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1                   COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

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4                   Council Meeting

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7                   December 9, 2025; 5:00 p.m.

8

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10                  Council Chambers, Easton, Maryland

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13                  COUNCIL MEMBERS:

14                  Chuck F. Callahan

15                  Pete Lesher

16                  Keasha N. Haythe

17                  Lynn L. Mielke

18                  Dave Stepp

19

20                  Reported by

21                  Diane Houlihan

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## TRANSCRIPT OF PROCEEDINGS

2

3

MR. CALLAHAN: Okay. Let's go ahead and get started here. If everybody please could go ahead and stand and we're going to say the prayer and the Pledge of Allegiance of the Flag.

8

(Prayer and Pledge of Allegiance.)

9

MR. CALLAHAN: Okay. Let's go ahead and get started on the agenda. Appreciate everybody coming here tonight.

12

The Council has the agenda before them. Is there any additions, deletions, or corrections to the agenda?

15

MR. STEPP: Mr. Council President, I have

one, if I may.

17

MR. CALLAHAN: Yeah.

18

MR. STEPP: Under county manager, we have a request here from the Sons of American Revolution for a letter of support for their grant application to Maryland State Arts

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1                   Council to commission, frame, and install a  
2                   portrait of Colonel Tench Tilghman in the  
3                   county courthouse, if we can add that to the  
4                   county manager portion. I'll make a motion for  
5                   that.

6                   MR. LESHER: Second.

7                   MR. CALLAHAN: Okay. We got a motion and  
8                   second it. Madam Secretary, call the vote.

9                   SECRETARY: Mr. Callahan.

10                  MR. CALLAHAN: Aye.

11                  SECRETARY: Mr. Stepp.

12                  MR. STEPP: Aye.

13                  SECRETARY: Mr. Lesher.

14                  MR. LESHER: Aye.

15                  SECRETARY: Ms. Mielke.

16                  MS. MIELKE: Aye.

17                  SECRETARY: Ms. Haythe.

18                  MS. HAYTHE: Aye.

19                  MR. CALLAHAN: Okay. Anything else?

20                  Okay.

21                  Moving on to the minutes of November 25th.

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1       Council has had a chance to take a look at  
2       those. Is there any additions, deletions, or  
3       corrections to the minutes?

4            MS. HAYTHE: No.

5            MR. CALLAHAN: Okay. Hearing none, the  
6        chair moves that the minutes be accepted as  
7        unanimous consent.

8            Disbursements of December 2nd and  
9        December 9th. Council has had a chance to look  
10       at that. Is there any additions, deletions, or  
11       corrections to the disbursements, Council?

12           MS. MIELKE: No.

13           MR. CALLAHAN: Okay. Hearing none, the  
14        chair moves that the disbursements be accepted  
15       as unanimous consents. Okay.

16           Starting off tonight, we've got a little  
17        special certificate now. Recognition for  
18        Maryland Tourism Person of the Year. It's a  
19        big deal. Let's clap. There she comes. There  
20        she comes.

21           Hey, there.

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1                   MS. VANHOOSER: Hi, there. Thank you so  
2 much.

3                   Council, good to see you again.

4                   MR. CALLAHAN: Madam Secretary, could you  
5 go ahead and read that into the record, please.

6                   SECRETARY: Certificate of Recognition to  
7 Cassandra Vanhooser, director, Talbot County  
8 Department of Economic Development and Tourism.  
9 Maryland Travel and Tourism Summit's 2025  
10 Maryland Tourism Person of the Year.

11                  In recognition of her consistent  
12 enthusiasm, energy, and commitment toward  
13 promoting Maryland as a world-class tourist  
14 destination, for utilizing her years of  
15 professional journalistic experience as a  
16 travel writer across the southeastern and Mid  
17 Atlantic states to assist Talbot County in  
18 strengthening regional partnerships, and  
19 embarking on bold strategies which support  
20 small businesses, celebrate local heritage, and  
21 showcase Talbot County's wonderful quality of

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1 life, and for bringing greater recognition to  
2 the role of tourism as an important economic  
3 driver in the State of Maryland, we hereby  
4 bestow upon you as a token of the esteem and  
5 gratitude of our community, this Certificate of  
6 Recognition on this 9th day of December 2025.

7 MR. CALLAHAN: Thank you, Madam Secretary.

8 Is there a motion?

9 MR. LESHER: I'll move for the awarding of  
10 the certificate.

11 MS. HAYTHE: Second.

12 MR. CALLAHAN: Okay. We got a motion and  
13 second. Madam Secretary, could you call the  
14 vote.

15 SECRETARY: Mr. Callahan.

16 MR. CALLAHAN: Aye.

17 SECRETARY: Mr. Stepp.

18 MR. STEPP: Aye.

19 SECRETARY: Mr. Lesher.

20 MR. LESHER: Aye.

21 SECRETARY: Ms. Mielke.

1 MS. MIELKE: Aye.

2 SECRETARY: Ms. Haythe.

3 MS. HAYTHE: Aye.

4 MR. CALLAHAN: Okay.

5 MS. VANHOOSEN: Thank you so much. Do I  
6 get to say something?

7 MR. CALLAHAN: Absolutely. Yeah, yeah.

8 MS. VANHOOSEN: So first of all, thank you  
9 very much for the recognition. It's a real  
10 honor to be acknowledged by your peers and your  
11 colleagues, the Council, and everyone.

12 I have to say that any person, a man is  
13 not -- no man is an island unto himself or  
14 herself. And I want to say thank you to the  
15 County Council for all the support that you  
16 have given us for both economic development and  
17 for tourism.

18 Sincere appreciation to the county  
19 manager, Clay Stamp and Jessica Morris, for all  
20 of their support. We walk through the fire  
21 together every day, and I just cannot overstate

1 how much they mean to us as department heads  
2 and to employees.

3 And of course, our department, Kristen  
4 Goller is here. She's a superstar. And it's  
5 fantastic to have a wingman like her. And Ryan  
6 Snow, Tracey Johns, Candace Harris, the whole  
7 team. It takes all of us to really lift up  
8 both economic development and tourism.

9 And I really believe it's the strength  
10 that economic development has brought to me,  
11 the knowledge that it has given me to implement  
12 in tourism and that tourism has brought for us  
13 to help implement in economic development.

14 It's been such great synergy and a real  
15 honor and an opportunity for me to be able to  
16 lead this department. So I just want to say  
17 thank you to you and to everyone for helping me  
18 achieve this honor.

19 MR. CALLAHAN: That's great.

20 MS. VANHOOSER: Thank you.

21 MR. CALLAHAN: Dave.

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1                   MR. STEPP: I'll echo everything that was  
2                   already read into it and that's written on the  
3                   certificate already.

