report that we just cut the 5 ribbon at the St. Michael's Library. I think 6 the folks down there were quite happy. It was 7 a great turnout down there. 8 In the third week of May, we'll be cutting 9 a ribbon at the north EMS station where you'll 10 have paramedics on duty 24 hours a day, seven 11 days a week to serve the north end of the 12 county so that we can maintain that 13 eight-minute response time 90 percent of the 14 time in Talbot County. 15 Public Safety Building will be a ribbon 16 cutting on the finalizing that building and the 17 switchover to the 911 Center in that building 18 in July. 19 And then Chapel School will be in August. 20 So lots of good things coming. 21 Again, I just reiterate that we continue</p>

Page 42	<p>1 to be on track as far as our plan.</p> <p>2 At this point, I'm going to hand it over</p> <p>3 to Martha to get into the weeds. Thank you,</p> <p>4 Council.</p> <p>5 MS. SPARKS: Council, the general fund</p> <p>6 budget for fiscal year 26 is performing well.</p> <p>7 Revenues are projected to come in slightly</p> <p>8 above estimates, and expenditures are on track</p> <p>9 to meet budgeted levels.</p> <p>10 The FY26 budget has supported and allowed</p> <p>11 for meaningful improvements in government</p> <p>12 services, community support, communications,</p> <p>13 and overall government effectiveness.</p> <p>14 County manager has stolen some of the</p> <p>15 things from my list, but I'm going to go</p> <p>16 through them again as well. They're some</p> <p>17 really good things that need to be highlighted</p> <p>18 that Council has accomplished with the current</p> <p>19 budget that we're in now.</p> <p>20 Earlier this fiscal year, Talbot County</p> <p>21 began construction of a new north EMS station</p>	Page 44	<p>1 Goldsborough Neck Road. This enhances safety,</p> <p>2 improves access, and supports future economic</p> <p>3 growth associated with the Mistletoe Hall</p> <p>4 Commerce Business Park and the Talbot Commerce</p> <p>5 Business Park.</p> <p>6 More recently, construction began on the</p> <p>7 Chapel Road culvert replacement, which is</p> <p>8 necessary to maintain safe roadway conditions</p> <p>9 and proper water flow to the Wootenaux Creek.</p> <p>10 Did I say that right? I get that right?</p> <p>11 That's hard. We had a debate about how to</p> <p>12 pronounce that.</p> <p>13 St. Michael's Library also reopened in</p> <p>14 March 2026, showcasing new features designed to</p> <p>15 better serve the needs of the community.</p> <p>16 Improvements at county-owned pools in</p> <p>17 Easton and St. Michael's are ongoing as the</p> <p>18 county continues to invest and maintain its</p> <p>19 recreational facilities.</p> <p>20 Most recently, the Council established the</p> <p>21 Office of Community Partnerships to serve as a</p>
Page 43	<p>1 in Cordova. This facility will improve</p> <p>2 emergency response times and enhance public</p> <p>3 safety for residents in the northern part of</p> <p>4 the county.</p> <p>5 In addition, the county has entered into</p> <p>6 an equipment purchase agreement for new heart</p> <p>7 monitors, stair chairs, and power stretchers</p> <p>8 for all paramedic units, replacing aging</p> <p>9 equipment and enhancing EMS capabilities.</p> <p>10 Council has already increased support to</p> <p>11 our volunteer fire departments.</p> <p>12 Talbot County also continues to prioritize</p> <p>13 the safety and maintenance of its 370 miles of</p> <p>14 county roads. Routine maintenance and paving</p> <p>15 occur annually, but the county also invests in</p> <p>16 strategic roadway, strengthening and widening</p> <p>17 projects.</p> <p>18 In November 2025, Talbot County, in</p> <p>19 partnership with the Town of Easton and the</p> <p>20 Midshore Regional Council, completed a</p> <p>21 multi-phase project to widen and strengthen</p>	Page 45	<p>1 coordinating office that strengthens</p> <p>2 collaboration among agencies, nonprofit</p> <p>3 partners, and community stakeholders and</p> <p>4 improves access to resources.</p> <p>5 Those are quite a lot of good things that</p> <p>6 there are to talk about in the current budget.</p> <p>7 Now for the fiscal 27 budget strategy.</p> <p>8 The fiscal year 2027 general fund budget of</p> <p>9 159.1 million was developed using the county's</p> <p>10 longstanding conservative budgeting approach,</p> <p>11 which has consistently supported a strong</p> <p>12 financial position.</p> <p>13 The budget reflects input gathered through</p> <p>14 meetings with departments, outside agencies,</p> <p>15 finance, the county manager, and work sessions</p> <p>16 with Council. Each request was carefully</p> <p>17 reviewed, and the budget before you represents</p> <p>18 the priorities and decisions made during those</p> <p>19 sessions.</p> <p>20 Our budgeting methodology focuses on</p> <p>21 modestly projecting revenues, evaluating the</p>

Page 46	<p>1 need and impact of expenditures, and using 2 reserves strategically. This disciplined 3 practice ensures that any new ongoing expenses, 4 such as full-time positions, are added only 5 when a funding source is found and is clearly 6 justified. 7 As a result, Talbot County has been able 8 to maintain low property and income tax rates 9 and keep other fees down. 10 This approach has also supported healthy 11 reserve growth, positioning the county to 12 withstand fiscal uncertainty at the State and 13 federal levels. Council's reserve policies 14 adopted last year provided clear guidance for 15 funding decisions and risk mitigation 16 strategies that help to shape this budget. 17 FY27 highlights. Talbot County property 18 tax rates were calculated in accordance with 19 the Talbot County Charter and the Maryland 20 Education Article 5-104. The calculation 21 includes a 2 percent increase above SDAT's</p>	Page 48	<p>1 includes 24.9 million in the rainy day reserve, 2 7.5 million in the risk mitigation reserve, 3 4.8 million in the permanent public improvement 4 reserve, and 44.3 million in unassigned 5 reserves. 6 These reserves were calculated according 7 to the reserve policy adopted by Council in 8 February of 2025 and provide 30 percent 9 coverage of general fund expenditures before 10 financing costs. 11 The FY25 reserves also include 12 21.6 million assigned to the FY26 budget and 13 2.7 million in non-spendable reserves. 14 Reserves should only be used for 15 non-recurring purchases, projects, or payments, 16 and not for ongoing expenses that are difficult 17 to reduce, such as personnel or education 18 funding. 19 Talbot County's reserves provide several 20 benefits. They demonstrate a strong financial 21 management to credit rating agencies,</p>
Page 47	<p>1 certified revenues, an additional one cent 2 approved by voters in 2020 and 2024 to support 3 public safety, and a 1.47-cent education 4 supplement. 5 There is no change to the county's income 6 tax rate. Income tax revenues remain volatile, 7 and volatility is expected to increase due to 8 the State of Maryland approving higher tax 9 rates on higher income earners. 10 The last time similar tax increases were 11 enacted at the State level, Talbot County's 12 income tax revenue declined by 40 percent the 13 following year due to out migration and it took 14 ten years to recover. 15 Maintaining a low income tax rate helps 16 reduce the risk of out migration of high income 17 earners. 18 There were also no increases in the 19 schedule of fees. 20 Talbot County's general fund reserves at 21 the end of FY25 totaled 106 million, which</p>	Page 49	<p>1 supporting the county's ability to secure 2 favorable interest rates and reduce borrowing 3 costs. 4 They also provide the ability to fund 5 small capital projects and capital outlay 6 without borrowing, and they serve as an 7 essential tool in the county's conservative 8 budgeting approach. 9 The largest portion of Talbot County's 10 recurring operating expenditures supports 11 Talbot County Public Schools. For FY27, TCPS 12 funding and school-related debt service account 13 for 43 percent of the county's recurring 14 expenditures. 15 FY27 funding attributable to K through 12 16 education includes the required adjusted local 17 share of 57 million, capital projects totaling 18 1.8 million for the Easton Middle School roof, 19 and the Education Center exterior repairs and 20 painting, teachers' pensions at \$619,801. 21 This was formerly a State liability that it has</p>

Page 50	<p>1 shifted onto the counties.</p> <p>2 Universal pre-k at \$307,663. This is a</p> <p>3 State-mandated cost, and it has increased from</p> <p>4 \$29,000 last year.</p> <p>5 And this might be a good time to mention</p> <p>6 that in FY25, out of the 24 jurisdictions for</p> <p>7 school funding, Talbot County was the 12th</p> <p>8 highest total in the State and local per pupil</p> <p>9 funding and the fourth highest in local per</p> <p>10 pupil funding.</p> <p>11 The FY27 budget also includes a 3 percent</p> <p>12 cost of living adjustment and one performance</p> <p>13 based step for county employees based upon</p> <p>14 their performance evaluation.</p> <p>15 A new general -- no general government</p> <p>16 positions without an identified funding source.</p> <p>17 And fund balance reserves will be invested</p> <p>18 in 5.5 million for capital outlay, equipment</p> <p>19 purchases and very small projects, 4.76 million</p> <p>20 for capital projects, and 2.2 million for the</p> <p>21 recreation fund.</p>	Page 52	<p>1 The county has two primary sources of</p> <p>2 revenues. Those are property taxes, which</p> <p>3 comprise 46.5 percent of general fund revenues,</p> <p>4 and income tax revenues at 25.1 percent.</p> <p>5 Other local taxes, such as recordation,</p> <p>6 transfer, and other local taxes, account for</p> <p>7 9.4 percent of general fund revenues.</p> <p>8 Recordation and transfer taxes can be volatile</p> <p>9 and are strongly tied to the performance of the</p> <p>10 real estate market in Talbot County.</p> <p>11 The net increase in education funding to</p> <p>12 Talbot County Schools, teachers's pensions, and</p> <p>13 universal pre-k is \$1.8 million.</p> <p>14 Operating costs for the county have</p> <p>15 increased 5 percent, mainly as a result of the</p> <p>16 fixed costs related to our workforce. Capital</p> <p>17 outlay has also increased by 2.4 million.</p> <p>18 Capital outlay includes one-time, or</p> <p>19 non-recurring costs for vehicles, equipment,</p> <p>20 and small improvements.</p> <p>21 I wanted to highlight that included in</p>
Page 51	<p>1 Total revenues for FY27 are projected at</p> <p>2 159.1 million.</p> <p>3 Revenue estimates have been increased</p> <p>4 based on historical trends. This approach</p> <p>5 slightly adjusts the county's traditionally</p> <p>6 conservative budgeting methods, while relying</p> <p>7 on reserves policies to help protect against</p> <p>8 uncertainties, such as federal policy changes,</p> <p>9 the State's budget deficit, and broader</p> <p>10 economic pressures.</p> <p>11 Property taxes remain the county's largest</p> <p>12 revenue source, and the education supplement is</p> <p>13 a component within that.</p> <p>14 The education supplement resets to zero</p> <p>15 each year. Each year's new supplement amount</p> <p>16 is then folded into the total property tax</p> <p>17 revenues and becomes part of the county's</p> <p>18 cumulative property tax rate going forward.</p> <p>19 These revenues from the education</p> <p>20 supplement are dedicated exclusively to</p> <p>21 education funding.</p>	Page 53	<p>1 this capital, the 5.5 million capital outlay is</p> <p>2 Talbot County's contribution of 2.3 million to</p> <p>3 the construction cost of the Queen Anne's</p> <p>4 Technical Center at Chesapeake College. This</p> <p>5 center, technical center will support</p> <p>6 improvement of short-term workforce, focused</p> <p>7 courses, and programs appealing to adult</p> <p>8 learners, career changers, incumbent workers,</p> <p>9 and to expand learning in the construction</p> <p>10 trades.</p> <p>11 There are also one-time increases of</p> <p>12 2.3 million in transfers to the recreation fund</p> <p>13 for capital outlay, CIP projects, for the</p> <p>14 Community Center, and Hog Neck Golf Course, and</p> <p>15 to support recreation programs that are run</p> <p>16 through the Community Center.</p> <p>17 These general fund expenditure categories</p> <p>18 are consistent between our budget ordinance and</p> <p>19 our annual comprehensive financial report. In</p> <p>20 those financial documents, education</p> <p>21 expenditures include Talbot County Public</p>

<p style="text-align: right;">Page 54</p> <p>1 Schools, Talbot County Free Library, and 2 Chesapeake College. And this amounts to 3 43.7 percent of all general fund expenditures. 4 Public safety accounts for 26.9 percent of 5 general fund expenditures and illustrates this 6 Council's strong support for our public safety, 7 which includes strong support for our local 8 volunteer fire departments. 9 General government expenditures comprise 10 11.7 percent and Public Works is 5.6. 11 The total property tax rate has been 12 calculated at .8180, which includes an 13 education supplement of .0147. Talbot County 14 property tax rates are calculated in accordance 15 with Talbot County Charter and with the 16 Maryland State education law, as I mentioned 17 earlier. 18 Also, I wanted to reiterate the education 19 supplement is not cumulative. The rate resets 20 each year, and the revenues from the education 21 supplement are dedicated to the appropriation</p>	<p style="text-align: right;">Page 56</p> <p>1 economic shifts. For this reason, Talbot 2 County has intentionally placed increases in 3 the education funding into the education 4 supplement. It ensures a reliable, predictable 5 revenue stream for an expenditure the county is 6 legally obligated and unable to reduce. It 7 keeps education-related increases separate and 8 transparent. 9 Income tax revenue, by contrast is highly 10 volatile. The county does not earmark it, but 11 relies on the flexibility within county 12 operations to cut or reduce spending if income 13 tax revenues decline. 14 Talbot County does offer property owners 15 located within a municipal boundary a tax 16 differential based on parallel services offered 17 by both the county and the town. In fiscal 18 year 25, the total benefit to these property 19 owners was calculated at \$4.1 million by the 20 Department of Legislative Service. 21 On the chart up there, you can see the tax</p>
<p style="text-align: right;">Page 55</p> <p>1 for education funding and teachers's pensions. 2 This is a history of a Talbot County tax 3 bill. It's just an example to show the effects 4 on someone whose property is assessed at 5 \$300,000. For a home assessed at \$300,000, the 6 year over year property tax increase is \$44.40, 7 with \$44.10 of that amount directly funding 8 increases for Talbot County Public Schools and 9 teacher pensions. 10 Since 2019, the property tax on a \$300,000 11 home has increased by \$635, and \$480 of that 12 increase is attributable to the education 13 supplement. \$155 supports county services, 14 facilities, and programs. 15 Counties in Maryland have very limited 16 tools for generating revenue, and property tax 17 is the most predictable and stable revenue 18 source available. 19 Education funding is a large recurring 20 expense that grows every year. The county 21 cannot reduce education spending in response to</p>	<p style="text-align: right;">Page 57</p> <p>1 differential given to the Town of Easton is 2 .1330, Oxford is .1180, Queen Anne is .0601, 3 St. Michael's is .1270, and Trappe's is .0980. 4 And those tax differentials are deducted from 5 the unincorporated area of the county rate to 6 come up with the town property owner's property 7 tax rate. 8 This is a sample bill illustrating the 9 county property tax rate and education 10 supplement based on a home assessed at 300,000. 11 I know during our work sessions, we 12 discussed the impact of the homestead tax 13 credit, but it starts to get a little murky 14 when you start adding those things to this 15 example. So I've left it clean and kept that 16 off of the bill. 17 Talbot County has remained the lowest 18 property tax rate in Maryland for many years. 19 However, this is changing due to the increased 20 educational costs mandated by the State of 21 Maryland through the Blueprint for Education.</p>

Page 58	Page 60
<p>1 Talbot County is structurally different</p> <p>2 because its charter-mandated revenue cap limits</p> <p>3 flexibility in a way most Maryland counties do</p> <p>4 not face.</p> <p>5 Some counties are proposing to lower</p> <p>6 property tax rates in FY27, which happens to be</p> <p>7 an election year.</p> <p>8 These counties have more flexibility</p> <p>9 because they are not bound by the same Charter</p> <p>10 restrictions as Talbot County. The Talbot</p> <p>11 County's Charter revenue cap allows no more</p> <p>12 than a 2 percent increase in property tax</p> <p>13 revenues, one additional penny on the tax rate</p> <p>14 each year, and the county cannot exceed these</p> <p>15 limits under any circumstances.</p> <p>16 If Talbot County chose not to take the</p> <p>17 2 percent increase or the additional penny in</p> <p>18 one year, the county cannot make up that lost</p> <p>19 revenue in future years, even if education or</p> <p>20 other mandated costs rise sharply.</p> <p>21 This structural limitation prevents large</p>	<p>1 By maintaining a low income tax rate, the</p> <p>2 county aims to reduce the likelihood of losing</p> <p>3 high income taxpayers and protect this</p> <p>4 sensitive revenue stream.</p> <p>5 In May of 2025, we went out to bond for</p> <p>6 the Chapel School renovations and addition.</p> <p>7 And as a result, we have new ratings from the</p> <p>8 two ratings agencies.</p> <p>9 And Fitch Ratings, they affirmed the</p> <p>10 county's credit rating of AAA, noting the</p> <p>11 following. The AAA IDR and general obligation</p> <p>12 rating affirmation reflects Talbot's AAA</p> <p>13 financial resilience, underpinned by ample</p> <p>14 budgetary flexibility. And Fitch's expectation</p> <p>15 that the county will sustain reserves at or</p> <p>16 above 7.5 percent of expenditures.</p> <p>17 The long-term liability profile assessed</p> <p>18 as strongest. However, it does mention that</p> <p>19 revenue volatility was assessed as weak due to</p> <p>20 the significant proportion of revenues derived</p> <p>21 from local income tax. And we purposefully --</p>
Page 59	Page 61
<p>1 year-to-year swings in tax bills and enforces</p> <p>2 strong fiscal discipline on the Council, the</p> <p>3 county manager, and all of our departments.</p> <p>4 However, it does also reduce the county's</p> <p>5 flexibility compared to other Maryland</p> <p>6 counties.</p> <p>7 Talbot County has the second lowest income</p> <p>8 tax rate in Maryland at 2.4 percent. The</p> <p>9 county's last income tax rate change occurred</p> <p>10 in 2013. A significant share of Talbot</p> <p>11 County's income tax revenue comes from a small</p> <p>12 number of top earning taxpayers, which makes</p> <p>13 this revenue source highly volatile.</p> <p>14 Income tax revenues have become even more</p> <p>15 unpredictable because of the State of Maryland</p> <p>16 approved higher tax rates on high income</p> <p>17 earners in 2025. The last time the State</p> <p>18 increased taxes on high income residents,</p> <p>19 Talbot County's income tax revenue dropped by</p> <p>20 40 percent. And due to outward migration, it</p> <p>21 took ten years for us to recover.</p>	<p>1 they recognize that as well.</p> <p>2 Moody's Investor Service, they affirmed</p> <p>3 the county's credit rating at AA1, noting the</p> <p>4 following credit strengths. Strong management</p> <p>5 team, maintains formal policies, conservative</p> <p>6 budgeting, and long-term financial and debt</p> <p>7 plans.</p> <p>8 The county manager and I were discussing</p> <p>9 this. We are just carrying the torch for the</p> <p>10 strong management of the county managers, the</p> <p>11 administration, and the county finance</p> <p>12 directors before us.</p> <p>13 There is robust per capita property</p> <p>14 wealth, manageable leverage, and fixed costs.</p> <p>15 There are public hearings on Tuesday,</p> <p>16 May 5, 2026, at 2 p.m. in the Bradley Meeting</p> <p>17 Room, at 7 p.m. at Easton Elementary School</p> <p>18 cafeteria.</p> <p>19 Final budget deliberations will be on</p> <p>20 Tuesday, May 12th, and the budget adoption will</p> <p>21 be on Tuesday, May 26th.</p>

Page 62	Page 64
<p>1 The public is invited to submit written</p> <p>2 public comments by Thursday, May 8, 2026, to</p> <p>3 publiccomment@talbotcountymd.gov.</p> <p>4 For more information on the FY2027</p> <p>5 proposed budget, visit our website at</p> <p>6 talbotcountymd.gov.</p> <p>7 MR. CALLAHAN: Okay. Good job. Any</p> <p>8 other?</p> <p>9 MR. STAMP: That's it, sir.</p> <p>10 MR. CALLAHAN: Is that it? Okay.</p> <p>11 Council.</p> <p>12 MS. MIELKE: Great job.</p> <p>13 MS. HAYTHE: Great job.</p> <p>14 MR. LESHER: Just thank you to, thank you</p> <p>15 to Ms. Sparks and your team for assisting</p> <p>16 Council and the county manager in getting</p> <p>17 through this process. This covers a lot of</p> <p>18 ground, and appreciate your framing it up with</p> <p>19 so much clarity.</p> <p>20 MR. CALLAHAN: Yup.</p> <p>21 MR. STEPP: Thank you.</p>	<p>1 to next year to making it better, though.</p> <p>2 MS. MIELKE: A day at a time.</p> <p>3 MR. CALLAHAN: Okay. If there's any other</p> <p>4 thing, just a raise our hand to introduce.</p> <p>5 MR. LESHER: Introduced by Council.</p> <p>6 MR. CALLAHAN: Okay.</p> <p>7 SECRETARY: This will be known as Bill</p> <p>8 Number 1625. And the public hearing will be</p> <p>9 held on Tuesday, May 5th, at 2 p.m. in this</p> <p>10 room, the Bradley Meeting Room, and then at</p> <p>11 7 o'clock at Easton Elementary School</p> <p>12 cafeteria.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MR. STAMP: Mr. Council President, Members</p> <p>15 of Council, I know there's been a lot of</p> <p>16 accolades, but I do want to personally thank</p> <p>17 Martha and Kaitlyn. They have worked a new</p> <p>18 definition of overtime. And their expertise</p> <p>19 delivers you what you have here. So thank you.</p> <p>20 MS. SPARKS: Thank you.</p> <p>21 MR. CALLAHAN: Yeah.</p>
Page 63	Page 65
<p>1 MR. CALLAHAN: You've done a great, your</p> <p>2 whole team has done a great job. Been working</p> <p>3 on it for six months, you know.</p> <p>4 MS. SPARKS: Feels like it.</p> <p>5 MR. CALLAHAN: Yeah, yeah. Close to it.</p> <p>6 But you guys done a great job. Go ahead.</p> <p>7 MS. SPARKS: We have done a good job. I</p> <p>8 will pat -- I don't usually pat myself on the</p> <p>9 back, but we couldn't do the good job that we</p> <p>10 do if we didn't have our county manager's</p> <p>11 support, our assistant county manager's</p> <p>12 support, and the corporation and support of all</p> <p>13 of our department heads.</p> <p>14 They were -- we started making the changes</p> <p>15 last year. This year we really hit a groove.</p> <p>16 We made some really good tweaks. And I think</p> <p>17 you can tell from the budget work sessions with</p> <p>18 all of you, that the information flowed with</p> <p>19 more clarity and it just went well.</p> <p>20 MR. CALLAHAN: It went very well.</p> <p>21 MS. SPARKS: I'm still not looking forward</p>	<p>1 MS. MIELKE: Here-here.</p> <p>2 MR. CALLAHAN: Okay, guys. Thanks a lot.</p> <p>3 Appreciate it. Okay.</p> <p>4 MR. LESHER: One final note.</p> <p>5 MR. CALLAHAN: Go ahead.</p> <p>6 MR. LESHER: And thanks to you, Mr. Stamp,</p> <p>7 for your guidance for all these departments and</p> <p>8 leading us to a point where we're actually</p> <p>9 looking at a \$2 million reduction in a budget.</p> <p>10 That does not happen very often. Thank you.</p> <p>11 MR. CALLAHAN: Thank you. Good.</p> <p>12 Okay. Next on the agenda is the public</p> <p>13 hearing. Madam Secretary, could you go ahead</p> <p>14 and read the title of Resolution 392, please.</p> <p>15 SECRETARY: Resolution Number 392, a</p> <p>16 resolution to amend the Talbot County</p> <p>17 comprehensive water and sewer plan to</p> <p>18 reclassify and remap six parcels of real</p> <p>19 property located at 25516 Bushey Heath Road,</p> <p>20 25520 Bushey Heath Road, 25524 Bushey Heath</p> <p>21 Road, 25533 Bushey Heath Road, 25575 Bushey</p>