4                   But Cassandra, I'll emphasize on the point  
5                   that you said, how the synergy is between both  
6                   economic development and tourism and how they  
7                   kind of, they intermesh. And it's a pleasure  
8                   to have you lead both of them here in Talbot  
9                   County. So thank you.

10                  MS. VANHOOUSER: Thank you.

11                  MR. LESHER: Talbot County has a  
12                  distinctive and singular brand. There is no  
13                  place like it.

14                  And so many people know that and recognize  
15                  that brand because of you and because of the  
16                  team that you have led, that you have  
17                  developed. And thank you for your leadership.

18                  You are key to ensuring our current and  
19                  our future prosperity in this county. So thank  
20                  you for all that you bring to your job.

21                  MS. MIELKE: How can I add to that? Thank

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1 you so much for all you do. And it's good for  
2 us and good for you that this has all happened.

3 So keep doing the work. We need you.

4 MS. HAYTHE: Well, we know your super  
5 power is tourism. And being recognized as  
6 Person of the Year is a great momentous  
7 occasion. So congratulations on that.

8 MS. VANHOOSEN: Thank you.

9 MR. CALLAHAN: And I will add. We've been  
10 together a long time, Cassandra.

11 And I tell you, you've really brought  
12 Talbot County to another level. You really  
13 have. We're extremely proud of you. We're  
14 blessed to have you.

15 And when something is going on around  
16 here, you're there. And a lot of people don't  
17 realize from, a lot times from Friday to Sunday  
18 night, all weekend, your weekends are taken up  
19 a lot of times on all these events. And I've  
20 seen you there, I've been with you. And I get  
21 to leave and you didn't. You know what I mean?

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1           So I really appreciate all the time that  
2        you put in and nights and mornings. And we're  
3        just so happy to have you and appreciate you.

4           MS. VANHOOSER: Thank you. Thank you,  
5        Council.

6           MR. CALLAHAN: Yup, yup. So come on up.

7           MR. STAMP: I'm going to stand next to  
8        you.

9           MS. HAYTHE: We pulled out the big frame  
10       for you.

11        MS. VANHOOSER: Oh, thank you.

12        MS. KILMON: Ready? Right here.

13        MR. STAMP: Congratulations. Oh.

14        CONNER: Thank you.

15        MR. CALLAHAN: Okay. Next on the agenda  
16       is introduction of a number of resolutions.  
17       Madam Secretary, you want to go ahead and start  
18       on those, please.

19        SECRETARY: A resolution to amend the  
20       Talbot County comprehensive water and sewer  
21       plan to reclassify and remap certain real

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1 property located at 801 Port Street, Easton,  
2 Maryland. Shown on tax map 34 as parcel 215.  
3 From W-2, S-2 to W-1, S-1, immediate priority  
4 status. Pursuant to an application filed by  
5 the Town of Easton.

6 MR. CALLAHAN: Okay.

7 MR. CLARKE: Well, Council, just to let  
8 you know. We did receive an application as  
9 well as a check to process this for the Council  
10 for their review and introduction tonight. So  
11 we've been working with the Office of Law on  
12 that.

13 MR. CALLAHAN: All right, then. Raise our  
14 hands to introduce.

15 MR. LESHER: So this is -- okay. That is  
16 that first one, which is in Easton?

17 MR. CALLAHAN: Yup.

18 MR. LESHER: (Indiscernible) boat ramp and  
19 the restaurant.

20 So introduced by all of Council.

21 MR. CALLAHAN: Okay.

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1                   SECRETARY: This will be known as  
2                   Resolution Number 387, and the public hearing  
3                   will be on Tuesday, January 13th, at 5:30 p.m.

4                   MR. CALLAHAN: Okay. That's great.

5                   SECRETARY: A resolution to amend the  
6                   Talbot County comprehensive water and sewer  
7                   plan to reclassify and remap certain real  
8                   property located at 7508 Cooper Point Road,  
9                   Bozman, Maryland. Shown on tax map 31 as  
10                   parcel 78. From unprogrammed to S-1, immediate  
11                   priority status. Pursuant to an application  
12                   filed by Linda Zecher-Higgins.

13                   MR. CALLAHAN: Okay.

14                   MR. CLARKE: Council, again, on this  
15                   application, we did receive the application as  
16                   well as the check to process this, which is  
17                   \$750.

18                   I just note that this property is located  
19                   just outside the Resolution 250 sewer service  
20                   area. It's actually between two areas. We  
21                   actually have a force main that connects down

1 Cooper Point Road.

2 You're going to hear tonight I guess there  
3 are going to be three resolutions on this.  
4 This is the first of three properties that are  
5 seeking I guess sewer service from the  
6 Resolution 250 infrastructure.

7 This parcel is 12.9 acres, and it is  
8 improved.

9 We do not have anything in our file at  
10 this point in time from Environmental Health as  
11 it relates to their septic system, but we will  
12 get that over to Environmental Health to try  
13 and get that information.

14 MR. CALLAHAN: Okay.

15 MR. CLARKE: And if you need to know, it's  
16 also, it's in the RC zoning, rural  
17 conservation. So it's a one per 20 zoning. So  
18 there wouldn't be any subdivision right for  
19 this parcel.

20 MR. CALLAHAN: Okay.

21 MR. LESHER: So no information yet as to

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1                   whether this is a failing septic?

2                   MR. CLARKE: I do not have that on any of  
3                   them, sir.

4                   MR. CALLAHAN: Okay. Any other questions,  
5                   Council?

6                   Okay. Once again, raise our hands if  
7                   introduce.

8                   MR. LESHER: So sponsored by Callahan,  
9                   Stepp, Mielke, and Haythe.

10                  SECRETARY: This will be known as  
11                  Resolution Number 388, and the public hearing  
12                  will be held on Tuesday, January 13th, at  
13                  5:30 p.m.

14                  MR. CALLAHAN: Okay.

15                  SECRETARY: A resolution to amend the  
16                  Talbot County comprehensive water and sewer  
17                  plan to reclassify and remap certain real  
18                  property located at 7510 Cooper Point Road,  
19                  Bozman, Maryland. Shown on tax map 31 as  
20                  parcel 65. From unprogrammed to S-1, immediate  
21                  priority status. Pursuant to an application

1 filed by Linda Zecher-Higgins.

2 MR. CLARKE: Again, Council, we received  
3 the application and the application fee for  
4 this property.

5 It is 13.4 acres.

6 Again, we have not submitted anything or  
7 we have not received anything from  
8 Environmental Health. We'll work to get that  
9 information.

10 They are in between or very similar to the  
11 lot that I think that they have is next door.  
12 It's in between the two areas that are served  
13 by the Resolution 250 sewer service area.

14 This parcel is also rural conservation.  
15 And to my knowledge, it is one per 20 as well.  
16 So there would be no subdivision right for  
17 this. And it's also an improved lot.

18 MR. LESHER: But no information as to  
19 whether it's a failing septic?

20 MR. CLARKE: I do not have that  
21 information. I'll have to get that.

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1                   MR. LESHER: We don't know how long these  
2 properties, these are adjacent properties, this  
3 and the previous one, how long they've been  
4 separately deeded plots?

5                   MR. CLARKE: I don't have that  
6 information. I'll get that for you.

7                   And at the same time, we'll be presenting  
8 this to the Public Works Advisory Board at  
9 their meeting on December I believe it's the  
10 19th. It's not this Thursday. It's the next  
11 Thursday.

12                  MR. CALLAHAN: Okay. All right. Any  
13 other questions on this one?

14                  MS. HAYTHE: No.

15                  MR. CALLAHAN: Okay. Show of hands.

16                  MR. LESHER: So introduced by Callahan,  
17 Stepp, Mielke, and Haythe.

18                  MR. CALLAHAN: Okay.

19                  SECRETARY: This will be known as  
20 Resolution Number 389. The public hearing will  
21 be held on Tuesday, January 13th, at 5:30 p.m.

1           A resolution to amend the Talbot County  
2 comprehensive water and sewer plan to  
3 reclassify and remap certain real property  
4 located at 24114 Mount Pleasant Road,  
5 St. Michael's, Maryland. Shown on tax map 32  
6 as parcel 86. From unprogrammed to S-1,  
7 immediate priority status. Pursuant to an  
8 application filed by Kristina and Donald  
9 Keppler.

10           MR. CLARKE: Again, Council, we did  
11 receive an application and the fee for this.

12           I will just point out this lot is  
13 1.25 acres. It is in the WRC. WRC basically  
14 provides you three upfront lots. But you only  
15 get that if you have six acres or more. Again,  
16 it's only 1.25 acres.

17           The neighboring property we brought into  
18 the sewer service area probably back about  
19 three or four years ago. And that parcel --  
20 that actually property was served by actually  
21 an outhouse. So this is more kind of like an

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1 area that probably should have been served with  
2 sewer but was missed or omitted.

3 MR. CALLAHAN: Any questions, Council, on  
4 this one?

5 MR. LESHER: Again, no information about  
6 whether this --

7 MR. CALLAHAN: I do not have any  
8 information from Environmental Health, but I'll  
9 get that for you.

10 MR. LESHER: It is currently served by  
11 septic we think.

12 MR. CLARKE: I do believe so. Yes, sir.

13 It is improved. So it does have a septic  
14 system. The question will be is if it's  
15 compromised or whatnot. I'll work to get that  
16 information for you.

17 MR. CALLAHAN: Okay. Any other questions?

18 MS. HAYTHE: No.

19 MR. CALLAHAN: Or concerns?

20 Okay. Raise our hands.

21 MR. LESHER: So introduced by Callahan,

1 Stepp, and Haythe.

2 SECRETARY: This will be known as  
3 Resolution Number 390, and public hearing will  
4 be held on Tuesday, January 13th, at 5:30 p.m.

5 A resolution to amend the Talbot County  
6 comprehensive water and sewer plan to  
7 reclassify and remap certain real property  
8 located at 7440 Cooper Point Road, Bozman,  
9 Maryland. Shown on tax map 31 as parcel 326.  
10 From unprogrammed to S-1, immediate priority  
11 status. Pursuant to an application filed by  
12 Sharon and Duane Ekedahl.

13 MR. CLARKE: And again, this is the third  
14 application that we received that's on Cooper  
15 Point Road.

16 Again, this parcel is 7.8 acres, and it is  
17 improved with a single-family dwelling unit.

18 Again, I do not have any information from  
19 Environmental Health on this, but we will be  
20 seeking that information.

21 And then ultimately I guess at this point

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1                   in time, if the Council introduces that, we'll  
2                   be presenting this to the Public Works Advisory  
3                   Board for their review and recommendation.

4                   MR. CALLAHAN: Okay. Any other questions?

5                   MR. LESHER: No.

6                   MR. CALLAHAN: Okay. Raise our hands on  
7                   this one.

8                   MR. LESHER: Introduced by Callahan,  
9                   Stepp, and Haythe.

10                  SECRETARY: This will be known as  
11                  Resolution Number 391, and the public hearing  
12                  will be held on Tuesday, January 13th, at  
13                  5:30 p.m.

14                  MR. CALLAHAN: Okay.

15                  MR. CLARKE: Thank you.

16                  MR. CALLAHAN: Thanks a lot, Ray. Good  
17                  job.

18                  Okay. We're a little bit ahead of  
19                  schedule. Clay, you want to start?

20                  MR. STAMP: Sure. Council, good evening.  
21                  County manager report.

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1           The first item I have for you is a request  
2        to declare Tuesday, December 16, 2025, a  
3        special legislative day.

4           MR. CALLAHAN: Okay.

5           MR. LESHER: I'll move for the special  
6        legislative day a week from today.

7           MR. STEPP: Second.

8           MR. CALLAHAN: Okay. We got a motion and  
9        second. Madam Secretary, could you call the  
10       vote.

11          SECRETARY: Mr. Callahan.

12          MR. CALLAHAN: Aye.

13          SECRETARY: Mr. Stepp.

14          MR. STEPP: Aye.

15          SECRETARY: Mr. Lesher.

16          MR. LESHER: Aye.

17          SECRETARY: Ms. Mielke.

18          MS. MIELKE: Aye.

19          SECRETARY: Ms. Haythe.

20          MS. HAYTHE: Aye.

21          MR. STAMP: Next item, Council, as amended

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1       in the agenda, you have a request this evening  
2       from the Sons of the American Revolution, SAR,  
3       for a letter of support for their grant  
4       application to the Maryland State Arts Council  
5       to commission, frame, and install a portrait of  
6       Colonel Tench Tilghman in the county  
7       courthouse.

8                   Mr. Wes Hagood, president of Colonel Tench  
9       Tilghman Chapter SAR, is requesting this letter  
10      of support from the County Council. I believe  
11      he may be here this evening, if you'd like to  
12      speak with him.