Page 66	<p>1 Heath Road, and 25608 Bushey Heath</p> <p>2 Road/Solitude Road and shown on tax map 40 as</p> <p>3 parcels 98, 86, 2, 82, 4, and 110,</p> <p>4 respectively. From unprogrammed to S-1,</p> <p>5 immediate priority status. Pursuant to</p> <p>6 applications filed by Daniel D. Haley and Dawn</p> <p>7 A. Haley, Jacqueline H. Smith, and Federal QTIP</p> <p>8 residuary trust of Jerry B. Hook, Katherine A.</p> <p>9 Heikes, Kenneth R. Adami, and Beth Adami, and</p> <p>10 Harry G. Broadman Family Trust.</p> <p>11 MR. CALLAHAN: Mr. Thomas, you want to</p> <p>12 help us with this.</p> <p>13 MR. THOMAS: I'd actually ask Mr. Clarke</p> <p>14 and --</p> <p>15 MR. CALLAHAN: Okay.</p> <p>16 MR. THOMAS: -- planning staff to come</p> <p>17 forward.</p> <p>18 MR. CALLAHAN: Okay. Come on up, guys.</p> <p>19 Yup.</p> <p>20 MR. CLARKE: Thank you. Ray Clarke,</p> <p>21 county engineer, here with Josh.</p>	Page 68	<p>1 MR. CALLAHAN: Okay.</p> <p>2 MR. ELLIOTT: Bryce, do you have anything?</p> <p>3 MR. YELTON: No, nothing there further.</p> <p>4 The Planning Commission did hear this in</p> <p>5 April, like Josh had said. The Planning</p> <p>6 Commission took into account the map that was</p> <p>7 revised by the Public Works Advisory Board to</p> <p>8 limit the area that is being designated S-1</p> <p>9 status to that ten-acre property. So that was</p> <p>10 part of their motion as well.</p> <p>11 MR. LESHER: So has that new map now been</p> <p>12 incorporated into what is before us for a vote</p> <p>13 or do we need to take any action to make sure</p> <p>14 that that new map is in there?</p> <p>15 MR. THOMAS: It is not because the version</p> <p>16 that was introduced did not have that in it.</p> <p>17 And then it subsequently went to the Planning</p> <p>18 Commission and the Public Works Advisory Board</p> <p>19 made the recommendation.</p> <p>20 So it would require an amendment of</p> <p>21 Council, whether that's made orally this</p>
Page 67	<p>1 I'll let Josh kind of start off and fill</p> <p>2 in.</p> <p>3 MR. CALLAHAN: That's good.</p> <p>4 MR. ELLIOTT: Josh Elliott, assistant</p> <p>5 county engineer.</p> <p>6 The Bushey Heath Road property owners have</p> <p>7 requested an amendment to the county</p> <p>8 comprehensive water -- the county comprehensive</p> <p>9 water and sewer plan to change six properties</p> <p>10 from unprogrammed to S-1 status, allowing one</p> <p>11 EDU per property to address aging septic</p> <p>12 systems located in the critical area.</p> <p>13 The Public Works Advisory Board voted four</p> <p>14 to nothing to recommend approval of Resolution</p> <p>15 392 with the stipulation that the 91-acre</p> <p>16 parcel at 25608 Bushey Heath Road be limited to</p> <p>17 the ten acres surrounding the residence.</p> <p>18 And the Planning Commission subsequently</p> <p>19 voted three to nothing that the resolution,</p> <p>20 they found it consistent with the Comprehensive</p> <p>21 Plan.</p>	Page 69	<p>1 evening or in a document I can prepare and</p> <p>2 bring back at the next meeting.</p> <p>3 MR. LESHER: Is it prudent to have that</p> <p>4 clarity it written form?</p> <p>5 MR. THOMAS: For this property, I think it</p> <p>6 would help just for illustrative purposes to</p> <p>7 see the area that's being proposed.</p> <p>8 MR. LESHER: Okay.</p> <p>9 MR. THOMAS: It will require a few tweaks</p> <p>10 in the resolution itself.</p> <p>11 MR. LESHER: So we can direct you from the</p> <p>12 dais and -- but the amendment wouldn't be voted</p> <p>13 on until prepared at the next --</p> <p>14 MR. THOMAS: Correct. So you could direct</p> <p>15 me to prepare the amendment. I'll have it</p> <p>16 prepared at the next meeting, and then you can</p> <p>17 introduce it.</p> <p>18 It's already part of the Planning</p> <p>19 Commission's and Public Works Advisory Board's</p> <p>20 recommendations.</p> <p>21 MR. LESHER: Sure.</p>

Page 70	Page 72
<p>1 MR. THOMAS: It's in the public. So I 2 don't think you need to continue the hearing or 3 anything like that. 4 But I'll just, not to jump ahead. But 5 with the next one, there's an amendment that 6 will need to be made there as well. That one 7 actually I think can just be made from the dais 8 because it's really just a clarification to 9 what was requested. 10 MR. LESHER: Okay. 11 MR. CALLAHAN: Okay. So I'll go ahead and 12 open it up to the public. 13 I'll give you three minutes to speak 14 individuals. Anybody that has an organization, 15 I'll let you spend five minutes talking about 16 392. 17 So at this time, I'll go ahead and open 18 the public hearing on this side over here. 19 Anybody wants to come on up and speak about 20 392, come on up. Okay. 21 Anybody on this side would like to come up</p>	<p>1 MR. CALLAHAN: Okay. 2 MS. HAYTHE: Is that your motion? 3 MS. MIELKE: Second. 4 MS. HAYTHE: That's your motion, Pete? 5 MR. LESHER: I will make that as a motion. 6 MS. MIELKE: Second. 7 MR. CALLAHAN: Okay. We got a motion and 8 second. Madam Secretary, could you call the 9 vote. 10 SECRETARY: Mr. Callahan. 11 MR. CALLAHAN: Aye. 12 SECRETARY: Mr. Stepp. 13 MR. STEPP: Aye. 14 SECRETARY: Mr. Leshner. 15 MR. LESHER: Aye. 16 SECRETARY: Ms. Mielke. 17 MS. MIELKE: Aye. 18 SECRETARY: Ms. Haythe. 19 MS. HAYTHE: Aye. 20 MR. CALLAHAN: And I am clear on we'll 21 vote on the actual resolution at the next</p>
Page 71	Page 73
<p>1 and talk about 392? Okay. 2 I'll go ahead and, at this time, and you 3 said that -- did you want to leave it open 4 until he gets it done? Is that what we want to 5 do? Because it is eligible for vote. 6 MR. LESHER: You can close the public 7 hearing. 8 MR. CALLAHAN: Yeah. Okay. 9 MR. LESHER: You can close the public 10 hearing. 11 MR. CALLAHAN: Okay. So I'll go at this 12 time and go ahead and close the public hearing 13 at this time. 14 And now we can discuss how we want to move 15 forward. 16 MR. LESHER: Well, I propose, as our 17 counsel has advised, that we direct, that we 18 direct him to prepare an amendment that will 19 incorporate the new Exhibits A and B as 20 recommended by the Public Works Advisory Board 21 and affirmed by the Planning Commission.</p>	<p>1 meeting. 2 MR. THOMAS: Yes. So I will send you an 3 amendment with the new maps attached. 4 MR. CALLAHAN: Okay. 5 MR. THOMAS: And the changes in the 6 verbiage to the resolution. 7 MR. CALLAHAN: Yeah. 8 MR. THOMAS: And at the next meeting, you 9 can introduce it, vote on it. And then if it 10 passes, vote on the resolution as amended. 11 MR. CALLAHAN: Okay. Sounds great. Okay. 12 That's on that resolution, 392. 13 Madam Secretary, could you do next 14 resolution, 393. 15 SECRETARY: Resolution Number 393, a 16 resolution to amend the Talbot County 17 comprehensive water and sewer plan to 18 reclassify and remap a 26-acre portion of 19 certain real property located at 25662 and 20 25664 St. Michael's Road, St. Michael's, 21 Maryland. And shown on tax map 32 as a portion</p>

Page 74	Page 76
<p>1 of parcel 31. Consisting of 112.0718, plus or 2 minus, acres in total. From unprogrammed to 3 S-1, immediate priority status. Pursuant to an 4 application filed by James Edward Heikes, 5 trustee of the residuary trust under the will 6 of James Irving Heikes. 7 MR. CALLAHAN: Okay, Madam Secretary. 8 You guys want to come on up again and kind 9 of walk us through this. 10 MR. ELLIOTT: So Mr. Heikes has requested 11 an amendment to the county comprehensive water 12 and sewer plan to change priority status from 13 unprogrammed to S-1 for two existing homes at 14 25664 and 25662 St. Michael's Road located at 15 one parcel. 16 This would allow two EDUs to address the 17 aging septic systems within the critical area. 18 The original resolution was drafted to 19 allow for only one EDU. However, how the 20 resolution is presented and how the Public 21 Works Advisory Board discussed the project was</p>	<p>1 left side of St. Michael's Road. 2 The reason for the request for two EDUs is 3 because there are two, one is legal 4 non-conforming the other is a legal dwelling 5 unit on the property. And so it requires one 6 for the existing dwelling and one for the other 7 dwelling on the property. 8 MR. CALLAHAN: Okay. Sounds great. Okay. 9 At this time, I'll go ahead and open the 10 public hearing. I'll give you three minutes to 11 come up front individual. And if you represent 12 an organization, I'll give you five. 13 So at this time on this side, on my left 14 here, anybody wants to come up and talk about 15 393, please come on up. Okay. 16 Anybody here on my right would like to 17 come up? 18 MR. HEIKES: Good afternoon. Ed Heikes. 19 MR. CALLAHAN: Yup. 20 MR. HEIKES: From 25664 St. Michael's 21 Road.</p>
Page 75	Page 77
<p>1 always based on two EDUs. And it was just the 2 language of the actual resolution that 3 referenced one EDU. 4 And the Public Works Advisory Board voted 5 four to nothing to recommend approval. 6 And then the Planning Commission was 7 presented with the revised language reflecting 8 the two EDUs, and they voted three to nothing 9 and found the resolution consistent with the 10 Comprehensive Plan. 11 MR. CALLAHAN: Okay. Great. 12 MR. ELLIOTT: Bryce. 13 MR. CALLAHAN: Go ahead. 14 MR. YELTON: Yeah. The only thing I 15 wanted to add there was just a clarification on 16 the reasoning for the two EDUs. 17 The existing property doesn't have any 18 existing development rights left on it. It's a 19 portion that's to the right of St. Michael's 20 Road with a remainder portion, which is 21 technically a separate parcel across from the</p>	<p>1 I just want to be crystal clear here as 2 we're going forward that under section four of 3 this resolution, it says one EDU. And I would 4 hope that you would adopt this with an 5 amendment to make it two. That's my only 6 concern here. 7 MR. CALLAHAN: Yes, sir. 8 MR. HEIKES: Thank you. 9 MR. CALLAHAN: Thank you. Okay. 10 Any other want to voice their opinion on 11 393? Okay. 12 At this time, I'll go ahead and close the 13 public hearing. 14 And at this time, any discussion? 15 MS. MIELKE: Another motion to amend it? 16 I'm sorry. 17 MR. CALLAHAN: I think that's what it is, 18 right? 19 MR. THOMAS: Yes. Just to clarify, it 20 always should have been two EDUs. It was my 21 fault in drafting it that I didn't pick that up</p>

Page 78	<p>1 when I was writing it. Nobody else discovered</p> <p>2 it until after it had been introduced --</p> <p>3 (Cross talk.)</p> <p>4 MR. CALLAHAN: Okay. So do we need to</p> <p>5 vote on that, then?</p> <p>6 MR. THOMAS: Yeah. We'll just amend it</p> <p>7 for clarity.</p> <p>8 I would consider it a typo, but just let's</p> <p>9 be clear for the record in case anybody ever</p> <p>10 asks.</p> <p>11 MR. CALLAHAN: So let's make a motion,</p> <p>12 then.</p> <p>13 MR. STEPP: So moved to make it two.</p> <p>14 MS. MIELKE: Second.</p> <p>15 MR. CALLAHAN: Okay. We got a motion and</p> <p>16 second. Madam Secretary, could you call the</p> <p>17 vote.</p> <p>18 SECRETARY: Mr. Callahan.</p> <p>19 MR. CALLAHAN: Aye.</p> <p>20 SECRETARY: Mr. Stepp.</p> <p>21 MR. STEPP: Aye.</p>	Page 80	<p>1 SECRETARY: Mr. Callahan.</p> <p>2 MR. CALLAHAN: Aye.</p> <p>3 SECRETARY: Mr. Stepp.</p> <p>4 MR. STEPP: Aye.</p> <p>5 SECRETARY: Mr. Leshner.</p> <p>6 MR. LESHNER: Aye.</p> <p>7 SECRETARY: Ms. Mielke.</p> <p>8 MS. MIELKE: Aye.</p> <p>9 SECRETARY: Ms. Haythe.</p> <p>10 MS. HAYTHE: Aye.</p> <p>11 MR. CALLAHAN: Okay. That sounds good.</p> <p>12 All right. Next on the agenda is</p> <p>13 recommendation of Planning Commission, a</p> <p>14 request of a tax amendment. You guys want to</p> <p>15 come on up.</p> <p>16 MS. HAYTHE: Text amendment.</p> <p>17 MS. MIELKE: Text amendment.</p> <p>18 MR. CALLAHAN: Text amendment.</p> <p>19 MS. MIELKE: It's been a long evening.</p> <p>20 MR. CALLAHAN: Yeah. Exactly.</p> <p>21 MS. HAYTHE: It's almost tax day.</p>
Page 79	<p>1 SECRETARY: Mr. Leshner.</p> <p>2 MR. LESHNER: Aye.</p> <p>3 SECRETARY: Ms. Mielke.</p> <p>4 MS. MIELKE: Aye.</p> <p>5 SECRETARY: Ms. Haythe.</p> <p>6 MS. HAYTHE: Aye.</p> <p>7 MR. CALLAHAN: Okay. That sounds great.</p> <p>8 MR. LESHNER: So now it's amended.</p> <p>9 MR. CALLAHAN: Now it's amended. Now</p> <p>10 we're ready. Now it's eligible for vote.</p> <p>11 MR. LESHNER: And you can ask the secretary</p> <p>12 to call the roll.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MR. LESHNER: Unless there's further</p> <p>15 discussion.</p> <p>16 MR. CALLAHAN: That's what I was getting</p> <p>17 ready to ask. Is there any further discussion?</p> <p>18 MS. HAYTHE: No.</p> <p>19 MR. STEPP: None here.</p> <p>20 MR. CALLAHAN: All right. Madam</p> <p>21 Secretary, could you call the vote.</p>	Page 81	<p>1 MR. TARLETON: Good evening, Council.</p> <p>2 MR. CALLAHAN: Good evening.</p> <p>3 MR. TARLETON: For the record, Brennan</p> <p>4 Tarleton, planning officer for Talbot County.</p> <p>5 If you may recall, this application for a</p> <p>6 citizen sponsored text amendment was submitted</p> <p>7 to the Planning Office back in December of last</p> <p>8 year.</p> <p>9 It came before you all for a</p> <p>10 recommendation to move forward to the Planning</p> <p>11 Commission for their recommendation of an</p> <p>12 alternate introduction of a bill that would</p> <p>13 effectively amend section 19073.3A of the code</p> <p>14 regarding release of reservation of development</p> <p>15 right reserve land agreement areas on certain</p> <p>16 properties in the county.</p> <p>17 The crux of this application basically</p> <p>18 includes language that would allow for an</p> <p>19 additional option for an applicant to petition</p> <p>20 the Council for release of reserved land that</p> <p>21 had previously been established on their</p>

Page 82

1 property due to a prior subdivision. And it
 2 adds certain language that specifies that if
 3 the parcel was subject to an option contract
 4 with the State of Maryland Agricultural Land
 5 Preservation Foundation, that is MALPF, that is
 6 binding upon the owner of the parcel and will
 7 establish a perpetual easement over the parcel,
 8 that that applicant could then petition the
 9 Council for potential release of that reserve
 10 land area.
 11 And that application was bought to you
 12 because we had an applicant who received an
 13 option contract offer from MALPF that had an
 14 existing reserve land area on the parcel,
 15 unbeknownst to the county at the time or the
 16 applicant at the time.
 17 MALPF actually came back and contacted the
 18 county and said that their preference and their
 19 policy is now that they don't allow for
 20 underlying easements over top of easements for
 21 property holders in the MALPF program. So they

Page 83

1 respectively asked the county to remove or
 2 release the reserve land agreement or the
 3 underlying easement on the property.
 4 The county obviously did not have an
 5 option to do that under our current code
 6 provisions. So the applicant proposed this
 7 amendment to the code that would effectively
 8 allow the county or them to petition the county
 9 to release the reserve land area so the
 10 entirety of the farm could be included under
 11 one singular MALPF easement, perpetual MALPF
 12 easement.
 13 The Planning Commission reviewed this in
 14 their February meeting as well as in their
 15 March meeting.
 16 Ultimately, in reviewing the language and
 17 the discussion that the Planning Commission
 18 held, they offered a favorable recommendation
 19 of the Council's approval of this text
 20 amendment, subject to the additional following
 21 language that I included in a memorandum to you

Page 84

1 all that basically states that the parcel would
 2 need to have been subject to an option contract
 3 with MALPF that was entered into between
 4 April 1, 2024, and March 31, 2026.
 5 The reasoning and the discussion behind
 6 that at the Planning Commission was that now
 7 that the county understands and knows that
 8 those reserve land areas or acreage would no
 9 longer be paid for by MALPF, planning staff can
 10 now direct future applicants for the MALPF
 11 program that they cannot be paid for that
 12 acreage, rather than finding out after the fact
 13 and after already receiving an option contract
 14 from MALPF and having to go back through the
 15 negotiation process of whether or not they
 16 chose to enter their property into the MALPF
 17 program whatsoever.
 18 So it wouldn't allow for future owners of
 19 parcels with reserve land area to then be paid
 20 for the reserve land by petitioning the Council
 21 for release of it on top of a MALPF contract.

Page 85

1 MR. LESHAR: So if you are privileged to
 2 be awarded a MALPF easement, you receive a
 3 payment for giving up the development rights on
 4 that?
 5 MR. TARLETON: That's correct. So the
 6 development rights are kind of part and parcel
 7 of that application.
 8 If a property does not have additional
 9 development rights allocated to it, it doesn't
 10 make it eligible for the MALPF program. So
 11 there has to be remaining development rights on
 12 your property that MALPF is essentially paying
 13 for in lieu of you developing that land.
 14 So that kind of drives somewhat of those
 15 negotiations at the price point of the
 16 dollar-per-acre figure for your property.
 17 MR. LESHAR: So if we did this in the
 18 other order, if you went for a MALPF easement
 19 first on the full farm, you couldn't get your
 20 three lots or whatever it is you would
 21 otherwise be entitled to, it cannot be

Page 86	<p>1 subdivided?</p> <p>2 MR. TARLETON: That's correct. Unless you</p> <p>3 include an option in your contract and MALPF is</p> <p>4 agreeable to it that you can reserve additional</p> <p>5 lots for family or farmstead planning purposes</p> <p>6 where you can set aside small acreage on the</p> <p>7 farm to where one of those development rights</p> <p>8 could be used in the future, but they take that</p> <p>9 into consideration as well as far as what</p> <p>10 they're going to negotiate paying you for.</p> <p>11 So conceivable if you had three</p> <p>12 development rights, they could pay you for two,</p> <p>13 you could retain one and a small area somewhere</p> <p>14 on that lot that you could potentially build a</p> <p>15 future home for a son or a daughter or a family</p> <p>16 member.</p> <p>17 MR. LESHER: So if somebody has taken</p> <p>18 those development rights and entered into a</p> <p>19 reserve land agreement, they've gotten a</p> <p>20 benefit from that subdivision, the increase in</p> <p>21 property value or whatever it is?</p>	Page 88	<p>1 March 31st, then you can't apply this language</p> <p>2 to your property if it has reserve land</p> <p>3 anyways.</p> <p>4 So they took a more restrictive</p> <p>5 recommendation because of your concern with</p> <p>6 related to utilizing the development rights on</p> <p>7 the property and then coming to a future</p> <p>8 Council to petition the release of that reserve</p> <p>9 land area that is technically already reserved</p> <p>10 or preserved land under a county easement, just</p> <p>11 not a State easement.</p> <p>12 MR. LESHER: So this will allow the county</p> <p>13 to enable them to get a second benefit for that</p> <p>14 preserved land?</p> <p>15 MR. TARLETON: Yes, yes. Essentially.</p> <p>16 So you would be, you would be taking area</p> <p>17 that would already be reserved and restricted</p> <p>18 to agricultural uses and structures under the</p> <p>19 county's reserve land stipulation. If you</p> <p>20 petition the county for release of that</p> <p>21 reserved land, then it would ultimately be</p>
Page 87	<p>1 MR. TARLETON: Correct.</p> <p>2 MR. LESHER: And now they can, on top of</p> <p>3 that, receive a payment from MALPF if this were</p> <p>4 adopted?</p> <p>5 MR. TARLETON: If it were adopted the way</p> <p>6 that it was written, they would have the</p> <p>7 potential to petition the Council for release</p> <p>8 of the reserve land. It would not ultimately</p> <p>9 allow them to have the reserve land released,</p> <p>10 unless the Council were to approve it.</p> <p>11 So this is basically allowing them the</p> <p>12 option to petition the Council for release of</p> <p>13 the reserve land area. It does not say that</p> <p>14 the county shall grant release of the reserve</p> <p>15 land if there is a MALPF contract option in</p> <p>16 place the way that it's written.</p> <p>17 The added language from the Planning</p> <p>18 Commission would take it a step further and</p> <p>19 stipulate that if you don't have a MALPF</p> <p>20 contract option between the time window that</p> <p>21 they've speculated, be it the April 1st to</p>	Page 89	<p>1 released and then they would get paid for it to</p> <p>2 be included in their MALPF application if the</p> <p>3 Council released it.</p> <p>4 MR. LESHER: And we generally have much</p> <p>5 more demand for MALPF easements than we have</p> <p>6 funds available for.</p> <p>7 MR. TARLETON: Absolutely. Typically,</p> <p>8 there's typically at least one first round</p> <p>9 offer accepted in each funding cycle. And we</p> <p>10 get anywhere between 25 and 30 applications a</p> <p>11 year.</p> <p>12 And you're required to reapply every year</p> <p>13 that there's a new funding cycle.</p> <p>14 MR. LESHER: So this would allow Council</p> <p>15 to go forward and put a MALPF easement on land</p> <p>16 that's already cannot be developed and then not</p> <p>17 have that money to preserve land that has no</p> <p>18 easements whatsoever.</p> <p>19 MR. TARLETON: The way that it's written,</p> <p>20 conceivably that could be the case.</p> <p>21 MR. LESHER: I don't see why we're doing</p>

Page 90	Page 92
<p>1 this. Thank you.</p> <p>2 MR. TARLETON: Yes.</p> <p>3 MR. CALLAHAN: So if you -- so help me</p> <p>4 out. So it seems like the Planning Commission</p> <p>5 doesn't have a problem with it.</p> <p>6 MS. MIELKE: Doesn't have what?</p> <p>7 MR. LESHER: Well, it seems like the</p> <p>8 Planning Commission said maybe we'll make this</p> <p>9 one exception for a time limited, time for this</p> <p>10 one applicant. Because going forward, we</p> <p>11 certainly shouldn't be doing this.</p> <p>12 MR. CALLAHAN: Is that, is that what we're</p> <p>13 saying?</p> <p>14 MR. TARLETON: That's, that's accurate.</p> <p>15 That was the Planning Commission's</p> <p>16 recommendation of this because the unfortunate</p> <p>17 reality was in the past, MALPF applications</p> <p>18 were accepted for land in Talbot County that</p> <p>19 was subject to a reserve land agreement and</p> <p>20 there have been contracts that have been agreed</p> <p>21 upon that includes stipulations of county</p>	<p>1 recommended language change that the Planning</p> <p>2 Commission has proposed here.</p> <p>3 As originally presented to Council, it</p> <p>4 would allow for what Council Member Leshner</p> <p>5 suggested and that somebody that did a future</p> <p>6 subdivision of their property could come</p> <p>7 forward to the Council and petition release of</p> <p>8 reserved land for a future MALPF easement as</p> <p>9 well.</p> <p>10 But with the Planning Commission's</p> <p>11 suggested language, it creates a targeted</p> <p>12 window that you would have had to have an</p> <p>13 option contract for MALPF within, which has</p> <p>14 obviously would have been exhausted at this</p> <p>15 point based on the sunset date of that being</p> <p>16 March 31, 2026.</p> <p>17 This is the only option contract that we</p> <p>18 have currently on file in our office between</p> <p>19 that time window. So it would effectively only</p> <p>20 serve for this particular instance.</p> <p>21 MR. CALLAHAN: It can't go back?</p>
Page 91	Page 93
<p>1 reserve land agreements.</p> <p>2 This, however, has been a new policy that</p> <p>3 was relayed to us and the property owner and</p> <p>4 applicant at the time that they cannot have</p> <p>5 underlying easements from a local zoning</p> <p>6 authority on top of, or local jurisdiction, on</p> <p>7 top of their easements. So they requested us</p> <p>8 to remove the easement.</p> <p>9 And I think the Planning Commission's</p> <p>10 viewpoint is it would make practical sense to</p> <p>11 help the person that's been aggrieved of this</p> <p>12 miscommunication, but not to allow or open the</p> <p>13 door for future applications where individuals</p> <p>14 could then be paid for land that would go into</p> <p>15 MALPF that's already reserved by conservation</p> <p>16 tools that the county has in place under the</p> <p>17 zoning code.</p> <p>18 MR. CALLAHAN: So with this text</p> <p>19 amendment, it doesn't allow, this is kind of a</p> <p>20 one-time thing and it doesn't allow --</p> <p>21 MR. TARLETON: If it were adopted with the</p>	<p>1 MS. MIELKE: What?</p> <p>2 MS. HAYTHE: It can't go back because of</p> <p>3 the date that Planning Commission put on it.</p> <p>4 MR. CALLAHAN: Right.</p> <p>5 MS. HAYTHE: So you're saying that the</p> <p>6 property that we're reviewing now is the only</p> <p>7 property that fits in the window of April 1,</p> <p>8 2024. There's no other acreage in this period</p> <p>9 that Planning Commission has included in their</p> <p>10 recommendation.</p> <p>11 Is that...</p> <p>12 MR. TARLETON: That's correct. It would</p> <p>13 be this one application.</p> <p>14 So anyone who has a reserve land acreage</p> <p>15 on their property prior to now that came in in</p> <p>16 the future for a MALPF application, the</p> <p>17 language that the Planning Commission's</p> <p>18 proposed to be amended would not be applicable</p> <p>19 to that property.</p> <p>20 MS. MIELKE: But they still get to keep</p> <p>21 the benefits of having that, having had that in</p>

Page 94	<p>1 the past?</p> <p>2 MR. TARLETON: If a property is already</p> <p>3 entered into a MALPF agreement and they have</p> <p>4 reserve land on that property, they've already</p> <p>5 been paid for that contract with MALPF at this</p> <p>6 point in time.</p> <p>7 So that's ultimately a mute point. That</p> <p>8 was just obviously a difference in</p> <p>9 communication of a policy decision at that</p> <p>10 point because once you enter into the contract</p> <p>11 and sign it, MALPF effectively pays you to hold</p> <p>12 that easement on your property.</p> <p>13 So if it's already been entered into and</p> <p>14 executed, that property owner has already been</p> <p>15 paid for the easement.</p> <p>16 MR. LESHHER: But in order to gain this</p> <p>17 MALPF easement, they won't have to give up the</p> <p>18 other benefit, they won't have to dissolve the</p> <p>19 property lines of the lands that created the</p> <p>20 reserve land easement?</p> <p>21 MR. TARLETON: Yes. Well, essentially I</p>	Page 96	<p>1 doesn't go anywhere. So just to keep that in</p> <p>2 mind.</p> <p>3 MR. LESHHER: Understood.</p> <p>4 MR. CALLAHAN: Okay. Well, we'll go ahead</p> <p>5 and think about that and we'll come up with</p> <p>6 something.</p> <p>7 MS. HAYTHE: We don't have to prepare it</p> <p>8 for legislation today, right?</p> <p>9 MR. THOMAS: No.</p> <p>10 MR. CALLAHAN: No.</p> <p>11 MS. HAYTHE: We need to get, we need to</p> <p>12 get more information in regards to this.</p> <p>13 We can bring it back at our next meeting,</p> <p>14 correct?</p> <p>15 MR. CALLAHAN: Right.</p> <p>16 MR. THOMAS: The code doesn't specify a</p> <p>17 time.</p> <p>18 MS. HAYTHE: Are we under time?</p> <p>19 MR. CALLAHAN: No. We're under no time,</p> <p>20 right?</p> <p>21 MS. HAYTHE: No. Okay.</p>
Page 95	<p>1 was going to say it's a reserve land area. It</p> <p>2 exists by easement only. So they're not really</p> <p>3 property lines surrounding it, but yes.</p> <p>4 MR. LESHHER: So it's still a double</p> <p>5 benefit.</p> <p>6 MS. MIELKE: Yeah.</p> <p>7 MS. HAYTHE: Yeah. It's still -- yeah.</p> <p>8 It's still protected. I mean yeah.</p> <p>9 MR. TARLETON: Yes.</p> <p>10 MS. HAYTHE: Okay.</p> <p>11 MR. CALLAHAN: Is there something that you</p> <p>12 want --</p> <p>13 MR. LESHHER: I would prefer just to move</p> <p>14 on to the next agenda item.</p> <p>15 MR. CALLAHAN: Okay. Any other questions?</p> <p>16 MS. HAYTHE: No, no questions.</p> <p>17 MR. CALLAHAN: Okay.</p> <p>18 MR. THOMAS: So just for clarity on the</p> <p>19 legislative aspect of this. If I don't get</p> <p>20 direction from a Council member to prepare</p> <p>21 legislation, then the proposal dies. It</p>	Page 97	<p>1 MR. THOMAS: The code does not specify the</p> <p>2 time frame.</p> <p>3 MR. CALLAHAN: Okay. Good. Let's work on</p> <p>4 something and come back. Okay. All right.</p> <p>5 Thank you.</p> <p>6 MR. TARLETON: Yup.</p> <p>7 MR. CALLAHAN: All right. Madam</p> <p>8 Secretary, you want to go ahead and next on the</p> <p>9 agenda is the Planning Commission removal of</p> <p>10 the reserve of development rights of Leeds</p> <p>11 Landing.</p> <p>12 So you want to go ahead and go over that,</p> <p>13 too.</p> <p>14 MR. TARLETON: Yeah. Absolutely.</p> <p>15 MR. CALLAHAN: That would be fine.</p> <p>16 MR. TARLETON: Council, this is actually a</p> <p>17 petition for request for release on reserve</p> <p>18 land on a specific property mapped as map 24</p> <p>19 parcel 134.</p> <p>20 MR. CALLAHAN: Okay.</p> <p>21 MR. TARLETON: This property specifically</p>

Page 98

1 falls within the provisions that allows for an
 2 applicant to come before the Council under its
 3 current language to petition for the release of
 4 a reserve land agreement because in this
 5 instance, the parcel's zoning classification
 6 has effectively changed from the original time
 7 that the reserve land was actually placed onto
 8 the property.
 9 So the property in question is roughly I
 10 believe six acres in size.
 11 When it was originally subdivided from the
 12 farm parcel that it existed as part of, those
 13 properties were zoned RC, or rural
 14 conservation, and giving a critical area
 15 designation of RCA.
 16 That property has since been rezoned into
 17 the village area, along with the adjacent
 18 parcels along that peninsula, and has been
 19 upgraded to the designation of LDA.
 20 The property owner is petitioning a
 21 release of the small portion of reserve land

Page 99

1 that actually exists on their lot as part of
 2 that original subdivision to account for the
 3 density required for an RCA subdivision, which,
 4 as I'm sure you're aware in talking through
 5 some of the comp water and sewer plan
 6 amendments, is a one per 20 density.
 7 Effectively, that's no longer the case now
 8 that the property has been rezoned and
 9 redesignated as LDA. So inherently, there is
 10 no longer a need for the reserve land area on
 11 the property due to the fact that it no longer
 12 retains the RCA designation.
 13 Those reserve land areas are typically set
 14 aside for making up density when creating
 15 smaller lots to account for the 20 acres
 16 required for development right to be utilized.
 17 So that property owner is petitioning for
 18 the release of that reserve land on their
 19 property for the purposes of retaining some
 20 additional building area on their lot.
 21 MR. LESHHER: What is the water sewer

Page 100

1 designation on this property?
 2 MR. TARLETON: I don't have that offhand,
 3 but I believe it is S-1.
 4 MR. LESHHER: And the neighboring
 5 properties are connected to the Region II?
 6 MR. TARLETON: Yes, I believe so.
 7 MR. LESHHER: And it's that area, it's that
 8 area the doughnut hole in Leeds Landing Circle?
 9 MR. TARLETON: You mean the property in
 10 question?
 11 MR. LESHHER: The property in question.
 12 MR. TARLETON: It's on the outer portion
 13 actually of that kind of donut hole area, if
 14 you will. It's right on the edge of one of the
 15 bends of Leeds Landing there.
 16 MR. LESHHER: So now that it is zoned
 17 village, which is it VH, VR?
 18 MR. TARLETON: VH I believe.
 19 MR. LESHHER: VH. A six-acre property
 20 would be -- what's our lot size in that zone?
 21 MR. TARLETON: I believe the minimum lot

Page 101

1 size is one per one acre.
 2 MR. LESHHER: So potentially up to six lots
 3 could be created out of this one?
 4 MR. TARLETON: There would be some
 5 possibility for subdivision potential.
 6 However, the limiting factor here is that
 7 you do have to have a minimum road frontage on
 8 a public road for subdivision or public or
 9 private road here.
 10 This property currently I believe, based
 11 on the line style, shows that it's got about,
 12 give or take, maybe 100 or so feet of road
 13 frontage. It required 50 for the establishment
 14 of a lot. So conceivably, there would be some
 15 design constraints that would not allow this
 16 property to ever be subdivided to that
 17 magnitude.
 18 Additionally, you still have the 15
 19 percent lot coverage limitation for being in
 20 the critical area designated area as well. So
 21 a lot of that size probably would be

Page 102	<p>1 conceivably unbuildable at this point.</p> <p>2 And the property owner did note to us that</p> <p>3 they have no future plans of subdivision of</p> <p>4 this lot.</p> <p>5 MR. LESHER: So what's the advantage of</p> <p>6 releasing the...</p> <p>7 MR. TARLETON: It would allow for the</p> <p>8 owner to retain some of the additional building</p> <p>9 envelope to the north side of their parcel. If</p> <p>10 you look on the plat exhibit of the property</p> <p>11 itself, that area has some existing utilities</p> <p>12 and the driveway currently services that area.</p> <p>13 Their intentions I believe are to build a</p> <p>14 detached pole barn from the existing primary</p> <p>15 structure and garage area for personal and</p> <p>16 residential storage.</p> <p>17 MR. CALLAHAN: Any other questions,</p> <p>18 Council?</p> <p>19 MS. HAYTHE: No.</p> <p>20 MS. MIELKE: No.</p> <p>21 MR. STEPP: None here.</p>	Page 104	<p>1 forth, I have further questions I think at that</p> <p>2 point.</p> <p>3 MR. TARLETON: So the density permitted on</p> <p>4 the property is based on the acreage that</p> <p>5 exists on the property today, not necessarily</p> <p>6 subject to the area of the reserve land</p> <p>7 agreement. So the density is calculated based</p> <p>8 on the entirety of the parcel regardless of</p> <p>9 whether or not that easement exists there.</p> <p>10 So the number of development rights that's</p> <p>11 afforded to that lot today is a by-right</p> <p>12 development right, not necessarily subtracting</p> <p>13 the area of the reserve land. So conceivably</p> <p>14 you're not adding development rights by</p> <p>15 releasing the reserve land area. Those rights</p> <p>16 already exist to that property based on the</p> <p>17 base zoning designation that it exists within.</p> <p>18 MR. LESHER: With or without the release?</p> <p>19 MR. TARLETON: With or without the</p> <p>20 release, yes, correct.</p> <p>21 MR. LESHER: Okay.</p>
Page 103	<p>1 MR. CALLAHAN: Is this something that we</p> <p>2 need to have a motion on to move forward and</p> <p>3 give --</p> <p>4 MR. LESHER: It would require direction to</p> <p>5 Council to prepare legislation?</p> <p>6 MR. THOMAS: I don't believe legislation</p> <p>7 is necessary.</p> <p>8 MR. LESHER: Oh, this is --</p> <p>9 MR. THOMAS: The zoning code authorizes</p> <p>10 the Council to simply release it if the zoning</p> <p>11 classification changes, as Mr. Tarleton stated.</p> <p>12 MR. CALLAHAN: Yeah.</p> <p>13 MR. LESHER: I guess my one reservation is</p> <p>14 a little bit of understanding about, about the</p> <p>15 possible subdivision of this, this property.</p> <p>16 I think if this is to facilitate the</p> <p>17 building of a pole barn on a property and it's</p> <p>18 not going to be subdivided, if that's not in</p> <p>19 the cards, I think this is something that I can</p> <p>20 support. If this can be the camel's nose in</p> <p>21 the tent that allows future subdivision and so</p>	Page 105	<p>1 MR. TARLETON: Because it's based on</p> <p>2 property size, not property size minus whatever</p> <p>3 is subject to easement. It's just a base</p> <p>4 density based on the acreage included in the</p> <p>5 parcel as a whole.</p> <p>6 MR. LESHER: Okay. Well, that makes a</p> <p>7 difference. Thank you.</p> <p>8 MR. STEPP: So this one seems pretty cut</p> <p>9 and dry to me.</p> <p>10 I'll make a motion that we release.</p> <p>11 MS. HAYTHE: Second.</p> <p>12 MR. CALLAHAN: We got a motion and second.</p> <p>13 Madam Secretary, could you call the vote.</p> <p>14 SECRETARY: Mr. Callahan.</p> <p>15 MR. CALLAHAN: Aye.</p> <p>16 SECRETARY: Mr. Stepp.</p> <p>17 MR. STEPP: Aye.</p> <p>18 SECRETARY: Mr. Leshner.</p> <p>19 MR. LESHER: Aye.</p> <p>20 SECRETARY: Ms. Mielke.</p> <p>21 MS. MIELKE: Aye.</p>

Page 106	<p>1 SECRETARY: Ms. Haythe. 2 MS. HAYTHE: Aye. 3 MR. CALLAHAN: Okay. Sounds great. 4 MR. TARLETON: Thank you. 5 MR. CALLAHAN: Thank you. 6 Next on the agenda, Council discussion on 7 a proposed text amendment. 8 MR. THOMAS: Just bear with me one second. 9 I can -- 10 MR. CALLAHAN: Yeah, yeah. Go ahead. 11 MR. THOMAS: -- give you some context 12 here. Let me just pull up my email. 13 MR. CALLAHAN: Yup. 14 MR. THOMAS: So this is a zoning text 15 amendment that was requested by Council Member 16 Haythe. This is for a referral to the Planning 17 Commission. 18 So currently under 19061 of the zoning 19 code, developer agreements are required when 20 the developer is required to install private or 21 public improvements or planting.</p>	Page 108	<p>1 criteria as applicable are used to evaluate the 2 waiver. It's not clear in the current code 3 whether it's one criteria applies or all 4 criteria apply. 5 So essentially that's the proposal. 6 MR. CALLAHAN: Okay. 7 MS. HAYTHE: Yeah. So a constituent 8 reached out in regards to this particular item 9 that's in the code. And so we had a meeting 10 and we sat down with Patrick and Planning & 11 Zoning to discuss a text amendment that would 12 assist going forward in the future since 13 there's not a waiver option for this item. 14 MR. STEPP: So the motion is simply just 15 to, or motion request is simply just send this 16 to the Planning Commission for review? 17 MR. THOMAS: That's correct. 18 MR. LESHHER: And the world of nonprofit 19 entities would include any -- not simply 20 charitable nonprofits, but any nonprofit such 21 as the country club or the yacht club or</p>
Page 107	<p>1 And one of the requirements is that the 2 developer post a surety in a form and amount 3 acceptable to the county that the required 4 plantings or improvements will be completed. 5 There is a waiver process in 19062 for 6 certain requirements of the zoning code where 7 specifically provided. The developer 8 agreement's provision does not have that waiver 9 language. 10 So the proposed amendment that Council 11 Member Haythe is proposing would permit a 12 waiver from the surety requirements that I 13 described for a bona fide nonprofit entity 14 based upon a showing of need and where the 15 waiver would be in the public interest. 16 And the proposal is that the waiver would 17 be determined by the planning director upon 18 recommendation of the Planning Commission and 19 upon the criteria that are set forth in the 20 code for waivers, which also has a proposed 21 amendment just to make clear that one or more</p>	Page 109	<p>1 anything like that? 2 MR. THOMAS: Any bona fide nonprofit 3 entity. 4 MR. STEPP: As defined by 501(c)(3) 5 status? 6 MS. HAYTHE: (Indiscernible.) 7 MR. LESHHER: Well, it's not just 8 501(c)(3). Could be (c)(4)s, could be... 9 MR. STEPP: Yeah. 10 MR. CALLAHAN: Okay. 11 MR. STEPP: I'll make a motion we send it 12 to the Planning Commission. 13 MS. HAYTHE: Second. 14 MR. CALLAHAN: Okay. We got a motion and 15 second. Madam Secretary, could you call the 16 vote. 17 SECRETARY: Mr. Callahan. 18 MR. CALLAHAN: Aye. 19 SECRETARY: Mr. Stepp. 20 MR. STEPP: Aye. 21 SECRETARY: Mr. Leshher.</p>

Page 110

1 MR. LESHER: Aye.
 2 SECRETARY: Ms. Mielke.
 3 MS. MIELKE: Aye.
 4 SECRETARY: Ms. Haythe.
 5 MS. HAYTHE: Aye.
 6 MR. CALLAHAN: Okay. Sounds good. All
 7 right.
 8 County manager, you're up.
 9 MR. STAMP: Okay. Under county manager's
 10 report this evening, Council, greetings, I have
 11 several items for your consideration this
 12 evening.
 13 The first one is a request to transfer
 14 Maryland Department of Housing and Community
 15 Development (DHCD) housing bond allocations.
 16 So the Department of Community Development
 17 and Housing has a program where they allocate
 18 housing bonds. And they have allocated this
 19 year \$1,807,029 to Talbot County.
 20 Many rural counties then send that back to
 21 the DHCD to manage the program for the local

Page 111

1 jurisdictions. This county has done that each
 2 year.
 3 So this is an annual request. So we are
 4 requesting Council approval to transfer Talbot
 5 County's 2026 tax exempt housing bond
 6 allocation of \$1,807,029 to the Community
 7 Development Administration for use in issuing
 8 housing bonds or mortgage credit certificates
 9 on behalf of Talbot County.
 10 MR. CALLAHAN: Okay. Is there a motion?
 11 MR. LESHER: So moved. Moved to authorize
 12 the transfer.
 13 MS. HAYTHE: Second.
 14 MR. CALLAHAN: Okay. We got a motion and
 15 second. Madam Secretary, could you call the
 16 vote.
 17 SECRETARY: Mr. Callahan.
 18 MR. CALLAHAN: Aye.
 19 SECRETARY: Mr. Stepp.
 20 MR. STEPP: Aye.
 21 SECRETARY: Mr. Leshner.

Page 112

1 MR. LESHER: Aye.
 2 SECRETARY: Ms. Mielke.
 3 MS. MIELKE: Aye.
 4 SECRETARY: Ms. Haythe.
 5 MS. HAYTHE: Aye.
 6 MR. STAMP: Thank you, Council.
 7 I ask Linda Webb to come up. Linda, thank
 8 you.
 9 Linda is here this evening. And we have a
 10 request from Social Services for Council's
 11 approval for an annual request to extend the
 12 contract with law offices that support her
 13 operation.
 14 I'm going to hand it to her and let her
 15 give you the information. I'll fill in
 16 wherever is necessary.
 17 MS. WEBB: Sure.
 18 Good evening, again.
 19 Last year, 2025, the county issued a
 20 request for proposal, to which the law firm
 21 Stevens Palmer responded. We made a

Page 113

1 recommendation that the contract be awarded to
 2 that law firm last year, and it was.
 3 The contract was drafted with the option
 4 to renew a year at a time for several years,
 5 and we're simply requesting that that contract
 6 be renewed for the next year.
 7 MR. STAMP: And that's the contract for
 8 \$99,555?
 9 MS. WEBB: Well, it covers two program
 10 areas.
 11 MR. STAMP: Perfect.
 12 MS. WEBB: The first is the child and
 13 adult welfare legal services for \$99,555.
 14 The second is our child support legal
 15 services for 75,000.
 16 And this is simply a pass-through.
 17 MR. STAMP: Yes. No county funds are
 18 required. And yes, it is a pass-through grant.
 19 MR. CALLAHAN: Okay.
 20 MR. STEPP: So moved.
 21 MR. LESHER: Second.

Page 114

1 MR. CALLAHAN: Okay. We got a motion and
 2 second. Madam Secretary, could you call the
 3 vote.
 4 SECRETARY: Mr. Callahan.
 5 MR. CALLAHAN: Aye.
 6 SECRETARY: Mr. Stepp.
 7 MR. STEPP: Aye.
 8 SECRETARY: Mr. Leshner.
 9 MR. LESHNER: Aye.
 10 SECRETARY: Ms. Mielke.
 11 MS. MIELKE: Aye.
 12 SECRETARY: Ms. Haythe.
 13 MS. HAYTHE: Aye.
 14 MR. STAMP: Thank you, Linda.
 15 MS. WEBB: Thank you so much.
 16 MR. CALLAHAN: Appreciate it.
 17 MR. STAMP: Council, the next item I have
 18 is I'm requesting Council approval to send a
 19 letter to the Town of Easton regarding the
 20 Poplar Hill Farm and confirming that the county
 21 does not wish to change the zoning on that

Page 115

1 property.
 2 I'm going to ask Council secretary to read
 3 the letter to you for an approval or any
 4 further direction on the matter.
 5 SECRETARY: The letter is addressed to the
 6 Honorable Don Abbatiello, President, Easton
 7 Town Council. It's regarding Poplar Hill Farm.
 8 Dear President Abbatiello: On behalf of
 9 the Talbot County Council, I am writing in
 10 regards to Poplar Hill Farm tax map 42, parcel
 11 57, which the county acquired in 2024, and to
 12 provide clarification regarding the county's
 13 position on the property.
 14 Until such time as the Council engages in
 15 an open public dialogue as a body and
 16 determines future use regarding Poplar Hill
 17 Farm, the property remains as originally
 18 acquired, including its current use and zoning
 19 designation.
 20 I hope this information is helpful as the
 21 Town Council continues its public hearings on

Page 116

1 the Easton 2026 Comprehensive Plan. Thank you
 2 for your strong consideration. Sincerely,
 3 Chuck F. Callahan, President.
 4 MR. CALLAHAN: Okay. Discussion on this?
 5 MS. MIELKE: Yeah. The language in the
 6 letter I think needs to be tweaked, tweaked a
 7 little bit.
 8 Although I understand that we're saying
 9 keep it as it is, the town in its draft has
 10 done some tweaking.
 11 And I would rather see it say that the
 12 property, that basically that you're retaining
 13 the same language as in the existing
 14 Comprehensive Plan so that they can't
 15 manipulate the language that they're proposing
 16 because they could say well -- so I just think
 17 that we should say it should be the exact same
 18 language as the existing Comprehensive Plan
 19 because that is what we thought we were
 20 agreeing to. And, you know, I just wonder
 21 whether the language that they're proposing,

Page 117

1 you know, would impact the value of the
 2 property that we obtained based on what was in
 3 the Comprehensive Plan at the time we bought
 4 it.
 5 So I think it needs to be tweaked a
 6 little, if that makes any sense. If you have
 7 any questions, let me know if it was unclear.
 8 MR. STAMP: So what I just --
 9 MR. CALLAHAN: Right. Go ahead.
 10 MR. STAMP: So what I just heard was this
 11 matter really has two pieces.
 12 One is the zoning of the property. And
 13 Council has been clear that you want to leave
 14 that alone.
 15 And the second is the Town of Easton is
 16 engaged in a process of updating their
 17 Comprehensive Plan and they're assigning
 18 narrative to properties. In this case, they're
 19 assigning a narrative to the Poplar Hill Farm.
 20 And I think what I'm hearing Council Member
 21 Mielke say is that you would like the same

Page 118

1 verbiage that had been used, to leave it alone,
 2 not create new verbiage.
 3 So what I'm hearing you say is to leave
 4 the base zoning alone.
 5 MS. MIELKE: Yes.
 6 MR. STAMP: And the verbiage as it was.
 7 MS. MIELKE: That's correct.
 8 MR. STAMP: And we can add that into the
 9 letter to verify that, if that's what the rest
 10 of the Council wants.
 11 MS. MIELKE: Yeah. That they not add to
 12 or edit the existing Comprehensive Plan.
 13 MR. CALLAHAN: Because what people aren't
 14 seeing right now, we're seeing language they've
 15 crossed out.
 16 Is that what you're saying?
 17 MS. MIELKE: Yeah.
 18 MR. CALLAHAN: So we don't want to be --
 19 they're --
 20 MS. MIELKE: Well, the whole language I
 21 think is new. That's the thing.