13                  The grant deadline is December 12th.

14                  MR. HAGOOD: Thank you, Mr. Stamp.

15                  President Callahan, Vice President Lesher,  
16       Members of the Council, my name is Wes Hagood.  
17       I am the president of the Colonel Tench  
18       Tilghman Chapter of the Maryland Society of the  
19       Sons of the American Revolution. I'm also a  
20       member of the Talbot 250 Commission because you  
21       all appointed me. Again, thank you for that.

1                Fifteen days ago, I learned that the  
2 Maryland State Arts Council had grant funding  
3 available to support the creation of public art  
4 projects that would support the celebration of  
5 the 250th anniversary of the founding of our  
6 nation that, of course, will be celebrated next  
7 year on July 4, 2026.

8                So for the past two weeks, I've been  
9 working actually on two different grant  
10 proposals, both issued by the Maryland State  
11 Arts Council. But in one case, the money is  
12 coming from the State of Maryland, and in the  
13 other case, it's coming from the federal  
14 government's America 250 Commission.

15               The deadline for submission of the first  
16 proposal is this, Friday, December 12, 2025.  
17 Therefore, thank you for adding this to the  
18 agenda.

19               I prepared two grant proposals for two  
20 different Maryland artists to paint a portrait  
21 of Colonel Tench Tilghman that our chapter

1       would transfer ownership of to the Talbot  
2       County just in time for the 250th celebration  
3       of the founding of the country.

4           There are few known images of Colonel  
5       Tench Tilghman. Because he died so relatively  
6       young, he never had his portrait painted.  
7           Nearly all the images of him are of his  
8       profile.

9           So I worked with another member of our SAR  
10       chapter to train an artificial intelligence  
11       program with these known images to create a  
12       head and shoulders image, like looking straight  
13       at you, portrait of Tench Tilghman. And I  
14       believe Susan Moran has placed a color copy of  
15       that AI-generated image of Tilghman in your  
16       Council packets.

17           I'm very pleased with the results, and I  
18       hope you will be, too.

19           I think if you look at some of the images  
20       of his profile, you can kind of see him turning  
21       his face right toward you. It really does

1 resonate as being authentic.

2 I only lack the one required item to be  
3 able to submit both grant proposals.

4 Therefore, I'm here to request that you issue  
5 me a letter granting me and the artist access  
6 to the courthouse to install, that is to hang  
7 the portrait in a place of your choosing.

8 And I actually have a copy of such a  
9 letter here with me and would request that the  
10 chairman and/or vice chairman sign it tonight.  
11 Then I can go home and upload it and submit  
12 this thing before both are due.

13 So that's why I'm here.

14 MR. CALLAHAN: Okay. Thank you.

15 MR. STAMP: I'd just like to add there are  
16 no county funds being requested, number one.

17 Number two, normally the way it will work,  
18 if Council does approve it, we'll get you those  
19 signatures first thing tomorrow.

20 MR. HAGOOD: Okay. That's good.

21 MR. CALLAHAN: Okay. Council.

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1                   MR. LESHER: And I presume are we working  
2 off of the portrait of Washington, his generals  
3 at Yorktown for one of these and Washington,  
4 Lafayette, and Tilghman at Princeton for the  
5 other one?

6                   MR. HAGOOD: Absolutely. That's the best  
7 known image of Tilghman. But, again, it's his  
8 profile.

9                   MR. LESHER: Right.

10                  MR. HAGOOD: There are a couple of  
11 etchings of Tilghman, again, of his profile,  
12 probably taken from that portrait that hangs in  
13 the State House in the anteroom just off the  
14 old Senate Chamber.

15                  And then there are a couple of minor  
16 pictures. He's a minor character in couple of  
17 historical portraits of some historical event.

18                  And so we took all of those images and  
19 blended them together to create this thing.  
20 And as I said, to me, it comes off as very  
21 authentic because if you look at that portrait

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1 of the surrender of Cornwallis at Yorktown and  
2 you just turn the face, you really feel like  
3 you're looking at him. So I think it did a  
4 great job.

5 MR. CALLAHAN: Okay.

6 MR. LESHER: I'll move for the letter of  
7 support.

8 MS. MIELKE: Second.

9 MS. HAYTHE: Second.

10 MR. CALLAHAN: Okay. We've got a motion  
11 and second for a support letter. Madam  
12 Secretary, could you call the vote.

13 SECRETARY: Mr. Callahan.

14 MR. CALLAHAN: Aye.

15 SECRETARY: Mr. Stepp.

16 MR. STEPP: Aye.

17 SECRETARY: Mr. Lesher.

18 MR. LESHER: Aye.

19 SECRETARY: Ms. Mielke.

20 MS. MIELKE: Aye.

21 SECRETARY: Ms. Haythe.

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1 MS. HAYTHE: Aye.

2 MR. CALLAHAN: Okay. There you go. Thank  
3 you.

4 MR. STAMP: We'll get that to you  
5 tomorrow.

6 Thank you, Council. We still have a few  
7 minutes.

8 MR. CALLAHAN: Yup.

9 MR. STAMP: Okay. The next item I have  
10 is, as you read in your agenda packet, the  
11 Chesapeake Bay Maritime Museum is seeking a  
12 letter of support from the county for their  
13 request to the Governor's Office, inclusion in  
14 the governor's FY27 capital budget to support  
15 the replacement of the HVAC system in one of  
16 the museum's exhibit buildings.

17 The museum is seeking \$740,000 in funding.  
18 No county funds are being required. Again,  
19 this is a letter of support.

20 MR. CALLAHAN: Okay, Council. Is there a  
21 motion?

1 MS. HAYTHE: Motion to approve the  
2 request.

3 MR. STEPP: And a second.

4 MR. CALLAHAN: Okay. We got a motion and  
5 a second. Madam Secretary, can you call the  
6 vote.

7 SECRETARY: Mr. Callahan.

8 MR. CALLAHAN: Aye.

9 SECRETARY: Mr. Stepp.

10 MR. STEPP: Aye.

11 SECRETARY: Mr. Lesher.

12 MR. LESHER: Abstain.

13 SECRETARY: Ms. Mielke.

14 MS. MIELKE: Aye.

15 SECRETARY: Ms. Haythe.

16 MS. HAYTHE: Aye.

17 MR. STAMP: Thank you, Council.

18 And then I would ask your county engineer,  
19 Ray Clarke, to come forward, please.

20 Ray is here this evening asking for your  
21 approval to award change orders one and two to

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1 Bid 23-11, extension of sewer from Region --  
2 St. Michaels wastewater treatment to the Mount  
3 Pleasant area under Broad Creek and to the  
4 villages of Bozman and Neavitt, as outlined in  
5 that resolution.