Page 119

1 MR. CALLAHAN: Right.
 2 MS. MIELKE: So what you're seeing in that
 3 slide presentation --
 4 MR. CALLAHAN: Right.
 5 MS. MIELKE: -- that the town did, is they
 6 proposed this language. And then they proposed
 7 an amendment to that language, and that's what
 8 you're seeing there.
 9 MR. CALLAHAN: I got you.
 10 MS. MIELKE: But I don't know that that is
 11 verbatim what is actually in the Comprehensive
 12 Plan because I can't find it in the
 13 Comprehensive Plan.
 14 MR. CALLAHAN: So with the letter we
 15 wrote, what's not clear about don't touch it?
 16 MS. MIELKE: Because it's...
 17 MR. CALLAHAN: I'm just curious. That's
 18 all.
 19 MS. MIELKE: All right.
 20 MR. STEPP: Why don't we just say --
 21 MS. MIELKE: Because if we're saying keep

Page 120

1 it as it is, you say take the language that you
 2 have, which is as it is, and put it in the new
 3 Comprehensive Plan, not, you know.
 4 MR. STEPP: Under existing Comprehensive
 5 Plan verbiage basically.
 6 MS. MIELKE: Exactly, exactly.
 7 MR. CALLAHAN: Okay.
 8 MR. STAMP: So it would be merely a
 9 clarification of the letter you're sending by
 10 saying in addition to the zoning, whatever you
 11 write about this in your Comprehensive Plan,
 12 leave it alone, allow the same verbiage to be
 13 in place?
 14 MS. MIELKE: Correct.
 15 MR. CALLAHAN: Is that...
 16 MS. MIELKE: I think so.
 17 MS. HAYTHE: Or send it to the property
 18 owner for review, the verbiage that you're
 19 going to put in the Comprehensive Plan.
 20 MS. MIELKE: Good point.
 21 MS. HAYTHE: Which the county owns. Why

Page 121

1 not send it to the county, which is the
 2 property owner of Poplar Hill, to review it
 3 before it is approved in the Comp Plan.
 4 MR. CALLAHAN: I agree with that --
 5 (Cross talk.)
 6 MR. CALLAHAN: What they've sent. They've
 7 sent it to us.
 8 MS. HAYTHE: Yeah.
 9 MS. MIELKE: No, they didn't.
 10 MR. CALLAHAN: This isn't sent to us?
 11 MS. MIELKE: No. This is a slide show
 12 that they did on the presentation.
 13 MR. CALLAHAN: So they haven't sent us
 14 nothing?
 15 MS. MIELKE: That's right.
 16 MS. HAYTHE: Yeah. So we just ask them,
 17 then, in addition to that, to send us the draft
 18 of the Comprehensive Plan as it relates to
 19 Poplar Hill, send it to the property owners for
 20 their review and --
 21 MR. LESHAR: That might be a nicer way to

Page 122	<p>1 handle this.</p> <p>2 MR. CALLAHAN: That is.</p> <p>3 MS. MIELKE: Yes.</p> <p>4 (Cross talk.)</p> <p>5 MR. CALLAHAN: I agree. There we go.</p> <p>6 MR. STAMP: Is that the direction of</p> <p>7 Council?</p> <p>8 MR. CALLAHAN: We've landed the plane.</p> <p>9 That's good.</p> <p>10 MS. MIELKE: Do we need a motion?</p> <p>11 MS. HAYTHE: We have landed.</p> <p>12 MR. CALLAHAN: Yeah.</p> <p>13 MR. STEPP: Motion as everything --</p> <p>14 MR. CALLAHAN: There we go.</p> <p>15 MS. HAYTHE: Second.</p> <p>16 MR. STAMP: I don't know that I do. I'm</p> <p>17 pretty clear. I got five members telling me</p> <p>18 what to do. So I'm good.</p> <p>19 MS. MIELKE: You can always watch the</p> <p>20 tape. You can always watch the tape.</p> <p>21 MS. HAYTHE: Just wind it back.</p>	Page 124	<p>1 for David A. Bramble, Incorporated using the</p> <p>2 Maryland SHA contract not to exceed 1.7 million</p> <p>3 to pave approximately 15 miles of county</p> <p>4 roadways. There are sufficient funds in the</p> <p>5 budget.</p> <p>6 This is an annual request for this blanket</p> <p>7 purchase order for the Roads Department to be</p> <p>8 able to carry out efforts to pave primary</p> <p>9 county roads.</p> <p>10 We'll be monitoring the asphalt price</p> <p>11 index before making any movement forward, but</p> <p>12 we want to get the purchase order in place.</p> <p>13 And, of course, Council, you'll have a view of</p> <p>14 the roads recommended before we do that paving</p> <p>15 in the future.</p> <p>16 MS. HAYTHE: Motion to approve.</p> <p>17 MR. LESHHER: Second.</p> <p>18 MR. CALLAHAN: Okay. We got a motion and</p> <p>19 second. Madam Secretary, could you call the</p> <p>20 vote.</p> <p>21 SECRETARY: Mr. Callahan.</p>
Page 123	<p>1 MR. STEPP: Mr. President, we got a motion</p> <p>2 and a second.</p> <p>3 MR. CALLAHAN: Okay. Madam Secretary, we</p> <p>4 got a motion and second. Could you call the</p> <p>5 vote.</p> <p>6 SECRETARY: Mr. Callahan.</p> <p>7 MR. CALLAHAN: Aye.</p> <p>8 SECRETARY: Mr. Stepp.</p> <p>9 MR. STEPP: Aye.</p> <p>10 SECRETARY: Mr. Leshher.</p> <p>11 MR. LESHHER: Aye.</p> <p>12 SECRETARY: Ms. Mielke.</p> <p>13 MS. MIELKE: Aye.</p> <p>14 SECRETARY: Ms. Haythe.</p> <p>15 MS. HAYTHE: Aye.</p> <p>16 MR. STAMP: Thank you, Council.</p> <p>17 MR. CALLAHAN: Okay. Thank you.</p> <p>18 MS. MIELKE: Thank you.</p> <p>19 MR. STAMP: The next item I have, Council,</p> <p>20 the Roads Department is requesting Council</p> <p>21 approval for an annual blanket purchase order</p>	Page 125	<p>1 MR. CALLAHAN: Aye.</p> <p>2 SECRETARY: Mr. Stepp.</p> <p>3 MR. STEPP: Aye.</p> <p>4 SECRETARY: Mr. Leshher.</p> <p>5 MR. LESHHER: Aye.</p> <p>6 SECRETARY: Ms. Mielke.</p> <p>7 MS. MIELKE: Aye.</p> <p>8 SECRETARY: Ms. Haythe.</p> <p>9 MS. HAYTHE: Aye.</p> <p>10 MR. STAMP: And Council, Department of</p> <p>11 Public Works and Facilities Maintenance is</p> <p>12 requesting Council approval to award a contract</p> <p>13 to Gannon Refrigeration Services in the amount</p> <p>14 of \$94,000 to install additional HVAC equipment</p> <p>15 in the server rooms at the Talbot County Public</p> <p>16 Safety Center on Marys Court. There are</p> <p>17 sufficient funds in the budget.</p> <p>18 Ray and Josh are here. They can answer</p> <p>19 any questions.</p> <p>20 But I will say that as we load the server</p> <p>21 rooms for that facility to be the primary,</p>

Page 126

1 eventually be the primary 911 Center, it has
 2 come to light that we need to add additional
 3 coolant to cool those server rooms that have
 4 become quite hot from the technology.
 5 And we do have funding in the budget to do
 6 that.
 7 MR. CALLAHAN: Okay.
 8 MR. STAMP: Do you want to add anything?
 9 MR. CALLAHAN: You're good? Okay.
 10 Any questions?
 11 MS. HAYTHE: No. Motion to approve the
 12 request.
 13 MR. STAMP: Thank you.
 14 MR. STEPP: Second.
 15 MR. CALLAHAN: Okay. We got a motion and
 16 second. Madam Secretary, could you call the
 17 vote.
 18 SECRETARY: Mr. Callahan.
 19 MR. CALLAHAN: Aye.
 20 SECRETARY: Mr. Stepp.
 21 MR. STEPP: Aye.

Page 127

1 SECRETARY: Mr. Leshner.
 2 MR. LESHER: Aye.
 3 SECRETARY: Ms. Mielke.
 4 MS. MIELKE: Aye.
 5 SECRETARY: Ms. Haythe.
 6 MS. HAYTHE: Aye.
 7 MR. STAMP: And Council, I would like
 8 to -- I have the pleasure of inviting our new
 9 liquor inspector forward. And who would like
 10 to come up? Brennan, Jimmy, Bryce.
 11 And this is Morgan Haller. Morgan has
 12 been vetted. She went through a hiring
 13 process, thoroughly vetted. And she's been on
 14 the job now for about a week or so. Right?
 15 MS. HALLER: A few weeks now.
 16 MR. STAMP: Okay. And before she can go
 17 off to the races to do her job as our new
 18 liquor inspector, she needs to get approval
 19 from Council and direction to me to sign a
 20 thing that gives her the authority to do her
 21 work.

Page 128

1 And so here is Morgan.
 2 And who would like to take it from here?
 3 MR. MULLIKIN: I can. Jimmy Mullikin,
 4 chief code compliance officer for the county.
 5 Morgan came on board two weeks ago. We
 6 wanted to make sure we put a name with a face
 7 for you guys.
 8 We think she's going to be an extremely
 9 good asset. She will work under the Office of
 10 Code Compliance.
 11 And so we definitely need to get her to be
 12 signed up so she can start her very important
 13 job.
 14 MR. LESHER: Well, Talbot County has its
 15 own Liquor Code. And as a consequence of that,
 16 more liquor licenses per capita than any other
 17 jurisdiction in the State. So you will have
 18 your hands full.
 19 Thank you for taking this on.
 20 MS. HALLER: Thank you.
 21 MR. STAMP: And Council, I'd just like to

Page 129

1 say I did have the opportunity to meet Morgan
 2 the other day. And I will say she's got a
 3 little spice to her. And I think she'll do
 4 good. I think she understands balance and
 5 discretion, but she does have some spice. So I
 6 think she'll do a good job.
 7 MR. CALLAHAN: Okay.
 8 MR. LESHER: It's probably a mandatory
 9 attribute for this job.
 10 MR. CALLAHAN: Yeah, yeah.
 11 MR. LESHER: I will move to approve the
 12 appointment.
 13 MS. HAYTHE: Second.
 14 MR. CALLAHAN: Okay. We got a motion and
 15 second. Madam Secretary, could you call the
 16 vote.
 17 SECRETARY: Mr. Callahan.
 18 MR. CALLAHAN: Aye.
 19 SECRETARY: Mr. Stepp.
 20 MR. STEPP: Aye.
 21 SECRETARY: Mr. Leshner.

Page 130

1 MR. LESHER: Aye.
 2 SECRETARY: Ms. Mielke.
 3 MS. MIELKE: Aye.
 4 SECRETARY: Ms. Haythe.
 5 MS. HAYTHE: Aye.
 6 MR. CALLAHAN: Okay. Welcome.
 7 MS. HALLER: Thank you, guys.
 8 MR. STAMP: Morgan, would you like to say
 9 anything?
 10 MS. HALLER: I just want to say thank you
 11 for the opportunity. And I'm glad to be here.
 12 So I hope I will see you guys on good terms
 13 moving forward.
 14 MR. CALLAHAN: Okay.
 15 MR. STAMP: Thank you, Morgan.
 16 MR. CALLAHAN: Okay, guys. Thank you.
 17 Appreciate it.
 18 MR. MULLIKIN: Thank you.
 19 MR. CALLAHAN: Yup. Okay.
 20 MR. STAMP: Next, let's see. Council, I
 21 think I have one more item for you. Yes.

Page 131

1 I have Ray and Josh here. Department of
 2 Public Works is requesting Council to award a
 3 contract for improvements to US Route 50 at Hog
 4 Neck Golf Course, their entrance to David A.
 5 Bramble.
 6 I'm going to let them go from here.
 7 MR. ELLIOTT: So this is a project that
 8 kind of started before the hospital. But
 9 because of the hospital project, it has very
 10 quickly come to light that something needs to
 11 be done there at the kind of service entrance
 12 for the golf course off of US Route 50.
 13 Back when they started the intersection
 14 work for the hospital, they -- the hospital
 15 kind of said we're going to close down the
 16 entrance here. And we said whoa, whoa, we got
 17 an ongoing project. That's where we take in
 18 our deliveries for the golf course.
 19 So we got together with State Highway and
 20 the hospital and worked out that we need to
 21 widen our entrance up there a little bit.

Page 132

1 And then we got with Davis, Bowen &
 2 Friedel. They developed plans. We took those
 3 plans to David A. Bramble, who was out doing
 4 the site work for the medical center project.
 5 And that's what we have here before us, is
 6 a proposal in an amount not to exceed \$45,000
 7 to do this widening work to accommodate
 8 vehicles there at the golf course entrance.
 9 MR. STAMP: And again, we want to contract
 10 with David A. Bramble because they're doing the
 11 intersection work for the hospital.
 12 And so again, just to reiterate what Josh
 13 said, we just want Council's approval to be
 14 able to negotiate up to \$45,000 to have this
 15 completed.
 16 MR. LESHER: And this will align with the
 17 new traffic light at that --
 18 MR. ELLIOTT: Yes.
 19 MR. LESHER: -- that intersection that on
 20 the other side will take you into the medical
 21 center.

Page 133

1 MR. ELLIOTT: Yes. And their plans allow,
 2 align for it. This will just help access it.
 3 MR. CLARKE: It also widens that access
 4 point as well. There's an extension of the
 5 culvert that's existing there today. So that
 6 would extend it further to the south.
 7 MR. CALLAHAN: Okay.
 8 MR. LESHER: I'll move to award the
 9 contract.
 10 MS. HAYTHE: Second.
 11 MR. CALLAHAN: Okay. We got a motion and
 12 second. Madam Secretary, could you call the
 13 vote.
 14 SECRETARY: Mr. Callahan.
 15 MR. CALLAHAN: Aye.
 16 SECRETARY: Mr. Stepp.
 17 MR. STEPP: Aye.
 18 SECRETARY: Mr. Leshner.
 19 MR. LESHER: Aye.
 20 SECRETARY: Ms. Mielke.
 21 MS. MIELKE: Aye.

Page 134	Page 136
<p>1 SECRETARY: Ms. Haythe. 2 MS. HAYTHE: Aye. 3 MR. STAMP: Council, that completes your 4 county manager report for this evening. 5 And as always, thank you for your support. 6 MR. CALLAHAN: Okay. 7 MS. MIELKE: Thank you. 8 MR. CALLAHAN: Thank you. Good job. 9 Okay. 10 Next is the public comment. Do we have a 11 sheet or anything? 12 MS. MORRIS: Nobody has signed up. 13 MR. CALLAHAN: Nobody has signed up. 14 Okay. 15 Anybody want to come up for public 16 comment? 17 My buddy left; didn't he? 18 MS. HAYTHE: He's gone. 19 MR. CALLAHAN: He's gone. Okay. 20 Next is Council comment. Want to start 21 off with you, Mr. Stepp.</p>	<p>1 the first time I've ever heard Pete say that. 2 MR. CALLAHAN: Keep going now, just in 3 case. Just in case, let's keep going. 4 MS. HAYTHE: That's the first time I've 5 ever heard him say that. 6 MS. MIELKE: With all our discussion 7 tonight and for the past few weeks about 8 preparing for Talbot Day, I'd like to give a 9 pat on the back to Dave Stepp, Councilman 10 Stepp. 11 MR. CALLAHAN: Yeah. 12 MS. MIELKE: For coming up with this idea 13 several years ago. It's really taken off, and 14 I think it's had a great public response. 15 So thank you for pursuing that. 16 MR. STEPP: The thanks is all mine. It's 17 been a team effort to get it to where it is. 18 And those who have been involved in setting up, 19 like I said, I'll echo to Sarah for helping out 20 staff. 21 MS. MIELKE: Absolutely.</p>
Page 135	Page 137
<p>1 MR. STEPP: I'll just, I'll go on just 2 another thank you to Martha and her team as 3 well as all staff, Clay and Jess. Everyone 4 that's been a part of getting us to where we 5 are. 6 And I'll echo Councilman Leshner's comments 7 earlier about it's nice to see a budget 8 2 million less than last year for our jumping 9 off point. 10 So just kudos to everyone for getting us 11 to where we are on that one. 12 And really looking forward to Talbot Day 13 festivities upcoming. So looking forward to 14 that. 15 MR. CALLAHAN: Good. Good job. 16 MR. LESHER: I've said quite enough 17 already tonight. 18 MS. HAYTHE: No. That is the first in 19 four years. 20 MR. CALLAHAN: I'll tell you. 21 MS. HAYTHE: He's never said that. That's</p>	<p>1 MR. STEPP: And just everything that 2 everyone has put in, everyone that's submitted 3 community volunteers and artwork and 4 everything. So team effort. 5 MR. CALLAHAN: Yup. 6 MS. HAYTHE: So Talbot Day has already 7 been talked about. 8 I just want to remind everybody about the 9 Home Start Housing Fair that's going to take 10 place on Saturday, May 2nd, at the Talbot 11 County Health Department from 12 noon to 3 p.m. 12 So excited about that first one. And hopefully 13 it will continue as an annual housing fair. 14 So please come out and join the fun. 15 MR. CALLAHAN: That's good. 16 MS. HAYTHE: And learn how to purchase a 17 home. That's all I have. 18 MR. CALLAHAN: Okay. Good. 19 The only thing I have is just jumping on 20 what Council said about we've got some really 21 good people that take care of us. Very smart,</p>

Page 138

1 keep us organized. Between financial, Jess and
 2 Susan and Clay and Patrick, you guys keep us
 3 really straight.
 4 And there's a lot of things that people --
 5 you know, we go through a lot of time with you
 6 guys and you put a lot of time in to make us
 7 really look good up here. And I really do
 8 appreciate it. And it's appreciated, and I
 9 want to commend you guys. That's for sure.
 10 Other than that.
 11 MR. LESHER: The County Council's next
 12 meeting will be held on Tuesday, April 28th,
 13 beginning at 5 o'clock p.m. Council will be
 14 convening in open session at 2:30 p.m. for a
 15 work session with the Public Works Advisory
 16 Board and county engineer and then adjourning
 17 into closed session, as listed on the statement
 18 for closing that meeting.
 19 Do I need to say something about
 20 Chesapeake College?
 21 MS. MORRIS: Good catch. Yes.


Page 139

1 MR. LESHER: Tomorrow, April 15th, Council
 2 will be meeting at Chesapeake College with the
 3 other participating counties to discuss the
 4 Chesapeake College budget at the Caroline
 5 Center at Chesapeake College in Wye Mills.
 6 On Tuesday, April 21st, the County Council
 7 will be meeting with the Board of Education at
 8 5 o'clock p.m. in the Talbot County Free
 9 Library Easton branch meeting room. The
 10 meeting is open to the public.
 11 Therefore, is there a motion to adjourn
 12 this meeting and reconvene as noted?
 13 MR. STEPP: Yes, there is. So moved.
 14 MS. HAYTHE: Did we say what time tomorrow
 15 night?
 16 MR. LESHER: 6 o'clock is the meeting
 17 tomorrow night on April 15th.
 18 MS. HAYTHE: I didn't know if you -- 5:30
 19 dinner. 6 o'clock, the meeting.
 20 MR. LESHER: Meeting starts 6 o'clock.
 21 MS. HAYTHE: Yes. Second to that.

Page 140

1 MR. CALLAHAN: Okay. We got a motion and
 2 second. Madam Secretary, could you call the
 3 vote.
 4 SECRETARY: Mr. Callahan.
 5 MR. CALLAHAN: Aye.
 6 SECRETARY: Mr. Stepp.
 7 MR. STEPP: Aye.
 8 SECRETARY: Mr. Leshner.
 9 MR. LESHER: Aye.
 10 SECRETARY: Ms. Mielke.
 11 MS. MIELKE: Aye.
 12 SECRETARY: Ms. Haythe.
 13 MS. HAYTHE: Aye.
 14 MR. CALLAHAN: Okay. Thanks a lot.
 15 Appreciate it.
 16 (Meeting concluded at: 7:00 p.m.)
 17
 18
 19
 20
 21

Page 141

1 STATE OF MARYLAND
 2 I, Diane Houlihan, a Notary Public in and
 3 for the State of Maryland, County of Talbot, do
 4 hereby certify that the within named, Talbot County
 5 Council Audio, personally appeared before me at the
 6 time and place herein set according to law, was
 7 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 Notorial Seal this 21st
 day of April, 2026, at Easton, MD.

 Diane Houlihan
 Notary Public
 My commission expires September 16, 2029

&	1362 141:15	2019 55:10	25.1 52:4
& 108:10 132:1	14 1:7	2020 47:2	250 20:19
0	14th 3:12 6:8 17:13	2024 8:7 47:2 84:4 93:8	21:15 22:12 32:16 36:16
0147 54:13	15 101:18 124:3	115:11	250th 15:13
0601 57:2	155 55:13	2025 43:18 48:8 59:17	17:9 19:16
0980 57:3	159.1 45:9 51:2	60:5 112:19	25516 65:19
1	15th 139:1,17	2026 1:7 4:4 5:21 6:9 14:11	25520 65:20
1 66:4 67:10 68:8 74:3,13 84:4 93:7 100:3	16 141:19	15:11 16:4,6,8	25524 65:20
1,807,029 110:19 111:6	1625 64:8	17:5,11,14	25533 65:21
1.47 47:3	1761 14:14	25:3 44:14	25575 65:21
1.7 124:2	19 15:18	61:16 62:2	25608 66:1 67:16
1.8 49:18 52:13	19061 106:18	84:4 92:16	25662 73:19 74:14
100 27:1 101:12	19062 107:5	111:5 116:1	25664 73:20 74:14 76:20
106 47:21	19073.3a 81:13	141:13	25th 15:20
11.7 54:10	1983 15:18	2026-2027 35:20	26 16:6 17:11 42:6 73:18
110 66:3	1st 87:21	2027 45:8	26.9 54:4
112.0718 74:1	2	2029 141:19	26th 20:2 61:21
1180 57:2	2 46:21 58:12 58:17 61:16 64:9 65:9 66:3 135:8	21.6 48:12	27 45:7
12 13:4 49:15 137:11	2,114 9:2	21st 139:6 141:13	28th 138:12
1270 57:3	2.2 50:20	22nd 12:12	29,000 50:4
12:30 12:13	2.3 53:2,12	23rd 12:21,21	2:30 12:13 138:14
12th 50:7 61:20	2.4 52:17 59:8	24 41:10 50:6 97:18	2nd 137:10
13 8:10	2.7 48:13	24.9 48:1	3
1330 57:2	20 99:6,15	24th 2:20	3 50:11 109:4,8 137:11
134 97:19	200 4:13	25 14:11 16:4 17:5 56:18 89:10	30 48:8 89:10
	2013 59:10		
	2014 26:17		

<p>300,000 55:5,5 55:10 57:10 307,663 50:2 31 74:1 84:4 92:16 31st 3:11 88:1 32 73:21 325 32:12,21 365 15:8 19:1 22:8,12 365th 15:11 17:8 370 43:13 392 65:14,15 67:15 70:16,20 71:1 73:12 393 73:14,15 76:15 77:11</p>	<p>45,000 132:6 132:14 46.5 52:3 480 55:11</p>	<p>75,000 113:15 7:00 140:16 7th 3:11</p>	<p>above 42:8 46:21 60:16 absolutely 13:12 26:2 89:7 97:14 136:21 abuse 3:21 4:3 4:10,11,15,17 5:17,21 8:1,6 8:11,14,14 9:1 9:7,10,20 11:3 11:8,10 12:10 abusive 10:14 acceptable 107:3 accepted 2:17 3:9,18 89:9 90:18 access 44:2 45:4 133:2,3 accolades 64:16 accommodate 132:7 accomplished 42:18 accordance 46:18 54:14 account 49:12 52:6 68:6 99:2 99:15 accounts 54:4 accurate 90:14 141:7</p>
<p>4</p>	<p>5</p>	<p>8</p>	
<p>4 20:3 66:3 109:8 4.1 56:19 4.76 50:19 4.8 48:3 40 47:12 59:20 66:2 42 115:10 43 49:13 43.7 54:3 44.10 55:7 44.3 48:4 44.40 55:6</p>	<p>5 20:8 52:15 61:16 138:13 139:8 5-104 46:20 5.5 50:18 53:1 5.6. 54:10 50 32:20 101:13 131:3 131:12 500 32:16 501 109:4,8 53 8:20 532,000 8:5 57 49:17 115:11 5:00 1:7 5th 64:9</p>	<p>8 62:2 80 8:20 8180 54:12 82 66:3 86 66:3 87 8:13</p>	
	<p>6</p>	<p>9</p>	
	<p>6 139:16,19,20 600 14:16 619,801 49:20 635 55:11</p>	<p>9.4 52:7 90 41:13 91 67:15 911 41:17 126:1 94,000 125:14 98 66:3 99,555 113:8 113:13 9:30 12:13</p>	
	<p>7</p>	<p>a</p>	
	<p>7 20:8 61:17 64:11 7.5 48:2 60:16</p>	<p>aa1 61:3 aaa 60:10,11 60:12 abatello 12:6 abbatiello 115:6,8 ability 49:1,4 able 22:10 27:4 46:7 124:8 132:14</p>	

[acquired - ahead]