6 Ray is going to go ahead and share  
7 information. I'll fill in where he might --

8 MR. CLARKE: Again, this is associated  
9 with Resolution 250.

10 Unfortunately, our engineer omitted these  
11 areas as part of the design. So when our  
12 contractor bid on them, they were not aware of  
13 these areas. So it was not included in their  
14 bid. So it was an omission on Century's part.

15 Ultimately, this change order one is for  
16 \$310,727.03, change order number two is for  
17 \$117,264.98. This comes to a total of  
18 \$427,992.01.

19 We currently have a contingency within the  
20 project budget. And that contingency is  
21 \$581,345. So we will take that out of our

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1                   contingency. And ultimately, it will leave us  
2                   with about \$153,352.99.

3                   I will note that we are roughly about I'm  
4                   going to say about 80 percent complete.

5                   Schummer, Incorporated should be wrapping up  
6                   this project by February. So it's pretty close  
7                   to getting done.

8                   MR. CALLAHAN: Okay. Great.

9                   MR. LESHER: Mr. Clarke, remind us. There  
10                  was a challenge with boring under Harris Creek.

11                  Was that also a change order that accrued  
12                  to this?

13                  MR. CLARKE: That was a change order that  
14                  accrued to that, but I think it was  
15                  interesting. That change order I think  
16                  actually was with -- it was Spring &  
17                  Associates.

18                  We have two contracts. Contract A is  
19                  Schummer, which is pretty much all of the  
20                  infrastructure from Broad Creek going down to  
21                  Neavitt, Bozman and then Neavitt.

1 Contract B was the crossing under Broad  
2 Creek.

3                   And then contract C was Church Neck and in  
4                   that area there, Mount Pleasant and Church  
5                   Neck.

6 So that's the area I think here are on  
7 roads Leadenham Cove Road, Train Lane, and then  
8 a private parallel road to Train Lane. And  
9 then we also have roads to Mason and Neavitt  
10 Manor and Thanet Roads that will be getting the  
11 infrastructure in.

12 Again, this is a force main along with a  
13 curve valve so that we can then work to connect  
14 those houses once we go into phase two.

1                   MR. LESHER: So we have more than enough  
2                   room within the --

3                   MR. CLARKE: Right.

4                   MR. LESHER: The existing appropriation?

5                   MR. CLARKE: Exactly.

6                   And the other, on Spring & Associates, the  
7                   other thing is that yes, we did have a change  
8                   order. We think we ended up paying for that.  
9                   But we also worked with the County Council and  
10                  Easton Utilities and we got some money back  
11                  from Easton Utilities to go ahead and run a  
12                  two-inch line in our line. So we got a little  
13                  credit back on that.

14                  MR. LESHER: And this omission was by a  
15                  contract engineer?

16                  MR. CLARKE: Yes. It was Century  
17                  Engineering, which basically was awarded the  
18                  project under a bid.

19                  MR. LESHER: The engineer does not share  
20                  liability for this omission?

21                  MR. CLARKE: We did not pay them for the

1                   design. So the scope of work for us, it had  
2                   these areas in that. So it was their  
3                   responsibility to do the design for those  
4                   areas.

5                   Unfortunately, the contractor didn't have  
6                   any knowledge of what was there. So he didn't  
7                   provide a bid for it. So it was basically an  
8                   omission by our engineer.

9                   MR. LESHER: Okay. Thank you very much.

10                  MS. HAYTHE: I just have one question. So  
11                  the RFP is created by who?

12                  MR. CLARKE: We work very closely with the  
13                  engineer, the county, and also MDE. And it was  
14                  just a lot of work coming in on our end. We  
15                  were trying to get sewer basically out to 610  
16                  properties, and we just didn't see those areas  
17                  are served.

18                  MS. HAYTHE: So the RFP is put out by the  
19                  county?

20                  MR. CLARKE: It was put out by the county,  
21                  yes.

1                   It was designed by Century Engineering.  
2                   Basically they are responsible for the design  
3                   and all the specifications and whatnot. So  
4                   that was their responsibility.

5                   At the same time, Century Engineering was  
6                   what we call the engineer of record. So it was  
7                   their responsibility to do it per our scope,  
8                   which basically was to have all 610 properties  
9                   served with sewer.

10                  MS. HAYTHE: But the RFP did not include  
11                  the roads?

12                  MR. CLARKE: I apologize. Our engineering  
13                  RFP did, yes.

14                  MS. HAYTHE: Okay.

15                  MR. CLARKE: Yeah. What they bid on  
16                  included all of this.

17                  MS. HAYTHE: Okay.

18                  MR. CLARKE: What they did as part of  
19                  their design, design package design, they  
20                  omitted these areas.

21                  MS. HAYTHE: Those roads. Okay.

1                   MR. CLARKE: So they are not eligible in  
2                   our opinion for any type of compensation  
3                   because they bid this knowing in the scope it  
4                   was to serve the 610 properties.

5                   MS. HAYTHE: Thank you.

6                   MR. CALLAHAN: Okay. Any other questions,  
7                   Council? Okay.

8                   MR. STAMP: If the Council so desires, we  
9                   can have Patrick take a look at this to make  
10                  sure that there isn't some sort of obligation  
11                  that they have for not including those areas,  
12                  which were outlined in the scope. We'll do our  
13                  due diligence but move forward with the change  
14                  orders if approved.

15                  MS. HAYTHE: Yeah. I think that's good.

16                  MR. STAMP: Thank you.

17                  MR. LESHER: I'll move to approve.

18                  MS. HAYTHE: Second.

19                  MR. CALLAHAN: Okay. We got a motion and  
20                  second. Madam Secretary, could you call the  
21                  vote.

1 SECRETARY: Mr. Callahan.

2 MR. CALLAHAN: Aye.

3 SECRETARY: Mr. Stepp.

4 MR. STEPP: Aye.

5 SECRETARY: Mr. Lesher.

6 MR. LESHER: Aye.

7 SECRETARY: Ms. Mielke.

8 MS. MIELKE: Aye.

9 SECRETARY: Ms. Haythe.

10 MS. HAYTHE: Aye.

11 MR. CALLAHAN: Okay. Sounds great.

12 MR. STAMP: Thank you, Council. That  
13 completes your county manager report for this  
14 evening. Thank you.

15 MR. CALLAHAN: Okay. Good job. All  
16 right. Okay.

17 Madam Secretary, it's time for the public  
18 hearing. If you want to go ahead and start off  
19 with the Bill 1623.

20 SECRETARY: Bill Number 1623, a bill to  
21 amend Chapter 11 of the Talbot County Code,

1           alcoholic beverages, for the purposes of  
2           permitted on-premises consumption of beer,  
3           wine, and liquor at alcohol dispensary bistros,  
4           expanding the seating capacity for alcohol  
5           dispensary bistros, exempting class I licenses  
6           issued for an urban location from the market  
7           test set forth in section 118D2 if the  
8           municipality in which the urban location is  
9           located does not have an existing alcohol  
10           dispensary bistro holding a valid class I  
11           license, and exempting Oxford Conservation Park  
12           from the 500-foot distance restriction for new  
13           off-sale licenses.

14           MR. CALLAHAN: Okay. Thank you, Madam  
15           Secretary.

16           Mr. Thomas, you want to go ahead and help  
17           us explain this bill, if you could.

18           MR. THOMAS: Sure.

19           MR. CALLAHAN: That would be great.

20           MR. THOMAS: So this bill was requested by  
21           attorney Adam Lynn on behalf of a client

1 interested in opening a new restaurant in  
2 Oxford.

3 The concept is a restaurant with a small  
4 market that sells prepared foods, snacks, beer,  
5 wine, and liquor, which would technically make  
6 it an alcohol dispensary bistro under the  
7 county's alcoholic beverages code and would  
8 require a class I license.

9 In order to be eligible for a class I  
10 license, the restaurant would require certain  
11 amendments to be made to Chapter 11 of the code  
12 specifically pertaining to class I licenses.

13 As stated in the title, one is expanding  
14 the seating capacity from 40 to 64 people.  
15 Another is permitting the sale of beer, wine,  
16 and liquor at retail for on-premises  
17 consumption but prohibiting the on-premises  
18 consumption of packaged alcoholic beverages  
19 other than craft beer and wine.

20 Currently only craft beer and wine can be  
21 consumed on premises at a bistro. Other

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1       alcoholic beverages cannot be sold or consumed  
2       on that premises.

3               Another would be excluding a class I  
4       license from the off-sale market study for  
5       urban locations if there's not already a class  
6       I license in that location. This is similar to  
7       what the Council approved for a class E  
8       off-sale license to allow a liquor store in the  
9       Town of Trappe a few years ago.

10              And last would be excluding Oxford  
11       Conservation Park from the 500-foot distance  
12       restriction for new off-sale licenses. Again,  
13       similar to what the Council approved for  
14       Thompson Park in Easton about a year or so ago.

15              MR. CALLAHAN: Got you. Okay.

16              So at this time, I'll go ahead and open  
17       the public hearing. I'll give you three  
18       minutes for an individual, five minutes for a  
19       business.

20              So anybody over here to my left can come  
21       on up and --

1 MS. HAYTHE: (Indiscernible.)

2 MR. CALLAHAN: I'm sorry?

3 MS. HAYTHE: Did she get the list?

4 Sign-up sheet?

5 MS. MORRIS: Nobody signed up.

6 MR. CALLAHAN: Nobody signed up. Okay.

7 Thank you, guys.

8 Anybody want to come up here and talk  
9 about 1623? Come on up.

10 Anybody on this side? Yup. Yes, sir.

11 Come on up. Yup, come up first. Yes, sir.

12 MR. HARRISON: You want me up here?

13 MR. CALLAHAN: Yes, sir. Can you come on  
14 up and talk into the mic, please, and introduce  
15 yourself?

16 MR. HARRISON: My name is Mark Harrison.

17 I live in Oxford.

18 I'm here to support the Oristians in the  
19 new business that they're looking to create.

20 And I sent this email out.

21 I understand it may be something new for

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1 the Council. I'm requesting that Talbot County  
2 Board approves, provides this amendment to  
3 their liquor license for this business.

4 Bo Oristian is -- has residence in Oxford,  
5 and his son lives a very short distance away on  
6 the Oxford Road.

7 Bo and Chooch Oristian are pillars of our  
8 community. Their current business provides  
9 generous donations for every volunteer  
10 organization in our town of Oxford. They  
11 support and participate financially in every  
12 Oxford event.

13 When I moved into Oxford 30 years ago,  
14 this location had a liquor store and an  
15 adjoining restaurant with alcohol sales on the  
16 same exact property.

17 As a long-term resident of Oxford and  
18 Talbot County, I would like to encourage the  
19 board to provide this new venture, Babes, with  
20 the amended license.

21 That's all I have to say. I hope you

1           people go along with it. Thank you.

2           MR. CALLAHAN: Okay. Thank you, sir.

3           Yup. Okay.

4           Next, come on up.

5           MR. LYNN: Good evening. Adam Lynn. I'm  
6           the attorney representing the Oristians who  
7           have hired me to pursue the code amendment.

8           I feel like Counsel Thomas did a fantastic  
9           job of summarizing what is before the Council.

10           And I really wanted to come here and  
11           reiterate. And at the risk of sounding  
12           redundant of what he explained, I don't think  
13           that the Council is doing anything out of the  
14           ordinary with this.

15           This class I is pretty unique. Talbot  
16           County is unique in that our County Council has  
17           a lot of authority with respect to the liquor  
18           code. Most counties do not have that  
19           authority.

20           And so class I historically I think was  
21           created I think 2017 within the scope of I

1 believe an individual restaurant and then  
2 amended again within the scope of a restaurant  
3 to allow business owners to do what they needed  
4 to do.

5 And so the purpose of this amendment,  
6 while it works for allowing the Oristians to do  
7 what they would like to do, it's also I think  
8 broad enough where hopefully people won't have  
9 to come back for further changes, while also  
10 not opening the door for making it extremely  
11 easy to get these licenses.

12 So and then there's the issue that some  
13 people might oppose it on the basis of  
14 competition if they've got a business and they  
15 feel like it's threatening to their business,  
16 which it's not. I mean we've built this  
17 economy on competition. I think competition is  
18 good for business owners. It's good for the  
19 consumers, which are the residents and visitors  
20 to Talbot County. So I think that this is a  
21 very fair and reasonable request.

1           I've had people reach out to me over the  
2        past few days. There seems to be a good amount  
3        of public support for it.

4           So that's that. I appreciate your time.

5           MR. CALLAHAN: Sounds great. Okay.

6           Anybody else would like to come up? Yes,  
7        ma'am. Come up.

8           MS. HARRISON: My name is Pam Harrison. I  
9        live in Oxford, Maryland.

10          And I would just like to tag onto what my  
11        husband said and what the attorney said.

12          We moved here to Oxford about 30 years  
13        ago. And it was a quiet, sleepy town then. We  
14        had two locations that you could buy take-out  
15        food, groceries, convenience-type things. We  
16        had two locations where you could buy alcohol,  
17        beer, wine, and liquor. And it was  
18        harmoniously dealt with then.