Page 3

acquired 115:11,18 acre 27:1,5 32:10,12,16,19 67:15 68:9 73:18 85:16 100:19 101:1 acreage 84:8 84:12 86:6 93:8,14 104:4 105:4 acres 67:17 74:2 98:10 99:15 act 35:19 action 68:13 141:12 activities 16:11 actual 72:21 75:2 actually 32:17 65:8 66:13 70:7 82:17 97:16 98:7 99:1 100:13 119:11 adami 66:9,9 add 75:15 118:8,11 126:2 126:8 added 46:4 87:17 adding 57:14 104:14	addition 43:5 60:6 120:10 121:17 additional 26:15,20 30:13 47:1 58:13,17 81:19 83:20 85:8 86:4 99:20 102:8 125:14 126:2 additionally 101:18 additions 2:13 2:21 3:13 address 39:14 67:11 74:16 addressed 41:2 115:5 addressing 39:19 adds 82:2 adhering 40:9 adjacent 98:17 adjourn 139:11 adjourning 138:16 adjusted 49:16 adjustment 50:12 adjusts 51:5 admin 27:13 30:3 administration 61:11 111:7	administrative 30:3 adopt 77:4 adopted 5:4 46:14 48:7 87:4,5 91:21 adoption 61:20 adult 53:7 113:13 adults 9:2 advantage 102:5 advised 71:17 advisory 67:13 68:7,18 69:19 71:20 74:21 75:4 138:15 advocacy 4:13 4:16 5:16 8:19 9:3,18 12:9,11 affirmation 60:12 affirmed 60:9 61:2 71:21 afforded 104:11 afternoon 76:18 ag 25:10,13,17 26:8,12 age 13:4 agencies 4:21 5:2,12 9:19 45:2,14 48:21	60:8 agency 11:11 agenda 2:11,12 2:14,17 14:7 24:5 35:16 65:12 80:12 95:14 97:9 106:6 aggrieved 91:11 aging 43:8 67:11 74:17 ago 26:7 128:5 136:13 agree 121:4 122:5 agreeable 86:4 agreed 90:20 agreeing 116:20 agreement 43:6 81:15 83:2 86:19 90:19 94:3 98:4 104:7 agreement's 107:8 agreements 91:1 106:19 agricultural 82:4 88:18 ahead 2:4,6,10 4:1 14:9 15:16 22:14 25:16
---	---	--	--

[ahead - approve]

Page 4

26:19 35:17 63:6 65:5,13 70:4,11,17 71:2,12 75:13 76:9 77:12 96:4 97:8,12 106:10 117:9 aims 60:2 align 132:16 133:2 allegiance 2:7,9 alliance 8:4 allocate 110:17 allocated 85:9 110:18 allocation 111:6 allocations 110:15 allow 74:16,19 81:18 82:19 83:8 84:18 87:9 88:12 89:14 91:12,19 91:20 92:4 101:15 102:7 120:12 133:1 allowed 42:10 allowing 67:10 87:11 allows 58:11 98:1 103:21 alternate 81:12	alternative 10:3 amend 65:16 73:16 77:15 78:6 81:13 amended 73:10 79:8,9 93:18 amendment 67:7 68:20 69:12,15 70:5 71:18 73:3 74:11 77:5 80:14,16,17,18 81:6 83:7,20 91:19 106:7,15 107:10,21 108:11 119:7 amendments 99:6 america 15:14 amount 51:15 55:7 107:2 125:13 132:6 amounts 54:2 ample 60:13 anne 57:2 anne's 14:19 53:3 anniversary 15:12,13 17:8 17:9 19:17 22:8 announced 21:18	annual 35:20 53:19 111:3 112:11 123:21 124:6 137:13 annually 43:15 answer 29:4 125:18 anxiety 9:11 anybody 6:12 70:14,19,21 76:14,16 78:9 134:15 anyways 88:3 apologize 32:13 appealing 53:7 appeared 141:3 applicable 93:18 108:1 applicant 81:19 82:8,12 82:16 83:6 90:10 91:4 98:2 applicants 84:10 application 29:14 74:4 81:5,17 82:11 85:7 89:2 93:13,16 applications 66:6 89:10	90:17 91:13 applies 108:3 apply 88:1 108:4 appointment 129:12 appreciate 2:4 5:20 13:20 14:3 27:16 33:14 34:12 35:13 62:18 65:3 114:16 130:17 138:8 140:15 appreciated 138:8 approach 45:10 46:10 49:8 51:4 approached 26:5 appropriate 16:2 appropriation 35:20 54:21 approval 3:5,7 67:14 75:5 83:19 111:4 112:11 114:18 115:3 123:21 125:12 127:18 132:13 approve 17:17 17:18 87:10
---	---	---	--

<p>124:16 126:11 129:11 approved 15:19 47:2 59:16 121:3 approving 47:8 approximately 124:3 april 1:7 3:11 3:12 4:4 5:21 6:8 12:12,20 14:11 15:18,20 16:4,6,17 17:5 17:10,11,14 20:2 68:5 84:4 87:21 93:7 138:12 139:1,6 139:17 141:13 architect 33:18 area 38:16 57:5 67:12 68:8 69:7 74:17 82:10,14 83:9 84:19 86:13 87:13 88:9,16 95:1 98:14,17 99:10,20 100:7 100:8,13 101:20,20 102:11,12,15 104:6,13,15 areas 38:18 39:17 81:15 84:8 99:13</p>	<p>113:10 article 46:20 arts 20:13 artwork 137:3 aside 86:6 99:14 asked 26:13 83:1 asks 78:10 aspect 95:19 asphalt 124:10 assessed 55:4,5 57:10 60:17,19 assessments 8:17 asset 128:9 assigned 48:12 assigning 117:17,19 assist 108:12 assistant 30:3 63:11 67:4 assisted 141:7 assisting 62:15 associated 44:3 assuming 25:4 attached 73:3 attributable 49:15 55:12 attribute 129:9 audible 23:7 audience 23:8 audio 141:3</p>	<p>august 41:19 authorities 38:13 authority 91:6 127:20 authorize 111:11 authorizes 103:9 available 39:17 55:18 89:6 avoid 10:14 award 20:5 125:12 131:2 133:8 awarded 85:2 113:1 aware 38:10 99:4 awareness 4:10 7:21 awesome 21:19 22:1 aye 7:4,6,8,10 7:12 18:2,4,6,8 18:10 35:7,9 35:11 72:11,13 72:15,17,19 78:19,21 79:2 79:4,6 80:2,4,6 80:8,10 105:15 105:17,19,21 106:2 109:18 109:20 110:1,3</p>	<p>110:5 111:18 111:20 112:1,3 112:5 114:5,7 114:9,11,13 123:7,9,11,13 123:15 125:1,3 125:5,7,9 126:19,21 127:2,4,6 129:18,20 130:1,3,5 133:15,17,19 133:21 134:2 140:5,7,9,11 140:13</p>
			b
			<p>b 66:8 71:19 back 20:8,21 22:9 26:16,17 40:20 63:9 69:2 81:7 82:17 84:14 92:21 93:2 96:13 97:4 110:20 122:21 131:13 136:9 balance 50:17 129:4 bar 14:21 barn 102:14 103:17 base 104:17 105:3 118:4</p>

[based - building]

Page 6

<p>based 10:12 50:13,13 51:4 56:16 57:10 75:1 92:15 101:10 104:4,7 104:16 105:1,4 107:14 117:2</p> <p>baseline 37:5</p> <p>basically 26:17 81:17 84:1 87:11 116:12 120:5</p> <p>bay 21:14</p> <p>bear 106:8</p> <p>beautiful 36:8</p> <p>began 42:21 44:6</p> <p>beginning 138:13</p> <p>behalf 111:9 115:8</p> <p>behaviors 9:13 10:15</p> <p>believe 98:10 100:3,6,18,21 101:10 102:13 103:6</p> <p>bellevue 14:21</p> <p>bends 100:15</p> <p>benefit 5:9 56:18 86:20 88:13 94:18 95:5</p>	<p>benefits 48:20 93:21</p> <p>best 26:8,18 34:6,9 36:19 39:18</p> <p>beth 66:9</p> <p>better 44:15 64:1</p> <p>big 19:6,17 30:16</p> <p>bill 55:3 57:8 57:16 64:7 81:12</p> <p>bills 59:1</p> <p>binding 82:6</p> <p>birthday 15:21 16:4</p> <p>bit 18:17 27:6 29:12 30:20 103:14 116:7 131:21</p> <p>blanket 123:21 124:6</p> <p>blessing 25:1</p> <p>blue 7:19</p> <p>blueprint 57:21</p> <p>board 24:16 25:2 31:3 67:13 68:7,18 71:20 74:21 75:4 128:5 138:16 139:7</p>	<p>board's 69:19</p> <p>body 11:2 115:15</p> <p>bona 107:13 109:2</p> <p>bond 60:5 110:15 111:5</p> <p>bonds 110:18 111:8</p> <p>borrowing 49:2,6</p> <p>bought 82:11 117:3</p> <p>bound 58:9</p> <p>boundary 56:15</p> <p>bowen 132:1</p> <p>box 21:5</p> <p>boys 8:10</p> <p>bozman 14:21</p> <p>bradley 61:16 64:10</p> <p>bramble 124:1 131:5 132:3,10</p> <p>branch 12:19 139:9</p> <p>brennan 81:3 127:10</p> <p>bring 7:21 13:16 16:8 69:2 96:13</p> <p>bringing 13:5</p> <p>broader 51:9</p>	<p>broadman 66:10</p> <p>bruceville 15:1</p> <p>bryce 68:2 75:12 127:10</p> <p>buddy 134:17</p> <p>budget 28:16 28:17,18 31:13 31:14 35:20 36:9,13,14,20 37:2,4,5,13,16 38:1,9 39:5,21 40:16 42:6,10 42:19 45:6,7,8 45:13,17 46:16 48:12 50:11 51:9 53:18 61:19,20 62:5 63:17 65:9 124:5 125:17 126:5 135:7 139:4</p> <p>budgetary 60:14</p> <p>budgeted 42:9</p> <p>budgeting 37:10 38:8,15 45:10,20 49:8 51:6 61:6</p> <p>build 39:5 86:14 102:13</p> <p>building 6:2 41:15,16,17 99:20 102:8</p>
--	--	--	---

[building - celebrate]

103:17 buildings 26:12 40:19 burden 26:19 bushey 65:19 65:20,20,21,21 66:1 67:6,16 business 44:4,5 businesses 5:14	7:4,13,15 13:12,16,20 14:2,7 17:15 17:19 18:1,2 18:11 22:3,13 23:13 24:1,4,9 24:12 25:5,18 25:21 26:3 27:16,21 28:4 29:7 30:14,19 31:11,15,18,20 32:3 33:4,7 34:14,16,20 35:2,3,12,15 36:1,3,6,9 62:7 62:10,20 63:1 63:5,20 64:3,6 64:13,21 65:2 65:5,11 66:11 66:15,18 67:3 68:1 70:11 71:8,11 72:1,7 72:10,11,20 73:4,7,11 74:7 75:11,13 76:8 76:19 77:7,9 77:17 78:4,11 78:15,18,19 79:7,9,13,16 79:20 80:1,2 80:11,18,20 81:2 90:3,12 91:18 92:21 93:4 95:11,15	95:17 96:4,10 96:15,19 97:3 97:7,15,20 102:17 103:1 103:12 105:12 105:14,15 106:3,5,10,13 108:6 109:10 109:14,17,18 110:6 111:10 111:14,17,18 113:19 114:1,4 114:5,16 116:3 116:4 117:9 118:13,18 119:1,4,9,14 119:17 120:7 120:15 121:4,6 121:10,13 122:2,5,8,12 122:14 123:3,6 123:7,17 124:18,21 125:1 126:7,9 126:15,18,19 129:7,10,14,17 129:18 130:6 130:14,16,19 133:7,11,14,15 134:6,8,13,19 135:15,20 136:2,11 137:5 137:15,18 140:1,4,5,14	calls 5:11 camel's 103:20 cap 58:2,11 capabilities 43:9 capita 61:13 128:16 capital 40:11 40:13 49:5,5 49:17 50:18,20 52:16,18 53:1 53:1,13 cards 103:19 care 4:21 10:17 11:15 137:21 career 53:8 carefree 8:2 carefully 45:16 caroline 139:4 carry 124:8 carrying 61:9 case 10:8 78:9 89:20 99:7 117:18 136:3,3 catch 138:21 categories 53:17 causes 9:7 caveat 40:4 cdc 9:6 celebrate 16:11 16:16 19:14,20 22:11 36:16
c			
c 109:4,8,8 cac 9:2 12:16 cafeteria 61:18 64:12 calculated 46:18 48:6 54:12,14 56:19 104:7 calculation 46:20 call 7:1 17:20 23:6 34:21 37:9 72:8 78:16 79:12,21 105:13 109:15 111:15 114:2 123:4 124:19 126:16 129:15 133:12 140:2 callahan 1:14 2:3,10,16 3:6,8 3:17 6:10,14 6:16,18,21 7:3			

[celebrates - closing]

Page 8

celebrates 16:12 celebrating 17:8 celebration 16:7 17:11 18:18 20:2,8 celebrations 21:10 cent 47:1,3 center 4:13,16 5:16 8:19 9:19 12:9,11 26:21 41:17 49:19 53:4,5,5,14,16 125:16 126:1 132:4,21 139:5 centers 8:8 ceremony 20:3 certain 38:1 73:19 81:15 82:2 107:6 certainly 33:20 90:11 certificates 111:8 certified 47:1 certify 141:3,5 141:8,10 chair 2:17 3:9 3:18 chairman 24:16	chairs 43:7 challenge 21:11,13,15 challenges 22:11 39:7 chambers 1:10 chance 3:12 19:12,19 change 47:5 59:9 67:9 74:12 92:1 114:21 changed 98:6 changers 53:8 changes 51:8 63:14 73:5 103:11 changing 38:6 57:19 chapel 41:19 44:7 60:6 character 15:10 charging 29:13 32:12 charitable 108:20 chart 56:21 charter 46:19 54:15 58:2,9 58:11 chemical 26:12 chesapeake 53:4 54:2	138:20 139:2,4 139:5 chief 128:4 child 3:21 4:3 4:10,15,17,18 5:5,16,17,21 8:1,3,11,14,15 8:21 9:6,10,20 10:1,15 11:3 11:10 12:8,10 113:12,14 child's 9:10 childhood 11:10 childhoods 8:2 children 4:7,11 5:3 6:3,4 8:5 9:2,7 10:18 11:9 13:4,6 children's 4:12 5:15 8:4,19 9:18 12:8,11 chose 58:16 84:16 christine 12:5 chuck 1:14 22:16 33:21 116:3 cindy 20:21 cip 53:13 circle 100:8 circumstances 58:15	citizen 20:5 81:6 citizens 4:14 5:12 6:1 16:1 16:20 civil 33:18 claiborne 15:1 clarification 70:8 75:15 115:12 120:9 clarify 77:19 clarity 62:19 63:19 69:4 78:7 95:18 clarke 66:13,20 66:20 133:3 classification 98:5 103:11 clay 135:3 138:2 clean 57:15 clear 46:14 72:20 77:1 78:9 107:21 108:2 117:13 119:15 122:17 clearly 34:2 46:5 close 63:5 71:6 71:9,12 77:12 131:15 closed 138:17 closing 138:18
--	--	---	--

[club - confirming]

Page 9

club 108:21,21 code 81:13 83:5,7 91:17 96:16 97:1 103:9 106:19 107:6,20 108:2 108:9 128:4,10 128:15 coin 21:12,13 coincides 15:12 coins 21:16 23:15 collaboration 5:15 6:4 45:2 collect 28:18 collective 15:17 college 53:4 54:2 138:20 139:2,4,5 comar 28:7,7 come 6:13 12:16 13:7 18:12 19:13 20:1,20 22:17 23:9,10,11,18 23:18,19,20 24:7,19,21 26:4 40:5,5 42:7 57:6 66:16,18 70:19 70:20,21 74:8 76:11,14,15,17 80:15 92:6 96:5 97:4 98:2	112:7 126:2 127:10 131:10 134:15 137:14 comes 36:20 59:11 coming 23:4 41:20 88:7 136:12 commemorate 16:1 commend 138:9 comment 34:13 134:10,16,20 comments 62:2 135:6 commerce 44:4 44:4 commission 20:19 23:10 67:18 68:4,6 68:18 71:21 75:6 80:13 81:11 83:13,17 84:6 87:18 90:4,8 92:2 93:3,9 97:9 106:17 107:18 108:16 109:12 141:19 commission's 69:19 90:15 91:9 92:10 93:17	commitment 16:21 40:15 communicati... 94:9 communicati... 18:14 42:12 communities 4:7 community 5:12,18 10:4 11:1,13,15 12:18 14:14 16:6,19 17:1 17:10 19:9,12 20:7 26:8 42:12 44:15,21 45:3 53:14,16 110:14,16 111:6 137:3 comp 99:5 121:3 compared 59:5 competition 39:9 competitive 39:12,13 completed 43:20 107:4 132:15 completes 134:3 completing 40:11	compliance 128:4,10 component 51:13 comprehensive 53:19 65:17 67:8,8,20 73:17 74:11 75:10 116:1,14 116:18 117:3 117:17 118:12 119:11,13 120:3,4,11,19 121:18 comprise 52:3 54:9 comprised 14:17 computer 141:7 conceivable 86:11 conceivably 89:20 101:14 102:1 104:13 concept 40:21 concern 77:6 88:5 concluded 140:16 conditions 44:8 conducted 8:19 confirming 114:20
--	--	---	---

conforming 76:4	53:3,9	convening 138:14	15:19 16:3
connected 100:5	contact 11:20	cool 23:4 126:3	17:5 18:13,20
connections 10:4	contacted 82:17	coolant 126:3	21:20 25:1
consent 2:18 3:10,19	contained 141:9	cooperatively 5:8	29:7 36:2,17
consequence 128:15	contest 20:6	coordinating 45:1	37:1 38:10
conservation 24:6,15 91:15 98:14	context 106:11	coordinator 18:15	39:11 40:10,12
conservative 37:10 45:10 49:7 51:6 61:5	continue 5:7 15:9 16:21 37:9 39:8 40:17 41:21 70:2 137:13	copperville 15:1	42:4,5,18
consider 78:8	continues 43:12 44:18 115:21	cordova 15:1 43:1	43:10,20 44:20
consideration 86:9 110:11 116:2	contract 30:4 82:3,13 84:2 84:13,21 86:3 87:15,20 92:13 92:17 94:5,10 112:12 113:1,3 113:5,7 124:2 125:12 131:3 132:9 133:9	core 38:16	45:16 48:7
consistent 53:18 67:20 75:9	contracts 90:20	corporation 63:12	59:2 62:11,16
consistently 45:11	contrast 56:9	correct 69:14 85:5 86:2 87:1 93:12 96:14 104:20 108:17 118:7 120:14	64:5,14,15
consisting 74:1	contributing 17:2	corrections 2:13 3:1,14	68:21 81:1,20
constituent 108:7	contribution 53:2	cost 27:10 50:3 50:12 53:3	82:9 84:20
constraints 101:15	control 8:9 24:20 28:9 30:7	costs 39:4 48:10 49:3 52:14,16,19 57:20 58:20 61:14	87:7,10,12
constriction 39:3		council 1:1,4 1:10,13 2:11 2:14 3:2 5:19	88:8 89:3,14
construction 42:21 44:6			92:3,4,7 95:20
			97:16 98:2
			102:18 103:5
			103:10 106:6
			106:15 107:10
			110:10 111:4
			112:6 114:17
			114:18 115:2,7
			115:9,14,21
			117:13,20
			118:10 122:7
			123:16,19,20
			124:13 125:10
			125:12 127:7
			127:19 128:21
			130:20 131:2
			134:3,20
			137:20 138:13
			139:1,6 141:3

council's 46:13 54:6 83:19 112:10 132:13 138:11	50:7,13 52:1 52:10,12,14 53:21 54:1,13 54:15 55:2,8 55:13,20 56:2 56:5,10,11,14 56:17 57:5,9 57:17 58:1,10 58:14,16,18 59:3,7 60:2,15 61:8,10,11 62:16 63:10,11 65:16 66:21 67:5,7,8 73:16 74:11 81:4,16 82:15,18 83:1 83:4,8,8 84:7 87:14 88:10,12 88:20 90:18,21 91:16 107:3 110:8,9,19 111:1,9 112:19 113:17 114:20 115:9,11 120:21 121:1 124:3,9 125:15 128:4,14 134:4 137:11 138:11 138:16 139:6,8 141:2,3	49:1,7,9,13 51:5,11,17 53:2 58:11 59:4,9,11,19 60:10 61:3 88:19 111:5 115:12	credit 40:8 48:21 57:13 60:10 61:3,4 111:8
councilman 135:6 136:9	55:13,20 56:2 56:5,10,11,14 56:17 57:5,9 57:17 58:1,10 58:14,16,18 59:3,7 60:2,15 61:8,10,11 62:16 63:10,11 65:16 66:21 67:5,7,8 73:16 74:11 81:4,16 82:15,18 83:1 83:4,8,8 84:7 87:14 88:10,12 88:20 90:18,21 91:16 107:3 110:8,9,19 111:1,9 112:19 113:17 114:20 115:9,11 120:21 121:1 124:3,9 125:15 128:4,14 134:4 137:11 138:11 138:16 139:6,8 141:2,3	60:10 61:3 88:19 111:5 115:12	creek 44:9
counsel 71:17 141:4,9,10,11	56:17 57:5,9 57:17 58:1,10 58:14,16,18 59:3,7 60:2,15 61:8,10,11 62:16 63:10,11 65:16 66:21 67:5,7,8 73:16 74:11 81:4,16 82:15,18 83:1 83:4,8,8 84:7 87:14 88:10,12 88:20 90:18,21 91:16 107:3 110:8,9,19 111:1,9 112:19 113:17 114:20 115:9,11 120:21 121:1 124:3,9 125:15 128:4,14 134:4 137:11 138:11 138:16 139:6,8 141:2,3	couple 12:4 13:13 25:11	cris 12:7
counties 50:1 55:15 58:3,5,8 59:6 110:20 139:3	59:3,7 60:2,15 61:8,10,11 62:16 63:10,11 65:16 66:21 67:5,7,8 73:16 74:11 81:4,16 82:15,18 83:1 83:4,8,8 84:7 87:14 88:10,12 88:20 90:18,21 91:16 107:3 110:8,9,19 111:1,9 112:19 113:17 114:20 115:9,11 120:21 121:1 124:3,9 125:15 128:4,14 134:4 137:11 138:11 138:16 139:6,8 141:2,3	course 39:4 53:14 124:13 131:4,12,18 132:8	criteria 107:19 108:1,3,4
country 10:21 10:21 108:21	65:16 66:21 67:5,7,8 73:16 74:11 81:4,16 82:15,18 83:1 83:4,8,8 84:7 87:14 88:10,12 88:20 90:18,21 91:16 107:3 110:8,9,19 111:1,9 112:19 113:17 114:20 115:9,11 120:21 121:1 124:3,9 125:15 128:4,14 134:4 137:11 138:11 138:16 139:6,8 141:2,3	courses 53:7	critical 67:12 74:17 98:14 101:20
county 1:1,1 4:8,9,12 5:11 5:15,19,20 6:1 6:8 7:20 8:12 11:1,16 12:20 14:13,17 15:7 15:12,19,21 16:3,5,16,20 17:3,4,13 19:1 19:3,14 24:17 26:10 27:19 28:16 31:13 36:12 37:20 38:12,19 40:9 40:10 41:12,14 42:14,20 43:4 43:5,12,14,15 43:18 44:16,18 45:15 46:7,11 46:17,19 49:11	65:16 66:21 67:5,7,8 73:16 74:11 81:4,16 82:15,18 83:1 83:4,8,8 84:7 87:14 88:10,12 88:20 90:18,21 91:16 107:3 110:8,9,19 111:1,9 112:19 113:17 114:20 115:9,11 120:21 121:1 124:3,9 125:15 128:4,14 134:4 137:11 138:11 138:16 139:6,8 141:2,3	court 125:16	cross 78:3 121:5 122:4
	county's 4:5 16:12 17:8 45:9 47:5,11 47:20 48:19	courthouse 20:4,9 22:9	crossed 118:15
		coverage 48:9 101:19	crux 81:17
		covers 62:17 113:9	crystal 12:7 77:1
		cps 10:2,6	culminating 17:10
		crafts 20:13	culture 14:15 16:18
		crasco 12:6	culvert 44:7 133:5
		cream 20:11,12	cumulative 51:18 54:19
		creamery 20:13	curious 119:17
		create 118:2	current 37:15 40:16 42:18 45:6 83:5 98:3 108:2 115:18
		created 4:20 94:19 101:3	currently 30:4 92:18 101:10 102:12 106:18
		creates 92:11	
		creating 99:14	
		creative 30:9	