19          Right now, we're a much more vibrant town,  
20        and we have one place that you can buy liquor.  
21        And I don't, you know, I think that it's

1 definitely necessary that we have even more  
2 choices in the town.

3 I'm sure every business likes to have a  
4 monopoly and be the only one. But I think with  
5 as much as the town has grown and as much as  
6 it's drawing so many people from the county and  
7 out of town, it's been an entertainment, dining  
8 location or destination. And I really believe  
9 that the more competition, the better and it's  
10 positive for everybody in the town.

11 And this family does so much, not just for  
12 Oxford but even Easton. Their business here,  
13 they donate, they give to the community, they  
14 give to nonprofits. And I just really think  
15 they're an asset to any town that they're in.

16 MR. CALLAHAN: Okay. Thank you.

17 MS. HARRISON: That's it.

18 MR. CALLAHAN: Yup.

19 MS. WILCOXON: Hello. My name is Shari  
20 Wilcoxon. I live in Easton.

21 I just want to echo what has just been

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1       said. I think this family has contributed  
2       greatly to Talbot County. They run first class  
3       establishments. They've done an excellent job  
4       of serving our community. And I think that we  
5       should reward them with letting them continue  
6       to serve in Oxford and help make Oxford even  
7       more vibrant. I think they could use another  
8       location. It would be a win-win for the  
9       citizens as well as the entire community.

10       So thank y'all so much. I hope you vote  
11       to approve this. Thank you.

12            MR. CALLAHAN: Thank you. Okay.

13            Anybody else would like to come up? Yes,  
14       sir.

15            MR. BAKER: Good evening. My name is  
16       Scott Baker. I currently live in Oxford. Grew  
17       up in Easton. And I've had probably over 20  
18       years in the restaurant business, and I own a  
19       local business now.

20            And one of the things earlier tonight you  
21       guys celebrated an individual here for tourism

1 and economic development. And I think  
2 something like this, a new, the change in the  
3 liquor code, could bring more economic  
4 development.

5 And for this small business that the  
6 Oristians have, I think it would be beneficial  
7 to the whole county to have something new that  
8 could be throughout the whole county wide based  
9 upon the approval.

10 I am in support of this new liquor law or  
11 new liquor license if it goes forth, and I'm in  
12 support with the Oristians and supporting small  
13 businesses. Thank you.

14 MR. CALLAHAN: Okay. Thank you. Okay.

15 Anybody else like to come up and talk  
16 about Bill 1623? Okay. Anybody over here on  
17 this side? Okay.

18 All right. So Madam Secretary -- go  
19 ahead.

20 MR. LESHER: We're going to keep the  
21 record --

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1                   MR. CALLAHAN: We were going to keep it  
2                   open. Yup.

3                   MR. LESHER: Close the hearing.

4                   MR. CALLAHAN: We're going to close the  
5                   hearing, but we're going to keep it open  
6                   because it's eligible for vote next meeting.

7                   SECRETARY: Okay.

8                   MR. CALLAHAN: Correct?

9                   SECRETARY: Yes.

10                  MR. CALLAHAN: Or do we want to vote for  
11                  it tonight? Want to keep it open?

12                  MR. LESHER: I think keeping the record  
13                  open.

14                  MR. CALLAHAN: Okay.

15                  MR. LESHER: And voting on it next week is  
16                  the -- that will be our normal order.

17                  MR. CALLAHAN: Okay. All right. Is  
18                  Council, you good with that?

19                  MS. HAYTHE: Yeah.

20                  MR. CALLAHAN: Okay. So we'll go ahead,  
21                  Madam Secretary, keep this open. Close the

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1 hearing tonight and keep it open and emails and  
2 everything can go to next Friday, correct?

3 MS. MORRIS: This Friday.

4 SECRETARY: This Friday, yup.

5 MR. CALLAHAN: Or this Friday. I'm sorry.

6 Okay. All right.

7 Next bill is 1621. Madam Secretary, could  
8 you read that into the record, please.

9 SECRETARY: Bill Number 1621, a bill to  
10 amend Chapter 190 zoning, subdivision, and land  
11 development, sections 190-25.2, table of land  
12 uses, and 120-29, commercial uses regarding  
13 funeral homes and crematoria.

14 MR. CALLAHAN: Okay. Would you like to  
15 just give an overview on that one, Mr. Thomas?

16 MR. THOMAS: Yes.

17 MR. CALLAHAN: That would be great.

18 MR. THOMAS: Bear with me one second.

19 MS. MIELKE: Let everybody leave.

20 MR. CALLAHAN: Yeah. That's good.

21 MR. THOMAS: Again, this bill came forward

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1 as a result of a proposed amendment on behalf  
2 of a local business.

3 It proposes to provide for a funeral home  
4 and crematoria in the AC district subject to  
5 certain regulations. The minimum property size  
6 must be 40 acres, the property must abut a  
7 principal or minor arterial roadway, and the  
8 use must be operating in conjunction with a  
9 public cemetery that offers services to the  
10 general public.

11 This language was reviewed and recommended  
12 to the Council by the Planning Commission.

13 MR. CALLAHAN: Okay. All right. I'll go  
14 ahead and open this to the public.

15 MR. LESHER: This --

16 MS. HAYTHE: Vote.

17 MR. LESHER: We've had the hearing. This  
18 is just eligible for the vote.

19 MR. CALLAHAN: Oh, okay. I got you.  
20 Okay. All right.

21 MR. LESHER: So for any Council

1 discussion.

2 MR. CALLAHAN: Yeah. I was getting ready.

3 Yeah.

4 Any discussion, Council?

5 MS. HAYTHE: No.

6 MR. CALLAHAN: Okay. Yup.

7 MR. LESHER: I remain divided on this one  
8 and not convinced that operating crematoria and  
9 funeral homes on corridors like Route 50 are an  
10 appropriate expansion of cemeteries.

11 I expressed before the concern about,  
12 about unintended consequences with this. And  
13 I'll acknowledge that the bill has been  
14 rewritten to address some of those concerns,  
15 but I still remain uncomfortable with this one.

16 MR. CALLAHAN: Okay. Any other discussion  
17 from Council? Okay.

18 Madam Secretary, could you call the vote?

19 SECRETARY: Mr. Callahan.

20 MR. CALLAHAN: Aye.

21 SECRETARY: Mr. Stepp.

1                   MR. STEPP: Aye.

2                   SECRETARY: Mr. Lesher.

3                   MR. LESHER: Nay.

4                   SECRETARY: Ms. Mielke.

5                   MS. MIELKE: Nay.

6                   SECRETARY: Ms. Haythe.

7                   MS. HAYTHE: Aye.

8                   MR. CALLAHAN: Okay. All right. Madam  
9                   Secretary, next on the agenda is Bill 1622.  
10                  Can you read that into the record?

11                  SECRETARY: Bill Number 1622, a bill to  
12                  amend Chapter 190, zoning, subdivision, and  
13                  land development, of the Talbot County Code for  
14                  the purposes of providing for classes of  
15                  short-term rental licenses and amending certain  
16                  provisions pertaining to short-term rental  
17                  licenses, including, one, the composition and  
18                  term of the Short-Term Rental Review Board,  
19                  two, contents of new applications, three,  
20                  hearings, decisions, and appeals, four,  
21                  renewal, five, grounds for denial, and six,

1 additional restrictions.

2 MR. CALLAHAN: Okay. Thank you, Madam  
3 Secretary.

4 Council, I'm going to open it for  
5 discussion on this one here.

6 MR. LESHER: Well, I was one of the ones  
7 who sponsored this bill. And I've, on  
8 reflection, I realize that this does not  
9 address all the concerns on one side and it  
10 raises concerns on the other.

11 And I think that we should go back and  
12 take another look at this issue, and I am at  
13 this point withdrawing my sponsorship.

14 MR. CALLAHAN: Okay.

15 MS. MIELKE: And as the other sponsor, as  
16 revealed by the comments about this  
17 legislation, about twice as many citizens  
18 supported the bill in its present version. And  
19 the opposition really was STR owners who are  
20 not citizens of Talbot County.

21 And indeed, the majority of those who

2       75 percent of the short-term rentals are either  
3       owned by LLCs or out-of-state residents and  
4       22 percent of them by entities.

5 It was clear that those, the majority of  
6 the citizens who supported the bill lived in  
7 the TR and the TC zones, Bentley Hay and other  
8 areas. And they were not addressed in this  
9 legislation. And I feel that one of the things  
10 we need to do is to amend this and have them  
11 subsequently reviewed by the Planning  
12 Commission to have provisions for the TR and  
13 the TC zones.

14                   There's a statewide trend to revisit and  
15                   amend STR laws. And that's what we're about  
16                   here. Queen Anne's County, for instance, just  
17                   enacted one I believe in January. Ocean City  
18                   is struggling with it. And most recently,  
19                   Annapolis is working on it.

20 Housing shortage is one reason for  
21 reconsideration, particularly in the T zones.

1       It depletes workforce housing for purchase and  
2       for rent.

3           Opponents haven't produced by  
4       documentation about their statistics. And  
5       although they promote that this is a benefit to  
6       tourism, we have to find a balance between that  
7       promotion and the needs for workforce housing,  
8       both rental and ownership.

9           So for that reason, I think we want to  
10       amend this to at least address the TR and the  
11       TC zones and how they might be affected by the  
12       short-term rentals and come back through the  
13       process on those, on those changes.

14           MR. CALLAHAN: Okay. Any other  
15       discussions? Okay. We're good?

16           MR. LESHER: Well, with no sponsors.

17           MR. THOMAS: So just to clarify, if there  
18       are no sponsors for the bill, then it dies for  
19       lack of a sponsor. And even without that, it  
20       would die on July 1st. I'm sorry.

21           MS. HAYTHE: January 1st.

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1                   MR. THOMAS: I'm thinking of summer.

2                   January 1st if it's not acted upon.

3                   MR. CALLAHAN: That would be great. Okay.

4                   That sounds good.

5                   MS. MIELKE: We'll be back.

6                   MR. CALLAHAN: Okay. All right. Next on  
7                   the agenda is going to be public comment.

8                   Anybody want to come on up and anything, any  
9                   public comment?

10                  MS. WILCOXON: Shari Wilcoxon, Easton. I  
11                  just want to say Merry Christmas and Happy New  
12                  Year to the County Council. And thank y'all  
13                  for all the work that you do.

14                  And we appreciate it. Sometimes it might  
15                  not seem like it, but we really do appreciate  
16                  all your hard work, energy, and efforts.

17                  So Merry Christmas and Happy New Year.

18                  MR. CALLAHAN: Okay. Thank you. Okay.

19                  Any other body, anybody else want to come  
20                  on up, public comment?

21                  Okay. Now we'll start with Council.

1                   MR. STEPP: Coming down here first.

2                   MR. CALLAHAN: Yup.

3                   MR. STEPP: I'll stay in that same vain.

4                   I know we'll be meeting again next week. So  
5                   we'll have another opportunity to wish everyone  
6                   a Merry Christmas. But I'll echo that. And  
7                   Happy New Year to everyone as well.

8                   MR. CALLAHAN: Yup.

9                   MR. LESHER: Well, we'll still meet  
10                   another time this month. But before then, this  
11                   Sunday starts Hanukkah. And for those who  
12                   celebrate, I want to wish you a Happy Hanukkah.

13                   MR. CALLAHAN: Okay.

14                   MS. MIELKE: Yes. That's all I've got.

15                   MR. CALLAHAN: Okay.

16                   MS. HAYTHE: Yeah. No comments.

17                   MR. CALLAHAN: Okay. Well, we appreciate  
18                   everybody coming tonight.

19                   And keep in mind, we've got another  
20                   meeting this time next Tuesday so to end the  
21                   year. So okay.

1                   Thanks a lot. Well.

2                   MR. LESHER: The County Council's next  
3                   meeting will be held on Tuesday, December 16th,  
4                   which has been declared a special legislative  
5                   day, beginning at 5 o'clock p.m. The Council  
6                   will be convening in open session at 3:30 p.m.  
7                   and then adjourning into closed session, as  
8                   listed on the statement for closing that  
9                   meeting.

10                  Therefore, is there a motion to adjourn  
11                  this meeting and reconvene as noted?

12                  MS. HAYTHE: So moved.

13                  MR. STEPP: And a 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. Lesher.

1                   MR. LESHER: Aye.

2                   SECRETARY: Ms. Mielke.

3                   MS. MIELKE: Aye.

4                   SECRETARY: Ms. Haythe.

5                   MS. HAYTHE: Aye.

6                   MR. CALLAHAN: Okay. Thanks a lot. I  
7 appreciate it.

8                   (Meeting concluded at: 5:54 p.m.)

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1 STATE OF MARYLAND  
2

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

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

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

21 AS WITNESS my hand Notorial Seal this 12th  
day of December, 2025, at Easton, MD.



16 Diane Houlihan  
17 Notary Public

18 My commission expires September 16, 2029  
19  
20  
21

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