<p>curriculum 10:13</p> <p>customer 34:5</p> <p>cut 41:4 56:12 105:8</p> <p>cutting 41:8,16</p> <p>cycle 89:9,13</p>	<p>debate 44:11</p> <p>debt 49:12 61:6</p> <p>december 81:7</p> <p>decision 94:9</p> <p>decisions 45:18 46:15</p> <p>declaring 15:20</p> <p>decline 56:13</p> <p>declined 47:12</p> <p>dedicated 5:2 51:20 54:21</p> <p>deducted 57:4</p> <p>deep 16:21</p> <p>default 40:20</p> <p>deficit 38:10 51:9</p> <p>define 15:9</p> <p>defined 10:2 14:14 109:4</p> <p>definitely 128:11</p> <p>definition 64:18</p> <p>deletions 2:13 3:1,14</p> <p>deliberations 61:19</p> <p>deliver 10:20</p> <p>deliveries 131:18</p> <p>delivering 12:18</p>	<p>delivers 64:19</p> <p>demand 89:5</p> <p>demonstrate 16:21 48:20</p> <p>density 99:3,6 99:14 104:3,7 105:4</p> <p>department 7:17 8:13 9:17 11:5 38:17 40:8 56:20 63:13 110:14 110:16 123:20 124:7 125:10 131:1 137:11</p> <p>departments 43:11 45:14 54:8 59:3 65:7</p> <p>depends 4:6</p> <p>depression 9:11</p> <p>derived 60:20</p> <p>described 107:13</p> <p>design 26:14 101:15</p> <p>designated 68:8 101:20</p> <p>designates 16:5</p> <p>designation 98:15,19 99:12 100:1 104:17 115:19</p>	<p>designed 10:8 10:13 11:3,7 44:14</p> <p>detached 102:14</p> <p>determined 107:17</p> <p>determines 115:16</p> <p>developed 45:9 89:16 132:2</p> <p>developer 106:19,20 107:2,7</p> <p>developing 85:13</p> <p>development 4:7 75:18 81:14 85:3,6,9 85:11 86:7,12 86:18 88:6 97:10 99:16 104:10,12,14 110:15,16 111:7</p> <p>dhcd 110:15,21</p> <p>diabetes 9:16</p> <p>dialogue 115:15</p> <p>diane 1:21 141:2,16</p> <p>dies 95:21</p> <p>difference 94:8 105:7</p>
<p>d</p>			
<p>d 66:6</p> <p>dais 69:12 70:7</p> <p>daniel 66:6</p> <p>date 92:15 93:3</p> <p>daughter 86:15</p> <p>dave 1:18 136:9</p> <p>david 124:1 131:4 132:3,10</p> <p>davis 132:1</p> <p>dawn 66:6</p> <p>day 6:8 14:8,12 16:2,5,6,8 17:6 17:13 18:16,20 19:5,10,19 21:18 23:7 39:2 41:10 48:1 64:2 80:21 129:2 135:12 136:8 137:6 141:13</p> <p>days 23:3 41:11</p> <p>dear 115:8</p>			

<p>different 58:1 differential 56:16 57:1 differentials 57:4 difficult 48:16 dinner 13:2 139:19 direct 69:11,14 71:17,18 84:10 direction 95:20 103:4 115:4 122:6 127:19 directly 55:7 director 36:12 107:17 directors 61:12 disbursements 3:11,14,18 discipline 59:2 disciplined 46:2 discovered 78:1 discretion 129:5 discuss 24:19 71:14 108:11 139:3 discussed 57:12 74:21 discussing 61:8 discussion 77:14 79:15,17</p>	<p>83:17 84:5 106:6 116:4 136:6 disease 8:9 9:16 disorder 9:12 disorders 9:12 disruption 10:17 dissolve 94:18 district 24:14 24:15 27:20,21 30:1 disturb 32:10 disturbance 27:5 document 69:1 documents 53:20 doing 7:18 11:18 22:10 23:5 25:14 29:11,17 36:5 39:16 89:21 90:11 132:3,10 dollar 85:16 don 115:6 donut 100:13 door 91:13 double 95:4 doughnut 100:8 draft 116:9 121:17</p>	<p>drafted 74:18 113:3 drafting 77:21 drives 85:14 driveway 102:12 drop 13:9 dropped 59:19 dry 105:9 due 47:7,13 57:19 59:20 60:19 82:1 99:11 duty 41:10 dwelling 76:4,6 76:7 dynamics 38:6</p>	<p>easements 82:20,20 89:5 89:18 91:5,7 easier 27:11 33:2 easton 1:10 7:20 12:19 14:18 43:19 44:17 49:18 57:1 61:17 64:11 114:19 115:6 116:1 117:15 139:9 141:13 echo 135:6 136:19 economic 38:21 44:2 51:10 56:1 ed 76:18 edge 39:15 100:14 edit 118:12 edition 21:11 edu 67:11 74:19 75:3 77:3 education 10:11 28:14 37:19 46:20 47:3 48:17 49:16,19 51:12 51:14,19,21 52:11 53:20</p>
		<p>e</p>	
		<p>e&s 28:18 earlier 42:20 54:17 135:7 earmark 56:10 earners 47:9,17 59:17 earning 59:12 easement 82:7 83:3,11,12 85:2,18 88:10 88:11 89:15 91:8 92:8 94:12,15,17,20 95:2 104:9 105:3</p>	

[education - eventually]

<p>54:13,16,18,20 55:1,12,19,21 56:3,3,7 57:9 57:21 58:19 139:7 educational 57:20 edus 74:16 75:1,8,16 76:2 77:20 edward 74:4 effective 4:17 effectively 81:13 83:7 92:19 94:11 98:6 99:7 effectiveness 42:13 effects 55:3 effort 22:21 136:17 137:4 efforts 4:18 124:8 eight 41:13 elected 5:13 election 58:7 elementary 10:20 61:17 64:11 eligible 71:5 79:10 85:10 elliott 67:4,4 68:2 74:10 75:12 131:7</p>	<p>132:18 133:1 email 106:12 embracing 16:17 emergency 9:4 43:2 emma 21:1 empathize 32:2 employee 141:11 employees 29:20,21 30:1 39:18 50:13 empower 10:20 11:2 12:19 13:7 ems 41:9 42:21 43:9 enable 88:13 enacted 28:5 47:11 enacting 25:9 encourage 16:1 17:6 encouraged 16:15 enforcement 4:20 11:14 enforces 59:1 engage 16:18 37:9 engaged 117:16</p>	<p>engages 115:14 engineer 66:21 67:5 138:16 enhance 43:2 enhances 44:1 enhancing 43:9 ensures 46:3 56:4 enter 84:16 94:10 entered 43:5 84:3 86:18 94:3,13 141:9 entire 11:12 16:16 entirety 83:10 104:8 entities 108:19 entitled 85:21 entity 28:6 107:13 109:3 entrance 131:4 131:11,16,21 132:8 envelope 102:9 environment 6:6 equipment 39:15 43:6,9 50:18 52:19 125:14 erosion 24:20 28:9 30:6 33:10</p>	<p>especially 19:15 essential 5:6 49:7 essentially 85:12 88:15 94:21 108:5 establish 35:19 82:7 established 14:14 44:20 81:21 establishment 101:13 estate 52:10 estimated 8:5 8:11 estimates 42:8 51:3 evaluate 108:1 evaluating 45:21 evaluation 50:14 evening 13:2 24:8,9,11,19 36:2,3,17 69:1 80:19 81:1,2 110:10,12 112:9,18 134:4 event 20:16 eventually 126:1</p>
--	---	---	--

[everybody - fide]

Page 15

<p>everybody 2:4 22:14 23:8,19 24:3 25:4 137:8</p> <p>evidence 10:12</p> <p>exact 116:17</p> <p>exactly 80:20 120:6,6</p> <p>examination 141:5</p> <p>examinations 8:21</p> <p>example 10:1 55:3 57:15</p> <p>exceed 27:5 58:14 124:2 132:6</p> <p>exception 90:9</p> <p>excited 137:12</p> <p>exciting 40:18</p> <p>exclusively 51:20</p> <p>executed 94:14</p> <p>exempt 111:5</p> <p>exhausted 92:14</p> <p>exhibit 102:10</p> <p>exhibits 71:19</p> <p>exist 28:7,8 104:16</p> <p>existed 98:12</p> <p>existing 40:11 74:13 75:17,18 76:6 82:14</p>	<p>102:11,14 116:13,18 118:12 120:4 133:5</p> <p>exists 95:2 99:1 104:5,9,17</p> <p>expand 53:9</p> <p>expectation 60:14</p> <p>expected 47:7</p> <p>expenditure 53:17 56:5</p> <p>expenditures 37:12 42:8 46:1 48:9 49:10,14 53:21 54:3,5,9 60:16</p> <p>expense 55:20</p> <p>expenses 46:3 48:16</p> <p>experience 8:11</p> <p>expertise 64:18</p> <p>experts 4:21 5:1</p> <p>expires 141:19</p> <p>extend 12:4 112:11 133:6</p> <p>extension 40:18 133:4</p> <p>exterior 49:19</p> <p>extremely 128:8</p>	<p style="text-align: center;">f</p> <p>f 1:14 116:3</p> <p>face 12:2 58:4 128:6</p> <p>facilitate 27:10 103:16</p> <p>facilities 44:19 55:14 125:11</p> <p>facility 43:1 125:21</p> <p>facing 38:2,15</p> <p>fact 32:8 84:12 99:11</p> <p>factor 101:6</p> <p>factors 10:9,10</p> <p>fair 137:9,13</p> <p>fairbank 15:2</p> <p>fairly 33:11</p> <p>falls 98:1</p> <p>families 4:19 6:3 10:5,9,19 11:6 16:9</p> <p>family 9:3 10:17 32:11,11 66:10 86:5,15</p> <p>fan 30:17</p> <p>far 31:9 33:3 42:1 86:9</p> <p>farm 83:10 85:19 86:7 98:12 114:20 115:7,10,17 117:19</p>	<p>farmer 24:17</p> <p>farmers 27:10</p> <p>farmstead 27:1 86:5</p> <p>fashioned 20:11</p> <p>fault 77:21</p> <p>favorable 49:2 83:18</p> <p>features 44:14</p> <p>february 48:8 83:14</p> <p>federal 28:18 29:21 31:14 38:6 46:13 51:8 66:7</p> <p>federally 30:2</p> <p>fee 25:3,10,16 29:14,14 32:13 33:21 34:18</p> <p>feels 19:15 63:4</p> <p>fees 24:20 27:19 28:9,10 28:12,18 29:8 29:18 30:17 31:4,7 32:1 34:1 46:9 47:19</p> <p>feet 101:12</p> <p>festivities 135:13</p> <p>fide 107:13 109:2</p>
---	--	--	---

field 27:1	137:12	formal 61:5	frontage 101:7
figure 30:5 85:16	fiscal 8:12 42:6 42:20 45:7,8 46:12 56:17 59:2	formerly 49:21	101:13
figured 18:16		forth 24:19 25:16 104:1 107:19	full 40:8 46:4 85:19 128:18
file 92:18	fiscally 37:17 38:13	forward 51:18 63:21 66:17 71:15 77:2 81:10 89:15 90:10 92:7 103:2 108:12 124:11 127:9 130:13 135:12 135:13	fun 137:14
filed 66:6 74:4	fitch 60:9		fund 42:5 45:8 47:20 48:9 49:4 50:17,21 52:3,7 53:12 53:17 54:3,5
fill 67:1 112:15	fitch's 60:14		funded 30:2,2
final 61:19 65:4	fits 93:7		funding 11:4 30:13 38:16 40:4,5 46:5,15 48:18 49:12,15 50:7,9,10,16 51:21 52:11 55:1,7,19 56:3 89:9,13 126:5
finalizing 41:16	five 30:4 70:15 76:12 122:17	foster 10:16	funds 28:19 89:6 113:17 124:4 125:17
finally 39:7	fixed 52:16 61:14	found 46:5 67:20 75:9	further 16:5 68:3 79:14,17 87:18 104:1 115:4 133:6 141:5,8,10
finance 36:12 45:15 61:11	flag 2:8	foundation 82:5	future 4:5 15:17 16:13 30:11 44:2 58:19 84:10,18 86:8,15 88:7 91:13 92:5,8 93:16 102:3
financial 9:5 45:12 48:20 53:19,20 60:13 61:6 138:1	flat 37:6	founding 15:13	
financing 48:10	flexibility 56:11 58:3,8 59:5 60:14	four 8:9 67:13 75:5 77:2 135:19	
find 119:12	flow 44:9	fourth 50:9	
finding 10:6 84:12	flowed 63:18	frame 97:2	
fine 97:15	focus 9:19,21	framing 62:18	
finish 36:7 40:15,17	focused 40:11 53:6	free 12:20 20:12 54:1 139:8	
fire 43:11 54:8	focuses 45:20	friedel 132:2	
firm 112:20 113:2	folded 51:16	front 20:4,10 21:9 22:7 24:21 76:11	
first 3:20 21:12 23:11 36:21 85:19 89:8 110:13 113:12 135:18 136:1,4	folks 13:11 38:4 41:6		
	following 47:13 60:11 61:4 83:20		
	forensic 8:20		
	form 69:4 107:2		

103:21 108:12 115:16 124:15 fy2027 36:13 62:4 fy25 40:12 47:21 48:11 50:6 fy26 37:15 40:1 40:16 42:10 48:12 fy27 39:6,21 40:16 46:17 49:11,15 50:11 51:1 58:6	getting 30:12 62:16 79:16 135:4,10 girls 8:9 give 40:7 70:13 76:10,12 94:17 101:12 103:3 106:11 112:15 136:8 given 6:7 17:12 38:2 39:1 57:1 gives 19:19 127:20 giving 85:3 98:14 glad 130:11 globally 39:4 go 2:3,6,10 4:1 13:21 14:9 22:14 23:14 24:1 25:6,15 26:19 32:8 35:17 42:15 63:6 65:5,13 70:11,17 71:2 71:11,12 75:13 76:9 77:12 84:14 89:15 91:14 92:21 93:2 96:1,4 97:8,12,12 106:10 117:9 122:5,14 127:16 131:6	135:1 138:5 goals 37:16 god 24:2 goes 32:17 40:1 going 2:3 13:18 21:8 26:18,19 32:5,7,14,15 33:1,16 42:2 42:15 51:18 77:2 86:10 90:10 95:1 103:18 108:12 112:14 115:2 120:19 128:8 131:6,15 136:2 136:3 137:9 goldsborough 44:1 golf 53:14 131:4,12,18 132:8 goller 21:1 good 6:10 13:14,21 22:13 22:13 23:14,14 24:4,8,9 31:2,5 33:6,7 34:14 36:2,3,6,9,17 41:20 42:17 45:5 50:5 62:7 63:7,9,16 65:11 67:3 76:18 80:11 81:1,2 97:3	110:6 112:18 120:20 122:9 122:18 126:9 128:9 129:4,6 130:12 134:8 135:15,15 137:15,18,21 138:7,21 gotten 86:19 government 38:12,12,18,20 42:11,13 50:15 54:9 governmental 28:3 grant 30:2 87:14 113:18 grateful 11:13 great 6:7 13:17 17:12 23:13,17 33:17 41:7 62:12,13 63:1 63:2,6 73:11 75:11 76:8 79:7 106:3 136:14 greetings 110:10 groove 63:15 ground 62:18 group 13:16 groups 9:4 grows 55:20
g			
g 66:10 gain 94:16 games 20:13 gannon 125:13 garage 102:15 gathered 45:13 general 39:3 42:5 45:8 47:20 48:9 50:15,15 52:3 52:7 53:17 54:3,5,9 60:11 generally 89:4 generating 55:16 generation 15:15			

<p>growth 44:3 46:11 guess 21:20 103:13 guidance 26:16 33:12 46:14 65:7 guy 31:2 guys 2:5 14:2 21:4,19,20 23:9,12 24:7 31:5 35:12 36:10 63:6 65:2 66:18 74:8 80:14 128:7 130:7,12 130:16 138:2,6 138:9</p>	<p>happen 65:10 happens 58:6 happy 29:4 37:15 39:9 41:4,6 hard 12:1,3 18:16 31:9 37:1 44:11 harms 9:8 harry 66:10 haythe 1:16 3:4 3:15 6:20 7:11 7:12 17:18 18:9,10 22:5 29:10 33:9 34:8,11,15,19 35:10,11 62:13 72:2,4,18,19 79:5,6,18 80:9 80:10,16,21 93:2,5 95:7,10 95:16 96:7,11 96:18,21 102:19 105:11 106:1,2,16 107:11 108:7 109:6,13 110:4 110:5 111:13 112:4,5 114:12 114:13 120:17 120:21 121:8 121:16 122:11 122:15,21 123:14,15</p>	<p>124:16 125:8,9 126:11 127:5,6 129:13 130:4,5 133:10 134:1,2 134:18 135:18 135:21 136:4 137:6,16 139:14,18,21 140:12,13 heading 19:16 heads 40:8 63:13 health 4:21 5:1 5:13 9:15 11:5 11:15 38:17 137:11 healthiest 11:9 healthy 4:6 8:2 11:6 46:10 hear 68:4 heard 13:6 117:10 136:1,5 hearing 2:16 3:8,17 64:8 65:13 70:2,18 71:7,10,12 76:10 77:13 117:20 118:3 hearings 61:15 115:21 heart 9:16 43:6 heath 65:19,20 65:20,21 66:1 66:1 67:6,16</p>	<p>heikes 66:9 74:4,6,10 76:18,18,20 77:8 held 64:9 83:18 138:12 hello 18:13 help 11:19 25:18 28:1,10 33:15 46:16 51:7 66:12 69:6 90:3 91:11 133:2 helpful 115:20 helping 136:19 helps 27:9 47:15 high 47:16 59:16,18 60:3 higher 47:8,9 59:16 highest 50:8,9 highland 20:13 highlight 52:21 highlighted 42:17 highlights 46:17 highly 56:9 59:13 highway 131:19 hill 114:20 115:7,10,16</p>
h			
<p>h 66:7 haley 66:6,7 half 26:6 32:10 32:12,16 hall 44:3 haller 127:11 127:15 128:20 130:7,10 hand 42:2 64:4 112:14 141:13 handle 122:1 handling 26:12 hands 6:7 17:12 128:18</p>			

<p>117:19 121:2 121:19 hiring 127:12 historical 51:4 history 14:15 15:16 16:18 19:8 55:2 hit 63:15 hog 53:14 131:3 hold 22:16 23:15 94:11 holders 82:21 holding 37:8 39:21 hole 100:8,13 home 10:7 11:6 19:11 32:11 55:5,11 57:10 86:15 137:9,17 homes 74:13 homestead 57:12 honor 16:11 honorable 115:6 hook 66:8 hope 6:3 77:4 115:20 130:12 hopefully 137:12 hospital 131:8 131:9,14,14,20 132:11</p>	<p>hosting 12:12 hot 126:4 houlihan 1:21 141:2,16 hours 41:10 house 12:12 25:21 housing 110:14 110:15,17,18 111:5,8 137:9 137:13 huh 34:8 human 4:20 hvac 125:14</p>	<p>imprint 21:14 improve 5:8 43:1 improvement 48:3 53:6 improvements 42:11 44:16 52:20 106:21 107:4 131:3 improves 44:2 45:4 improving 5:2 include 9:3 48:11 53:21 86:3 108:19 included 52:21 83:10,21 89:2 93:9 105:4 includes 46:21 48:1 49:16 50:11 52:18 54:7,12 81:18 90:21 including 14:21 115:18 income 46:8 47:5,6,9,12,15 47:16 52:4 56:9,12 59:7,9 59:11,14,16,18 59:19 60:1,3 60:21 incorporate 71:19</p>	<p>incorporated 68:12 124:1 increase 5:14 10:13 11:7 33:20 46:21 47:7 52:11 55:6,12 58:12 58:17 86:20 increased 9:13 43:10 50:3 51:3 52:15,17 55:11 57:19 59:18 increases 9:10 47:10,18 53:11 55:8 56:2,7 increasing 10:9 39:4 incredible 19:2 incumbent 53:8 index 124:11 indiscernible 21:5 109:6 individual 76:11 individuals 70:14 91:13 infections 9:15 information 8:17 12:17 62:4 63:18 96:12 112:15 115:20</p>
	i		
	<p>ice 20:11,12 idea 136:12 identified 50:16 identify 27:4 idr 60:11 ii 100:5 illustrates 54:5 illustrating 57:8 illustrative 69:6 immediate 66:5 74:3 impact 46:1 57:12 117:1 important 33:16 128:12</p>		

inherently 99:9	introduction 35:16 36:13	jimmy 127:10 128:3	katherine 66:8
injects 38:7	81:12	job 6:10 22:13	keasha 1:16
injuries 9:15	invest 44:18	22:13 31:5,6	keep 30:6
input 45:13	invested 50:17	33:17 36:9	31:19 37:6
inspector 127:9 127:18	investment 40:13	62:7,12,13	46:9 93:20
inspires 16:13	investor 61:2	63:2,6,7,9	96:1 116:9
install 106:20 125:14	invests 43:15	127:14,17	119:21 136:2,3
instance 92:20 98:5	invitations 12:4	128:13 129:6,9	138:1,2
intended 7:21	invited 62:1	134:8 135:15	keeps 56:7
intensive 10:8	inviting 127:8	john 24:16 30:21 33:5	kenneth 66:9
intentionally 56:2	involved 136:18	join 13:8 17:7 137:14	kept 57:15
intentions 102:13	irving 74:6	joined 20:20	kilmon 13:21 18:13,14 21:8 22:7
interest 26:10 49:2 107:15	island 31:17	josh 66:21 67:1 67:4 68:5	kind 27:14 28:10 30:8,20
interested 141:12	issued 112:19	125:18 131:1	31:16 33:1
interesting 38:14	issues 26:7	132:12	37:8 67:1 74:8
interrogated 141:4	issuing 111:7	july 41:18	85:6,14 91:19
intersection 131:13 132:11 132:19	item 95:14 108:8,13	jump 70:4	100:13 131:8
interviews 8:20	114:17 123:19	jumping 135:8 137:19	131:11,15
introduce 64:4 69:17 73:9	130:21	jurisdiction 91:6 128:17	know 30:19 31:1,2,6 40:20
introduced 64:5 68:16 78:2	items 110:11	jurisdictions 50:6 111:1	57:11 63:3
	ivy 15:2	justified 46:6	64:15 116:20
	j		117:1,7 119:10
	jacqueline 66:7		120:3 122:16
	james 74:4,6	k	138:5 139:18
	jerry 66:8	k 49:15 50:2	known 64:7
	jess 135:3 138:1	52:13	knows 84:7
		kaitlyn 64:17	kristin 12:6 21:1
			kudos 135:10

[1 - limited]

Page 21

l	large 55:19 58:21	legislative 56:20 95:19	130:1 132:16 132:19 133:8
l 1:17	largest 49:9 51:11	lesher 1:15 7:7 7:8 18:5,6 22:2	133:18,19 135:16 138:11
land 81:15,20 82:4,10,14	lauren 12:6	29:11 32:4 34:17 35:6,7	139:1,16,20 140:8,9
83:2,9 84:8,19	law 4:20 11:14 28:6 54:16	62:14 64:5 65:4,6 68:11	lesher's 135:6
84:20 85:13	112:12,20 113:2 141:4	69:3,8,11,21 70:10 71:6,9	letter 25:4 114:19 115:3,5
86:19 87:8,9	lawn 20:4,9,13	71:16 72:5,14 72:15 79:1,2,8	116:6 118:9 119:14 120:9
87:13,15 88:2	laws 5:5	79:11,14 80:5 80:6 85:1,17	level 38:6 40:1 47:11
88:9,10,14,19	lda 98:19 99:9	86:17 87:2 88:12 89:4,14	levels 42:9 46:13
88:21 89:15,17	leadership 12:9	89:21 90:7 92:4 94:16	leverage 61:14
90:18,19 91:1	leading 39:15 65:8	95:4,13 96:3 99:21 100:4,7	liability 49:21 60:17
91:14 92:8	learn 6:5 20:15 137:16	100:11,16,19 101:2 102:5	library 12:20 20:10 41:5
93:14 94:4,20	learners 53:8	103:4,8,13 104:18,21	44:13 54:1 139:9
95:1 97:18	learning 53:9	105:6,18,19 108:18 109:7	licensed 10:19
98:4,7,21	leave 71:3 117:13 118:1,3	109:21 110:1 111:11,21	licenses 128:16
99:10,13,18	120:12	112:1 113:21 114:8,9 121:21	lieu 85:13
104:6,13,15	leeds 97:10 100:8,15	123:10,11 124:17 125:4,5	life 4:6 9:4,16
landed 122:8 122:11	left 9:9 57:15 75:18 76:1,13	127:1,2 128:14 129:8,11,21	light 126:2 131:10 132:17
landing 97:11 100:8,15	134:17		likelihood 60:2
lands 94:19	legal 4:21 11:15 76:3,4		limit 68:8
language 75:2 75:7 81:18	113:13,14		limitation 58:21 101:19
82:2 83:16,21	legally 56:6		limited 21:11 55:15 67:16
87:17 88:1	legislation 5:9 35:16 95:21		
92:1,11 93:17	96:8 103:5,6		
98:3 107:9			
116:5,13,15,18			
116:21 118:14			
118:20 119:6,7			
120:1			

<p>90:9 limiting 37:7 40:2 101:6 limits 58:2,15 linda 6:12 7:13 7:16 12:6 112:7,7,9 114:14 line 36:7 37:8 101:11 lines 94:19 95:3 liquor 127:9,18 128:15,16 list 42:15 listed 138:17 little 18:17 27:6 29:12 30:20 57:13 103:14 116:7 117:6 129:3 131:21 live 5:18 6:5 20:14 lives 5:2 living 50:12 load 125:20 local 4:20 11:14 16:18 19:20 49:16 50:8,9 52:5,6 54:7 60:21 91:5,6 110:21</p>	<p>locally 21:14 located 56:15 65:19 67:12 73:19 74:14 long 15:2 60:17 61:6 80:19 longer 84:9 99:7,10,11 longstanding 45:10 look 2:21 3:13 15:16 28:21 30:11 37:21 102:10 138:7 looking 2:12 36:8 63:21 65:9 135:12,13 looks 29:11 32:4 looming 38:9 lord 6:9 17:14 lose 9:7 losing 60:2 lost 58:18 lot 13:6 22:20 22:21 26:10 27:11 32:6,11 45:5 62:17 64:15 65:2 86:14 99:1,20 100:20,21 101:14,19,21 102:4 104:11 138:4,5,6</p>	<p>140:14 lots 41:20 85:20 86:5 99:15 101:2 love 19:5 20:1 low 10:2 46:8 47:15 60:1 lower 58:5 lowest 57:17 59:7 luck 34:6,9 lynn 1:17</p> <hr/> <p style="text-align: center;">m</p> <hr/> <p>madam 4:1 6:10 7:1 14:8 17:15,20 34:21 35:17 65:13 72:8 73:13 74:7 78:16 79:20 97:7 105:13 109:15 111:15 114:2 123:3 124:19 126:16 129:15 133:12 140:2 made 21:16 23:2 45:18 63:16 68:19,21 70:6,7 112:21 magnitude 101:17 maintain 5:8 41:12 44:8,18</p>	<p>46:8 maintaining 39:10 47:15 60:1 maintains 61:5 maintenance 43:13,14 125:11 majority 26:20 make 19:10 21:15 27:14 29:2 33:2 39:13 58:18 68:13 72:5 77:5 78:11,13 85:10 90:8 91:10 105:10 107:21 109:11 128:6 138:6 makes 19:6 27:11 59:12 105:6 117:6 making 63:14 64:1 99:14 124:11 malpf 82:5,13 82:17,21 83:11 83:11 84:3,9 84:10,14,16,21 85:2,10,12,18 86:3 87:3,15 87:19 89:2,5 89:15 90:17 91:15 92:8,13</p>
---	---	--	--

[malpf - mielke]

Page 23

93:16 94:3,5 94:11,17 maltreatment 5:17 manage 110:21 manageable 61:14 management 10:8 26:9,18 48:21 61:4,10 manager 24:14 40:10 42:14 45:15 59:3 61:8 62:16 110:8 134:4 manager's 63:10,11 110:9 managers 61:10 mandated 50:3 57:20 58:2,20 mandatory 129:8 manipulate 116:15 manner 16:2 141:7 manure 26:11 map 66:2 68:6 68:11,14 73:21 97:18 115:10 mapped 97:18 maps 73:3	march 2:20 3:11 44:14 83:15 84:4 88:1 92:16 market 52:10 marks 15:11 martha 36:11 36:19 40:1 42:3 64:17 135:2 maryland 1:1 1:10 5:4 14:13 17:13 46:19 47:8 54:16 55:15 57:18,21 58:3 59:5,8,15 73:21 82:4 110:14 124:2 141:1,2 marys 125:16 matter 115:4 117:11 141:7 mcdaniel 15:2 md 141:13 mde 26:17 mean 30:19 31:1,9 95:8 100:9 meaning 28:5 meaningful 19:15 42:11 means 37:10 141:7	medical 5:12 8:20 132:4,20 meet 28:11,13 28:13 37:16 42:9 129:1 meeting 1:4 27:15 61:16 64:10 69:2,16 73:1,8 83:14 83:15 96:13 108:9 138:12 138:18 139:2,7 139:9,10,12,16 139:19,20 140:16 meetings 45:14 member 86:16 92:4 95:20 106:15 107:11 117:20 members 1:13 12:8 19:9 20:19 64:14 122:17 memorandum 83:21 mental 5:1,13 mention 50:5 60:18 mentioned 19:1,21 29:18 54:16 merely 120:8	merging 29:15 methodology 45:20 methods 51:6 mic 21:9 michael's 14:19 44:13,17 57:3 73:20,20 74:14 75:19 76:1,20 michaes 41:5 middle 49:18 midshore 43:20 mielke 1:17 2:15 3:3,5,7,16 6:17,19 7:9,10 18:7,8 21:7 22:4,6 29:9 34:13 35:8,9 62:12 64:2 65:1 72:3,6,16 72:17 77:15 78:14 79:3,4 80:7,8,17,19 90:6 93:1,20 95:6 102:20 105:20,21 110:2,3 112:2 112:3 114:10 114:11 116:5 117:21 118:5,7 118:11,17,20 119:2,5,10,16
---	--	--	--

<p>119:19,21 120:6,14,16,20 121:9,11,15 122:3,10,19 123:12,13,18 125:6,7 127:3 127:4 130:2,3 133:20,21 134:7 136:6,12 136:21 140:10 140:11 migration 47:13,16 59:20 miles 14:16 43:13 124:3 milestone 16:15 18:21 million 45:9 47:21 48:1,2,3 48:4,12,13 49:17,18 50:18 50:19,20 51:2 52:13,17 53:1 53:2,12 56:19 65:9 124:2 135:8 mills 15:4,6 139:5 mind 23:12 96:2 mine 136:16 minimum 100:21 101:7</p>	<p>minus 74:2 105:2 minute 41:13 minutes 2:19 2:20 3:1,9 70:13,15 76:10 miscommuni... 91:12 mission 28:11 28:13 mistletoe 44:3 mitigation 46:15 48:2 modestly 45:21 moment 19:20 20:18 22:18,19 money 89:17 monitoring 124:10 monitors 43:7 month 3:21 4:4 5:21 6:2 12:11 16:17 17:10 months 63:3 moody's 61:2 morgan 127:11 127:11 128:1,5 129:1 130:8,15 morris 23:16 134:12 138:21 mortgage 111:8 motion 6:14,21 17:17,18,19</p>	<p>34:15,16,20 68:10 72:2,4,5 72:7 77:15 78:11,15 103:2 105:10,12 108:14,15 109:11,14 111:10,14 114:1 122:10 122:13 123:1,4 124:16,18 126:11,15 129:14 133:11 139:11 140:1 move 3:5,7 20:7 34:17 71:14 81:10 95:13 103:2 129:11 133:8 moved 6:17 78:13 111:11 111:11 113:20 139:13 movement 124:11 moves 2:17 3:9 3:18 moving 3:20 130:13 mullikin 128:3 128:3 130:18 multi 43:21 municipal 56:15</p>	<p>municipalities 14:18 murky 57:13 music 20:14 mute 94:7</p> <hr/> <p>n</p> <hr/> <p>n 1:16 name 18:13 24:13 40:19 128:6 named 141:3 narrative 6:2 117:18,19 nation's 17:9 19:16 national 8:4,8 19:18 nearing 36:7 neavitt 15:3 necessarily 104:5,12 necessary 13:8 44:8 103:7 112:16 neck 14:21 44:1 53:14 131:4 need 6:14 10:5 25:8 34:15,16 39:5,12 42:17 46:1 68:13 70:2,6 78:4 84:2 96:11,11</p>
--	--	---	---

<p>99:10 103:2 107:14 122:10 126:2 128:11 131:20 138:19 needs 30:10 44:15 116:6 117:5 127:18 131:10 neglect 8:6,15 9:21 11:8 negotiate 86:10 132:14 negotiation 84:15 negotiations 85:15 neighboring 100:4 neighbors 19:9 net 52:11 never 135:21 new 37:7 40:2 40:3 42:21 43:6 44:14 46:3 50:15 51:15 60:7 64:17 68:11,14 71:19 73:3 89:13 91:2 118:2,21 120:2 127:8,17 132:17 newcomb 15:3</p>	<p>news 39:1 nice 13:20 22:6 135:7 nicer 121:21 night 139:15 139:17 nominees 20:6 non 48:13,15 52:19 76:4 nonprofit 45:2 107:13 108:18 108:20 109:2 nonprofits 108:20 noon 137:11 north 41:9,11 42:21 102:9 northern 43:3 nose 103:20 notary 141:2 141:17 note 65:4 102:2 noted 139:12 notes 141:6 noticed 7:19 21:4 noting 60:10 61:3 notorial 141:13 november 43:18 nuances 32:9 number 39:1 59:12 64:8</p>	<p>65:15 73:15 104:10 numerous 14:20 nurturing 6:6 10:12,14 11:7</p> <hr/> <p>o</p> <hr/> <p>o'clock 64:11 138:13 139:8 139:16,19,20 oak 15:3 objectives 37:17 obligated 28:13 56:6 obligation 60:11 obtained 117:2 obviously 83:4 92:14 94:8 occur 43:15 occurred 59:9 offer 56:14 82:13 89:9 offered 56:16 83:18 offering 15:14 offers 10:4 11:19 offhand 100:2 office 34:5 44:21 45:1 81:7 92:18</p>	<p>128:9 officer 81:4 128:4 offices 112:12 official 15:21 16:4 officials 5:13 oh 6:16 24:2 103:8 okay 2:3,10,16 3:8,20 6:10,12 6:13,21 7:13 13:16 14:7 17:15,16,19 18:11 22:13 23:14,14 24:2 24:2,3,4 25:6 26:3 27:21 28:4 29:7 30:14 33:8 34:20 35:12,15 35:15 36:1,2 36:16 62:7,10 64:3,6,13 65:2 65:3,12 66:15 66:18 68:1 69:8 70:10,11 70:20 71:1,8 71:11 72:1,7 73:4,11,11 74:7 75:11 76:8,8,15 77:9 77:11 78:4,15 79:7,13 80:11</p>
--	---	---	---

<p>95:10,15,17 96:4,21 97:3,4 97:20 104:21 105:6 106:3 108:6 109:10 109:14 110:6,9 111:10,14 113:19 114:1 116:4 120:7 123:3,17 124:18 126:7,9 126:15 127:16 129:7,14 130:6 130:14,16,19 133:7,11 134:6 134:9,14,19 137:18 140:1 140:14 old 20:11 older 19:3 once 15:15 37:1 94:10 ones 12:1,2 ongoing 44:17 46:3 48:16 131:17 open 12:12 70:12,17 71:3 76:9 91:12 115:15 138:14 139:10 operating 28:19 29:18 49:10 52:14</p>	<p>operation 112:13 operations 56:12 opinion 77:10 opportunities 16:17 opportunity 6:5 12:14 13:10 15:15 129:1 130:11 option 10:16 81:19 82:3,13 83:5 84:2,13 86:3 87:12,15 87:20 92:13,17 108:13 113:3 orally 68:21 orban 20:21 order 21:16 85:18 94:16 123:21 124:7 124:12 ordinance 35:21 53:18 organization 70:14 76:12 organizations 17:7 organized 138:1 original 74:18 98:6 99:2</p>	<p>originally 92:3 98:11 115:17 outcome 141:12 outer 100:12 outlay 49:5 50:18 52:17,18 53:1,13 outreach 28:14 outside 45:14 outward 59:20 overall 42:13 overarching 41:1 overestimate 37:11 overtime 64:18 own 128:15 owned 44:16 owner 82:6 91:3 94:14 98:20 99:17 102:2,8 120:18 121:2 owner's 57:6 owners 56:14 56:19 67:6 84:18 121:19 owns 120:21 oxford 14:18 57:2</p>	<p>p p.m. 1:7 20:3,8 20:8 61:16,17 64:9 137:11 138:13,14 139:8 140:16 paid 84:9,11,19 89:1 91:14 94:5,15 painless 33:11 painting 49:20 palmer 112:21 parallel 56:16 paramedic 43:8 paramedics 41:10 parcel 67:16 74:1,15 75:21 82:3,6,7,14 84:1 85:6 97:19 98:12 102:9 104:8 105:5 115:10 parcel's 98:5 parcels 65:18 66:3 84:19 98:18 parent 10:11 parental 10:13 parenting 10:12 11:8</p>
--	---	--	---

<p>parents 13:3 park 44:4,5 part 21:10 43:3 51:17 68:10 69:18 85:6 98:12 99:1 135:4 participating 139:3 particular 38:3 92:20 108:8 parties 141:11 141:11 partner 9:19 11:5 partnered 21:14 partners 45:3 partnership 43:19 partnerships 4:19 11:14 44:21 pass 113:16,18 passes 73:10 past 16:12 25:11 90:17 94:1 136:7 pat 63:8,8 136:9 patrick 108:10 138:2 pave 124:3,8</p>	<p>paving 43:14 124:14 pay 30:21 86:12 paying 85:12 86:10 payment 85:3 87:3 payments 48:15 pays 94:11 peer 9:4 peninsula 98:18 penny 58:13,17 pensions 38:17 49:20 52:12 55:1,9 people 15:8 19:8 21:12 25:21 118:13 137:21 138:4 percent 41:13 46:21 47:12 48:8 49:13 50:11 52:3,4,7 52:15 54:3,4 54:10 58:12,17 59:8,20 60:16 101:19 perfect 113:11 performance 50:12,14 52:9</p>	<p>performing 42:6 period 39:8 93:8 permanent 48:3 permit 107:11 permitted 104:3 perpetual 82:7 83:11 persad 12:6 person 91:11 personal 19:7 102:15 personally 30:16 64:16 141:3 personnel 40:21 48:17 perspective 38:15 pete 1:15 72:4 136:1 petition 81:19 82:8 83:8 87:7 87:12 88:8,20 92:7 97:17 98:3 petitioning 84:20 98:20 99:17 phase 43:21</p>	<p>photo 21:3 physical 8:14 9:14 pick 77:21 picked 36:15 picture 13:11 22:9 23:6,12 36:15 pieces 117:11 pinwheels 7:19 7:21 place 15:10 19:10 87:16 91:16 120:13 124:12 137:10 141:4 placed 56:2 98:7 placements 10:17 plan 32:13 41:1 42:1 65:17 67:9,21 73:17 74:12 75:10 99:5 116:1,14 116:18 117:3 117:17 118:12 119:12,13 120:3,5,11,19 121:3,18 plane 122:8 planning 66:16 67:18 68:4,5 68:17 69:18</p>
---	--	---	---

[planning - primary]

Page 28

71:21 75:6 80:13 81:4,7 81:10 83:13,17 84:6,9 86:5 87:17 90:4,8 90:15 91:9 92:1,10 93:3,9 93:17 97:9 106:16 107:17 107:18 108:10 108:16 109:12 plans 61:7 102:3 132:2,3 133:1 planting 106:21 plantings 107:4 plat 102:10 play 6:5 please 4:2 35:18 65:14 76:15 137:14 pleasure 127:8 pledge 2:7,9 plus 74:1 pocket 30:21 point 39:2 42:2 65:8 85:15 92:15 94:6,7 94:10 102:1 104:2 120:20 133:4 135:9 pole 102:14 103:17	policies 46:13 51:7 61:5 policy 38:5 48:7 51:8 82:19 91:2 94:9 poole 21:1 pools 44:16 poplar 114:20 115:7,10,16 117:19 121:2 121:19 portion 49:9 73:18,21 75:19 75:20 98:21 100:12 position 45:12 115:13 positioning 46:11 positions 37:7 40:3,4,6 46:4 50:16 possibility 101:5 possible 11:10 21:15 103:15 post 9:11 107:2 poster 20:6 potential 82:9 87:7 101:5 potentially 86:14 101:2	power 43:7 practical 91:10 practice 26:18 46:3 practices 26:9 practitioners 39:16 prayer 2:7,9 pre 50:2 52:13 predictable 55:17 56:4 prefer 95:13 preference 82:18 prepare 69:1 69:15 71:18 95:20 96:7 103:5 prepared 24:18 69:13,16 preparing 136:8 preregistration 13:8 presence 141:9 present 16:12 presentation 12:19 24:5 36:18 38:4 40:2 119:3 121:12 presented 74:20 75:7 92:3	preservation 82:5 preserve 10:8 89:17 preserved 88:10,14 president 64:14 115:6,8 116:3 123:1 pressures 38:21 51:10 pretty 105:8 122:17 prevent 5:17 11:3,8 preventing 11:10 prevention 3:21 4:4,10,18 5:21 8:1 9:21 12:10 prevents 10:16 58:21 previously 81:21 price 85:15 124:10 pride 16:10 primarily 29:20 primary 29:17 52:1 102:14 124:8 125:21 126:1
--	--	--	---

printed 141:6	profile 60:17	55:6,10,16	propose 29:1
prior 82:1	program 10:12	56:14,18 57:6	71:16
93:15	10:16 11:2,7	57:6,9,18 58:6	proposed 29:5
priorities 45:18	30:7,10 82:21	58:12 61:13	34:17 62:5
prioritize	84:11,17 85:10	65:19 67:6,11	69:7 83:6 92:2
43:12	110:17,21	68:9 69:5	93:18 106:7
priority 37:18	113:9	73:19 75:17	107:10,20
66:5 74:3,12	programs 5:8	76:5,7 82:1,21	119:6,6
private 5:7	53:7,15 55:14	83:3 84:16	proposing 58:5
101:9 106:20	project 27:4	85:8,12,16	107:11 116:15
privileged 85:1	32:20 34:7,10	86:21 88:2,7	116:21
probably 38:3	43:21 74:21	91:3 92:6 93:6	protect 5:5
101:21 129:8	131:7,9,17	93:7,15,19	51:7 60:3
problem 24:12	132:4	94:2,4,12,14	protected 95:8
90:5	projected 42:7	94:19 95:3	protective 8:15
problems 9:15	51:1	97:18,21 98:8	10:1,9
proceedings	projecting	98:9,16,20	provide 5:6
2:1	45:21	99:8,11,17,19	10:11 11:4
process 27:11	projects 26:21	100:1,9,11,19	13:2,2 37:20
33:11,12,15	27:8 34:1	101:10,16	39:13 48:8,19
37:10 38:1,8	40:12,14 41:1	102:2,10	49:4 115:12
62:17 84:15	41:3 43:17	103:15,17	provided 46:14
107:5 117:16	48:15 49:5,17	104:4,5,16	107:7
127:13	50:19,20 53:13	105:2,2 115:1	providers 5:1
processes	pronounce	115:13,17	5:13 8:18
40:21	44:12	116:12 117:2	11:15
proclaim 5:20	proper 44:9	117:12 120:17	provides 10:7
17:5	properties 67:9	121:2,19	providing
proclamation	81:16 98:13	proportion	10:18 11:9
3:21 4:3 14:8	100:5 117:18	60:20	provision
14:11 15:20	property 46:8	proposal 95:21	107:8
19:21	46:17 51:11,16	107:16 108:5	provisions 83:6
produced	51:18 52:2	112:20 132:6	98:1
21:11	54:11,14 55:4		

<p>prudent 69:3 public 5:6 25:12,19 26:6 27:3 37:18 41:15 43:2 47:3 48:3 49:11 53:21 54:4,6,10 55:8 61:15 62:1,2 64:8 65:12 67:13 68:7,18 69:19 70:1,12 70:18 71:6,9 71:12,20 74:20 75:4 76:10 77:13 101:8,8 106:21 107:15 115:15,21 125:11,15 131:2 134:10 134:15 136:14 138:15 139:10 141:2,17 publiccomm... 62:3 pull 106:12 pupil 50:8,10 purchase 43:6 123:21 124:7 124:12 137:16 purchases 48:15 50:19 purposefully 36:15 60:21</p>	<p>purposes 33:2 69:6 86:5 99:19 pursuant 66:5 74:3 pursuing 136:15 put 22:20 23:2 26:21 40:13 89:15 93:3 120:2,19 128:6 137:2 138:6</p> <p style="text-align: center;">q</p> <p>qtip 66:7 quality 4:5 quasi 28:3 queen 14:18 53:3 57:2 question 27:18 98:9 100:10,11 questions 11:19 25:7 29:5,8 30:15 33:8 95:15,16 102:17 104:1 117:7 125:19 126:10 quick 22:19 quicker 27:12 quickly 131:10 quite 41:6 45:5 126:4 135:16</p>	<p style="text-align: center;">r</p> <p>r 66:9 races 127:17 rainy 48:1 raise 4:9 31:7 64:4 raising 30:17 31:4 rapidly 38:6 rate 47:6,15 51:18 54:11,19 57:5,7,9,18 58:13 59:8,9 60:1 rates 46:8,18 47:9 49:2 54:14 58:6 59:16 rather 84:12 116:11 rating 48:21 60:10,12 61:3 ratings 60:7,8 60:9 ray 66:20 125:18 131:1 rc 98:13 rca 98:15 99:3 99:12 reached 108:8 read 4:1 14:9 35:17 65:14 115:2</p>	<p>ready 23:16 79:10,17 real 52:10 65:18 73:19 reality 90:17 really 19:7 23:4,4 28:19 31:4 33:14 42:17 63:15,16 70:8 95:2 117:11 135:12 136:13 137:20 138:3,7,7 reapply 89:12 rearing 10:15 reason 29:17 56:1 76:2 reasonable 37:5 reasoning 34:2 75:16 84:5 reasons 9:17 recall 81:5 receive 21:13 31:13,14 85:2 87:3 received 26:16 82:12 receiving 84:13 recently 33:11 44:6,20 reclassify 65:18 73:18</p>
--	--	---	---

[recognition - representing]

recognition 16:14	recreational 44:19	regs 26:20 27:15	remaining 85:11
recognize 6:2 11:21 16:1 20:5,18 39:5 61:1	recurring 48:15 49:10,13 52:19 55:19	regular 27:7 reiterate 41:21 54:18 132:12	remains 115:17 remap 65:18 73:18
recognizes 16:3	redesignated 99:9	related 49:12 52:16 56:7 88:6 141:11	remarks 24:18 remember 40:12
recognizing 18:20	reduce 10:14 47:16 48:17 49:2 55:21 56:6,12 59:4 60:2	relates 121:18 relationships 9:9	remind 137:8 removal 97:9 remove 83:1 91:8
recommenda... 68:19 80:13 81:10,11 83:18 88:5 90:16 93:10 107:18 113:1	reducing 10:10 reduction 65:9 referenced 75:3	relayed 91:3 release 81:14 81:20 82:9 83:2,9 84:21 87:7,12,14 88:8,20 92:7 97:17 98:3,21 99:18 103:10 104:18,20 105:10	renew 113:4 renewed 113:6 renovations 60:6
recommenda... 69:20	referral 106:16 referrals 8:18 reflect 15:15 reflecting 75:7 reflects 45:13 60:12	released 87:9 89:1,3 releasing 102:6 104:15	reopened 44:13 repairs 49:19 replacement 44:7
recommended 71:20 92:1 124:14	refrigeration 125:13	reliable 56:4 relies 56:11 relying 51:6 remain 47:6 51:11	replacing 43:8 report 37:15 39:10 41:4 53:19 110:10 134:4
reconvene 139:12	regarding 29:5 81:14 114:19 115:7,12,16	remained 75:20 57:17	reported 1:20 reports 4:13 8:4,14 9:20 10:3
record 4:2 7:16 14:10 78:9 81:3	regardless 104:8		represent 76:11
recording 52:5,8	regards 96:12 108:8 115:10		representing 8:1
recorded 141:6 recover 47:14 59:21	region 100:5 regional 43:20		
recreation 50:21 53:12,15			

[represents - rich]

Page 32

represents 45:17	87:13,14 88:2 88:8,19 90:19 91:1 93:14 94:4,20 95:1 97:10,17 98:4 98:7,21 99:10 99:13,18 104:6 104:13,15	73:12,14,15,16 74:18,20 75:2 75:9 77:3	retains 99:12
request 24:6 40:9 45:16 76:2 80:14 97:17 108:15 110:13 111:3 112:10,11,20 124:6 126:12	reserved 81:20 88:9,17,21 91:15 92:8	resonate 38:3 resource 10:19 resources 45:4 respectively 66:4 83:1	return 12:15 revenue 47:12 51:3,12 55:16 55:17 56:5,9 58:2,11,19 59:11,13,19 60:4,19
requested 67:7 70:9 74:10 91:7 106:15	reserves 46:2 47:20 48:5,6 48:11,13,14,19 50:17 51:7 60:15	respite 10:16 responded 8:13 112:21	revenues 37:11 42:7 45:21 47:1,6 51:1,17 51:19 52:2,3,4 52:7 54:20 56:13 58:13 59:14 60:20
requesting 111:4 113:5 114:18 123:20 125:12 131:2	resets 51:14 54:19	responds 10:2 response 8:16 10:3 41:13 43:2 55:21 136:14	review 25:3,9 25:10,16 27:14 29:14 32:12,13 37:3 108:16 120:18 121:2 121:20
require 68:20 69:9 103:4	residence 67:17	responsibilities 38:11,19	reviewed 25:2 45:17 83:13
required 49:16 89:12 99:3,16 101:13 106:19 106:20 107:3 113:18	residential 102:16	responsibility 11:11,12	reviewing 25:13 83:16 93:6
requirements 107:1,6,12	residents 16:9 16:15 17:6 43:3 59:18	rest 23:1 118:9	revised 68:7 75:7
requires 76:5	residing 4:7	restricted 88:17	rezoned 98:16 99:8
reservation 81:14 103:13	residuary 66:8 74:5	restrictions 58:10	ribbon 41:5,9 41:15
reserve 46:11 46:13 48:1,2,4 48:7 81:15 82:9,14 83:2,9 84:8,19,20 86:4,19 87:8,9	resilience 60:13	restrictive 88:4 result 46:7 52:15 60:7	rich 14:15
	resolution 65:14,15,16 67:14,19 69:10 72:21 73:6,10	retain 30:6 86:13 102:8 retaining 99:19 116:12	

<p>riggin 23:20,21 right 2:19 19:20 23:16 29:19 30:14,18 31:15 32:10,20 35:12 44:10,10 75:19 76:16 77:18 79:20 80:12 81:15 93:4 96:8,15 96:20 97:4,7 99:16 100:14 104:11,12 110:7 117:9 118:14 119:1,4 119:19 121:15 127:14 rights 5:5 75:18 85:3,6,9 85:11 86:7,12 86:18 88:6 97:10 104:10 104:14,15 rise 58:20 risk 9:10,13 10:2,10 46:15 47:16 48:2 risks 38:1 39:19 risky 9:13 road 44:1,7 65:19,20,21,21 66:1,2,2 67:6 67:16 73:20</p>	<p>74:14 75:20 76:1,21 101:7 101:8,9,12 roads 43:14 123:20 124:7,9 124:14 roadway 43:16 44:8 roadways 40:18 124:4 robust 61:13 roll 79:12 roof 49:18 room 11:18 61:17 64:10,10 139:9 rooms 125:15 125:21 126:3 roughly 98:9 round 89:8 route 131:3,12 routine 43:14 royal 15:3 run 27:5 53:15 running 40:14 rural 98:13 110:20</p>	<p>safety 8:17 9:8 11:2 37:19 39:14 41:15 43:3,13 44:1 47:3 54:4,6 125:16 salary 39:14 sample 57:8 sarah 18:11,14 22:1,20,20 136:19 sat 108:10 satisfy 30:10 saturday 137:10 saying 90:13 93:5 116:8 118:16 119:21 120:10 says 22:7 28:7 77:3 scenic 14:16 schedule 25:3 25:16 34:18 47:19 schneider 12:7 school 10:21 41:19 49:12,18 50:7 60:6 61:17 64:11 schools 5:14 11:16 49:11 52:12 54:1 55:8</p>	<p>scottish 20:12 sdat's 46:21 seal 6:7 17:12 141:13 second 6:15,19 6:20 7:1 17:20 22:16 34:19,21 38:9 59:7 72:3 72:6,8 78:14 78:16 88:13 105:11,12 106:8 109:13 109:15 111:13 111:15 113:14 113:21 114:2 117:15 122:15 123:2,4 124:17 124:19 126:14 126:16 129:13 129:15 133:10 133:12 139:21 140:2 secretary 4:1,3 6:11,14 7:1,3,5 7:7,9,11 14:9 14:11 17:16,20 18:1,3,5,7,9 34:21 35:2,4,6 35:8,10,17,19 64:7 65:13,15 72:8,10,12,14 72:16,18 73:13 73:15 74:7 78:16,18,20</p>
	<p>s</p>		
	<p>s 66:4 67:10 68:8 74:3,13 100:3 109:8 safe 4:6 6:6 44:8</p>		

[secretary - shy]

Page 34

79:1,3,5,11,21 80:1,3,5,7,9 97:8 105:13,14 105:16,18,20 106:1 109:15 109:17,19,21 110:2,4 111:15 111:17,19,21 112:2,4 114:2 114:4,6,8,10 114:12 115:2,5 123:3,6,8,10 123:12,14 124:19,21 125:2,4,6,8 126:16,18,20 127:1,3,5 129:15,17,19 129:21 130:2,4 133:12,14,16 133:18,20 134:1 140:2,4 140:6,8,10,12 section 77:2 81:13 sectors 5:7 secure 49:1 sediment 24:20 28:9 30:7 33:10 see 12:2,5,21 23:4 28:21 29:1 40:1 56:21 69:7	89:21 116:11 130:12,20 135:7 seeing 38:5,11 38:21 118:14 118:14 119:2,8 seek 4:14 seeks 4:9 seem 19:7 seems 19:6 90:4,7 105:8 seen 38:16 send 73:2 108:15 109:11 110:20 114:18 120:17 121:1 121:17,19 sending 120:9 sense 9:7 15:10 91:10 117:6 sensitive 60:4 sent 121:6,7,10 121:13 separate 56:7 75:21 september 141:19 septic 67:11 74:17 serve 41:11 44:15,21 49:6 92:20 served 9:2	server 125:15 125:20 126:3 serves 37:12 service 4:21 8:18 17:1 20:5 34:5 49:12 56:20 61:2 131:11 services 5:6 7:17 8:13,15 8:16 9:3,18 10:1,4,7 37:20 42:12 55:13 56:16 102:12 112:10 113:13 113:15 125:13 session 13:3,3 138:14,15,17 sessions 45:15 45:19 57:11 63:17 set 13:18 25:16 86:6 99:13 107:19 141:4 setting 136:18 settings 11:2 seven 13:1 41:10 several 40:3 48:19 110:11 113:4 136:13 sewer 40:18 65:17 67:9 73:17 74:12	99:5,21 sexual 8:11,14 9:1,13 11:3 sha 124:2 shape 46:16 shaped 15:7 share 12:16 18:17 27:10 49:17 59:10 shared 15:16 sharply 58:20 shawn 24:7,13 she'll 129:3,6 sheet 134:11 sherwood 15:4 shifted 50:1 shifting 38:11 38:19 shifts 38:5 56:1 shop 27:6 shoreline 14:16 short 10:18 53:6 show 19:10 55:3 121:11 showcasing 44:14 showing 2:5 107:14 shown 66:2 73:21 shows 101:11 shy 23:19,20
--	--	--	--

[side - start]

Page 35

<p>side 70:18,21 76:1,13 102:9 132:20</p> <p>sign 94:11 127:19</p> <p>signature 141:15</p> <p>signed 128:12 134:12,13</p> <p>significant 11:4 38:5 39:8 40:13 59:10 60:20</p> <p>similar 47:10</p> <p>simple 25:17</p> <p>simplification 29:12</p> <p>simplified 29:3</p> <p>simply 103:10 108:14,15,19 113:5,16</p> <p>sincerely 116:2</p> <p>single 32:11,11</p> <p>singular 83:11</p> <p>sir 62:9 77:7</p> <p>site 132:4</p> <p>six 63:3 65:18 67:9 98:10 100:19 101:2</p> <p>size 98:10 100:20 101:1 101:21 105:2,2</p> <p>skills 9:4 11:8</p>	<p>skipton 15:4</p> <p>slide 119:3 121:11</p> <p>slightly 42:7 51:5</p> <p>small 29:19 49:5 50:19 52:20 59:11 86:6,13 98:21</p> <p>smaller 99:15</p> <p>smart 137:21</p> <p>smile 24:2</p> <p>smith 24:8,10 24:13,13 25:6 25:20 26:2,5 27:20 28:2,5 29:16 30:18 31:8,12,16,19 32:1,6 34:6,9 35:14 66:7</p> <p>social 7:17 8:13 9:18 20:12 112:10</p> <p>soil 24:6,14</p> <p>solitude 66:2</p> <p>somebody 33:15 86:17 92:5</p> <p>somewhat 85:14</p> <p>son 86:15</p> <p>sorry 3:6 6:16 77:16</p>	<p>soul 22:21</p> <p>sounds 23:14 73:11 76:8 79:7 80:11 106:3 110:6</p> <p>source 46:5 50:16 51:12 55:18 59:13</p> <p>sources 52:1</p> <p>south 133:6</p> <p>sparks 36:2,5,7 36:11,11 42:5 62:15 63:4,7 63:21 64:20</p> <p>speak 70:13,19</p> <p>speaker 24:2</p> <p>special 21:11 21:17</p> <p>specific 22:11 97:18</p> <p>specifically 10:2 26:5 41:3 97:21 107:7</p> <p>specifies 82:2</p> <p>specify 96:16 97:1</p> <p>speculated 87:21</p> <p>spend 19:13 70:15</p> <p>spendable 48:13</p> <p>spending 55:21 56:12</p>	<p>spice 129:3,5</p> <p>spirit 16:10</p> <p>sponsored 81:6</p> <p>st 14:19 41:5 44:13,17 57:3 73:20,20 74:14 75:19 76:1,20</p> <p>stable 6:6 55:17</p> <p>staff 11:21 12:9 23:19 29:20 66:16 84:9 135:3 136:20</p> <p>stair 43:7</p> <p>stakeholders 45:3</p> <p>stamp 14:5 36:17 62:9 64:14 65:6 110:9 112:6 113:7,11,17 114:14,17 117:8,10 118:6 118:8 120:8 122:6,16 123:16,19 125:10 126:8 126:13 127:7 127:16 128:21 130:8,15,20 132:9 134:3</p> <p>stand 2:6</p> <p>start 20:3 36:18 37:21</p>
--	--	--	---

[start - subdivision]

Page 36

<p>57:14 67:1 128:12 134:20 137:9 started 2:11 30:8 40:15,17 63:14 131:8,13 starts 57:13 139:20 state 27:19 28:6,6,17 29:20 30:13 31:14 38:9,11 38:18 46:12 47:8,11 49:21 50:3,8 54:16 57:20 59:15,17 82:4 88:11 128:17 131:19 141:1,2 state's 51:9 stated 103:11 statement 28:14 138:17 states 8:7,10 15:14 19:4 84:1 station 41:9 42:21 status 66:5 67:10 68:9 74:3,12 109:5 stay 39:12 staying 32:6</p>	<p>stays 10:18 stenographic 141:6 stenographic... 141:6 step 50:13 87:18 stepp 1:18 7:5 7:6 13:15 14:4 17:17 18:3,4 21:6 22:1,16 23:18 35:4,5 62:21 72:12,13 78:13,20,21 79:19 80:3,4 102:21 105:8 105:16,17 108:14 109:4,9 109:11,19,20 111:19,20 113:20 114:6,7 119:20 120:4 122:13 123:1,8 123:9 125:2,3 126:14,20,21 129:19,20 133:16,17 134:21 135:1 136:9,10,16 137:1 139:13 140:6,7 stepping 40:8 steps 39:11</p>	<p>stevens 112:21 stewardship 17:1 sticky 30:20 stipulate 87:19 stipulation 67:15 88:19 stipulations 90:21 141:8 stolen 42:14 stop 19:2 storage 26:11 102:16 stories 15:9 stormwater 25:10,13,17 26:1,15,20 27:2,7,15 28:10 story 19:18,20 straight 138:3 strategic 43:16 strategically 46:2 strategies 39:20 46:16 strategy 45:7 stream 56:5 60:4 streamline 29:2 32:14 streamlines 32:17</p>	<p>street 20:10 strength 17:2 strengthen 5:18 43:21 strengthening 43:16 strengthens 45:1 strengths 61:4 stress 9:11 stretchers 43:7 strong 45:11 48:20 54:6,7 59:2 61:4,10 116:2 strongest 60:18 strongly 52:9 structural 58:21 structurally 58:1 structure 25:10 29:2,6 102:15 structures 25:17 26:11,12 88:18 stuck 32:2 style 101:11 subdivided 86:1 98:11 101:16 103:18 subdivision 82:1 86:20 92:6 99:2,3</p>
---	---	--	---

<p>101:5,8 102:3 103:15,21 subject 82:3 83:20 84:2 90:19 104:6 105:3 submit 62:1 submitted 81:6 137:2 subsequently 67:18 68:17 substance 9:12 subtracting 104:12 succeed 4:19 suffered 4:11 sufficient 124:4 125:17 suggested 92:5 92:11 sum 39:2 sunday 16:6 17:11 20:1 sunset 92:15 supervisors 24:17 25:2 supplement 47:4 51:12,14 51:15,20 54:13 54:19,21 55:13 56:4 57:10 supply 39:3 support 4:10 4:15,18 5:16</p>	<p>9:4,5 11:6 30:6 42:12 43:10 47:2 53:5,15 54:6,7 63:11 63:12,12 103:20 112:12 113:14 134:5 supported 42:10 45:11 46:10 supporting 49:1 supports 44:2 49:10 55:13 sure 25:20 27:14 28:2 31:1,3 39:13 68:13 69:21 99:4 112:17 128:6 138:9 surety 107:2,12 surprise 21:4 surrounding 67:17 95:3 susan 138:2 suspected 8:21 sustain 60:15 sustainable 40:5 swaine 24:16 33:6 swings 59:1 switchover 41:17</p>	<p>symptoms 9:12 systems 67:12 74:17</p> <hr/> <p>t</p> <hr/> <p>tackle 25:9 31:9 take 2:20 3:12 13:11 20:18 21:3 22:19 23:12 25:12 28:21 37:21 58:16 68:13 86:8 87:18 101:12 120:1 128:2 131:17 132:20 137:9 137:21 taken 86:17 136:13 takes 19:6 27:6 27:13 talbot 1:1 4:5,9 4:12 5:11,15 5:20 6:1,8 8:12 11:16 12:20 14:8,12,13,17 15:7,12,18,21 16:4,5,8,11,16 16:20 17:4,6,8 17:13 18:16,20 19:1,3,5,14,19 20:19 21:18 22:12 23:3,7</p>	<p>24:6,14,17 36:12,16 41:14 42:20 43:12,18 44:4 46:7,17 46:19 47:11,20 48:19 49:9,11 50:7 52:10,12 53:2,21 54:1 54:13,15 55:2 55:8 56:1,14 57:17 58:1,10 58:10,16 59:7 59:10,19 65:16 73:16 81:4 90:18 110:19 111:4,9 115:9 125:15 128:14 135:12 136:8 137:6,10 139:8 141:2,3 talbot's 60:12 talbotcounty... 20:17 talbotcounty... 62:3,6 talbotday 20:17 talent 39:9,10 talk 13:6 45:6 71:1 76:14 78:3 121:5 122:4 talked 137:7</p>
---	---	--	--

<p>talking 70:15 99:4</p> <p>talks 41:3</p> <p>tape 122:20,20</p> <p>target 37:16</p> <p>targeted 92:11</p> <p>tarleton 81:1,3 81:4 85:5 86:2 87:1,5 88:15 89:7,19 90:2 90:14 91:21 93:12 94:2,21 95:9 97:6,14 97:16,21 100:2 100:6,9,12,18 100:21 101:4 102:7 103:11 104:3,19 105:1 106:4</p> <p>tax 46:8,18 47:6,6,8,10,12 47:15 51:16,18 52:4 54:11,14 55:2,6,10,16 56:9,13,15,21 57:4,7,9,12,18 58:6,12,13 59:1,8,9,11,14 59:16,19 60:1 60:21 66:2 73:21 80:14,21 111:5 115:10</p> <p>taxes 51:11 52:2,5,6,8</p>	<p>59:18</p> <p>taxpayers 59:12 60:3</p> <p>tcps 49:11</p> <p>teacher 38:17 55:9</p> <p>teachers 49:20</p> <p>teachers's 52:12 55:1</p> <p>team 22:15 23:1 33:17,18 61:5 62:15 63:2 135:2 136:17 137:4</p> <p>technical 53:4 53:5</p> <p>technically 19:3 75:21 88:9</p> <p>technology 126:4</p> <p>tee 37:4</p> <p>tell 30:16 63:17 135:20</p> <p>telling 122:17</p> <p>tells 9:6</p> <p>ten 47:14 59:21 67:17 68:9</p> <p>tent 103:21</p> <p>tenth 32:15,19</p> <p>term 10:18 53:6 60:17 61:6</p>	<p>terms 130:12</p> <p>text 80:16,17 80:18 81:6 83:19 91:18 106:7,14 108:11</p> <p>thank 7:14 13:10,19 14:1 14:2,4,6 17:15 18:19 22:1,2,3 22:4,5,20 23:1 23:17 24:10 33:13,18 34:4 34:11,11 35:13 35:14 36:11,21 42:3 62:14,14 62:21 64:16,19 64:20 65:10,11 66:20 77:8,9 90:1 97:5 105:7 106:4,5 112:6,7 114:14 114:15 116:1 123:16,17,18 126:13 128:19 128:20 130:7 130:10,15,16 130:18 134:5,7 134:8 135:2 136:15</p> <p>thanks 7:17 14:5 33:12 65:2,6 136:16 140:14</p>	<p>theme 16:10</p> <p>thing 25:8 31:6 31:9 36:8 64:4 75:14 91:20 118:21 127:20 137:19</p> <p>things 21:17 28:14 31:3,19 33:2,3 39:14 41:20 42:15,17 45:5 57:14 138:4</p> <p>think 19:2 24:3 37:2,3 39:2 41:5 63:16 69:5 70:2,7 77:17 91:9 96:5 103:16,19 104:1 116:6,16 117:5,20 118:21 120:16 128:8 129:3,4 129:6 130:21 136:14</p> <p>thinking 30:9</p> <p>third 41:8</p> <p>thomas 66:11 66:13,16 68:15 69:5,9,14 70:1 73:2,5,8 77:19 78:6 95:18 96:9,16 97:1 103:6,9 106:8 106:11,14</p>
--	--	---	---

108:17 109:2 thorough 37:3 thoroughly 127:13 thought 116:19 three 13:4 23:17 67:19 70:13 75:8 76:10 85:20 86:11 thursday 62:2 tied 52:9 tilghman 15:3 15:4 time 2:20 19:13 22:20 23:2 27:13 38:14 41:13,14 46:4 47:10 50:5 52:18 53:11 59:17 64:2 70:17 71:2,12 71:13 76:9,13 77:12,14 82:15 82:16 87:20 90:9,9 91:4,20 92:19 94:6 96:17,18,19 97:2 98:6 113:4 115:14 117:3 136:1,4 138:5,6 139:14 141:4	times 43:2 title 35:18 65:14 today 96:8 104:5,11 133:5 together 16:9 19:13,13 23:5 29:15 131:19 tomorrow 139:1,14,17 tonight 2:5 20:20 21:2 25:9 135:17 136:7 took 47:13 59:21 68:6 88:4 132:2 tool 49:7 tools 55:16 91:16 top 26:13 59:12 82:20 84:21 87:2 91:6,7 torch 61:9 total 50:8 51:1 51:16 54:11 56:18 74:2 totaled 47:21 totaling 49:17 touch 20:14 119:15 tours 12:12 toward 10:5	towards 30:11 town 15:2 43:19 56:17 57:1,6 114:19 115:7,21 116:9 117:15 119:5 towns 14:20 track 42:1,8 tracking 33:3 trades 53:10 traditionally 51:5 traditions 15:8 traffic 132:17 transcribed 141:6 transcript 2:1 transcription 141:7 transfer 52:6,8 110:13 111:4 111:12 transfers 53:12 transparent 56:8 trappe 14:19 trappe's 57:3 trauma 9:6,10 traumatic 9:11 treasure 21:5 treating 27:2 trends 51:4 tried 37:4,6	truck 20:14 true 141:7 trust 9:8 66:8 66:10 74:5 trustee 74:5 trying 27:10 30:5 tuesday 61:15 61:20,21 64:9 138:12 139:6 tunis 15:4 turnout 41:7 tweaked 116:6 116:6 117:5 tweaking 116:10 tweaks 63:16 69:9 two 23:17 26:6 52:1 60:8 74:13,16 75:1 75:8,16 76:2,3 77:5,20 78:13 86:12 113:9 117:11 128:5 type 34:1 typically 89:7,8 99:13 typo 78:8
			u
			ultimately 83:16 87:8 88:21 94:7

<p>unable 56:6 unanimous 2:18 3:10,19 unanimously 15:19 unassigned 48:4 unbeknownst 82:15 unbuildable 102:1 uncertainties 51:8 uncertainty 38:7 46:12 unclear 117:7 under 6:7 16:10 17:12 58:15 74:5 77:2 83:5,10 88:10,18 91:16 96:18,19 98:2 106:18 110:9 120:4 128:9 underestimate 37:11 underlying 82:20 83:3 91:5 underpinned 60:13 understand 31:18,20,21 33:20 34:2</p>	<p>116:8 understanding 103:14 understands 84:7 129:4 understood 96:3 unfortunate 90:16 unfortunately 31:12 unincorporated 14:20 57:5 unionville 15:5 unit 10:1,7 76:5 united 8:6,10 15:14 19:4 units 43:8 unity 16:10 universal 50:2 52:13 unpredictable 59:15 unprogrammed 66:4 67:10 74:2,13 untreated 9:9 upcoming 135:13 updating 117:16 upfront 29:13</p>	<p>upgraded 98:19 urge 6:1 use 9:12 111:7 115:16,18 used 39:20 48:14 86:8 108:1 118:1 uses 88:18 using 10:3,11 45:9 46:1 124:1 usually 63:8 utilities 102:11 utilized 99:16 utilizing 88:6</p> <p style="text-align: center;">v</p> <p>value 86:21 117:1 vehicles 52:19 132:8 verbatim 119:11 verbiage 73:6 118:1,2,6 120:5,12,18 verify 118:9 version 68:15 vetted 127:12 127:13 vh 100:17,18 100:19</p>	<p>vibrant 14:15 victims 4:18 5:10,16 8:6,21 victims's 5:5 view 124:13 viewpoint 91:10 village 98:17 100:17 villages 14:20 violence 9:14 visit 62:5 visiting 11:6 visitors 16:9 17:7 vitality 17:2 voice 77:10 volatile 47:6 52:8 56:10 59:13 volatility 47:7 60:19 volunteer 43:11 54:8 volunteers 19:9 137:3 vote 7:2 17:21 35:1 68:12 71:5 72:9,21 73:9,10 78:5 78:17 79:10,21 105:13 109:16 111:16 114:3 123:5 124:20</p>
---	--	---	--

[vote - world]

Page 41

126:17 129:16 133:13 140:3 voted 67:13,19 69:12 75:4,8 voters 47:2 vr 100:17 vulnerable 4:14 5:10	wants 70:19 76:14 118:10 waste 26:11 watch 39:1 122:19,20 watching 38:4 water 44:9 65:17 67:8,9 73:17 74:11 99:5,21 way 30:5 58:3 87:5,16 89:19 121:21 141:11 we've 2:20 3:12 25:11,14 26:14 38:15 40:17 41:1 122:8 137:20 weak 60:19 wealth 61:14 webb 7:14,16 7:16 13:18 14:1 112:7,17 113:9,12 114:15 website 62:5 weeds 36:20 42:3 week 41:8,11 127:14 weeks 127:15 128:5 136:7 welcome 2:4 7:13 11:19	12:13 13:7 130:6 welfare 12:8 113:13 went 37:2 60:5 63:19,20 68:17 85:18 127:12 west 20:9,10 whatsoever 84:17 89:18 whitman 15:5 whoa 131:16 131:16 widen 43:21 131:21 widening 43:16 132:7 widens 133:3 williamsburg 15:5 wind 122:21 window 87:20 92:12,19 93:7 winner 20:6 wish 8:2 11:1 34:6,9 114:21 withstand 46:12 witness 141:13 wonder 116:20 wonderful 20:16 wondering 21:6	woods 15:2 wootenaux 44:9 words 13:13 work 5:7 6:5 12:1,3 37:1 39:17 45:15 57:11 63:17 97:3 127:21 128:9 131:14 132:4,7,11 138:15 worked 27:12 64:17 131:20 workers 53:8 workforce 39:7 52:16 53:6 working 10:5 18:15 25:12 27:3 28:21 31:19 63:2 workload 25:13 27:7 workplace 39:15 works 25:12 26:6 27:3 54:10 67:13 68:7,18 69:19 71:20 74:21 75:4 125:11 131:2 138:15 world 9:8 108:18
w			
waiver 107:5,8 107:12,15,16 108:2,13 waivers 107:20 walk 74:9 want 11:21 12:3 13:13 18:11,19 20:18 22:14,19 24:7 31:10 32:8 33:5,13 34:4 64:16 66:11 71:3,4,14 74:8 77:1,10 80:14 95:12 97:8,12 117:13 118:18 124:12 126:8 130:10 132:9 132:13 134:15 134:20 137:8 138:9 wanted 52:21 54:18 75:15 128:6			

[write - zoning]

<p>write 120:11 writing 78:1 115:9 written 62:1 69:4 87:6,16 89:19 wrote 119:15 wye 15:5 139:5</p>	<p>38:2,2 39:21 42:6,20 45:8 46:14 47:13 50:4 51:15 54:20 55:6,6 55:20 56:18 58:7,14,18 59:1,1 63:15</p>	<p style="text-align: center;">z</p> <p>zero 51:14 zone 100:20 zoned 98:13 100:16 zoning 91:5,17 98:5 103:9,10 104:17 106:14 106:18 107:6 108:11 114:21 115:18 117:12 118:4 120:10</p>
<p style="text-align: center;">y</p>	<p>63:15 64:1</p>	
<p>yacht 108:21 yeah 7:15 13:12,15 24:7 24:9,12,12 31:11,20 32:3 63:5,5 64:21 71:8 73:7 75:14 78:6 80:20 95:6,7,7 95:8 97:14 103:12 106:10 106:10 108:7 109:9 116:5 118:11,17 121:8,16 122:12 129:10 129:10 136:11 year 4:15 6:9 8:12,20 11:5 16:15 17:14 19:15 21:10 22:11 25:15 26:6 30:4 37:4 37:7,18,21</p>	<p>81:8 89:11,12 110:19 111:2 112:19 113:2,4 113:6 135:8 year's 18:17 37:2,13 51:15 years 15:8 19:1 22:8 24:21 25:11 26:6 28:20 37:13 47:14 57:18 58:19 59:21 113:4 135:19 136:13 yelton 68:3 75:14 youngest 4:14 5:10 youth 10:19 yup 3:17 6:18 25:18 62:20 66:19 76:19 97:6 106:13 130:19 137:5</p>	