

COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

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

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

TRANSCRIPT OF PROCEEDINGS

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.

(Prayer and Pledge of Allegiance.)

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

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

MR. STEPP: Mr. Council President, I have one, if I may.

MR. CALLAHAN: Yeah.

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

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. Leshner.

14 MR. LESHER: Aye.

15 SECRETARY: Ms. Mielke.

16 MS. MIELKE: Aye.

17 SECRETARY: Ms. Haythe.

18 MS. HAYTHE: Aye.

19 MR. CALLAHAN: Okay. Anything else?

20 Okay.

21 Moving on to the minutes of November 25th.

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.

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

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. Leshner.

20 MR. LESHNER: Aye.

21 SECRETARY: Ms. Mielke.

1 MS. MIELKE: Aye.

2 SECRETARY: Ms. Haythe.

3 MS. HAYTHE: Aye.

4 MR. CALLAHAN: Okay.

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

7 MR. CALLAHAN: Absolutely. Yeah, yeah.

8 MS. VANHOOSER: 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.

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. VANHOOSER: 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

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. VANHOOSER: 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?

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

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.

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

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.

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 areas.

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

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

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.

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. Leshner.

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

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 Leshner,
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.

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

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. Leshner.

18 MR. LESHER: Aye.

19 SECRETARY: Ms. Mielke.

20 MS. MIELKE: Aye.

21 SECRETARY: Ms. Haythe.

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. Leshner.

12 MR. LESHNER: 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

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

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.

15 MR. LESHER: So have we previously dipped
16 into the contingency for this particular
17 contract?

18 MR. CLARKE: For this one, I think we have
19 not, to my knowledge. This is going to be the
20 first two change orders. So we have not dipped
21 into their contingencies at that point in time.

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. Leshner.

6 MR. LESHNER: 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

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

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

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 --

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

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

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. Leshner.

3 MR. LESHNER: 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

1 opposed this were not Talbot County residents.
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.

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. Leshner.

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

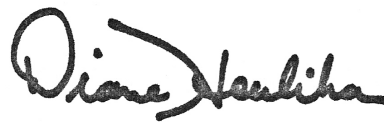
2 I, Diane Houlihan, a Notary Public in and
3 for the State of Maryland, County of Talbot, do
4 hereby certify that the within named, Talbot County
5 Council Audio, personally appeared before me at the
6 time and place herein set according to law, was
7 interrogated by counsel.

8 I further certify that the examination was
9 recorded stenographically by me and then transcribed
10 from my stenographic notes to the within printed
11 matter by means of computer-assisted transcription
12 in a true and accurate manner.

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

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

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



Diane Houlihan
Notary Public

My commission expires September 16, 2029

[& - acres]

Page 1

&	19th 17:10	387 13:2	75 56:2
& 32:16 34:6	1st 57:20,21 58:2	388 15:11	750 13:17
1	2	389 17:20	7508 13:8
1 12:3,3 13:10 15:20 18:6 20:10 1.25 18:13,16 11 38:21 40:11 117,264.98. 31:17 118d2 39:7 12 24:16 12.9 14:7 120-29 51:12 12th 23:13 62:13 13.4 16:5 1362 62:15 13th 13:3 15:12 17:21 20:4 21:12 153,352.99. 32:2 16 22:2 62:19 1621 51:7,9 1622 54:9,11 1623 38:19,20 42:9 49:16 16th 60:3 190 51:10 54:12 190-25.2 51:11	2 12:3,3 20 14:17 16:15 48:17 2017 44:21 2025 1:7 5:9 6:6 22:2 24:16 62:13 2026 24:7 2029 62:19 215 12:2 22 56:4 23-11 31:1 24114 18:4 250 13:19 14:6 16:13 23:20 24:14 31:9 250th 24:5 25:2 25th 3:21 2nd 4:8	390 20:3 391 21:11 3:30 60:6 4 4 24:7 40 40:14 52:6 427,992.01. 31:18 5 5 60:5 50 53:9 500 39:12 41:11 581,345 31:21 5:00 1:7 5:30 13:3 15:13 17:21 20:4 21:13 5:54 61:8 6 610 35:15 36:8 37:4 64 40:14 65 15:20 7 7.8 20:16 740,000 29:17 7440 20:8	7510 15:18 78 13:10 8 80 32:4 801 12:1 86 18:6 9 9 1:7 9th 4:9 6:6 a able 8:15 26:3 absolutely 7:7 27:6 abstain 30:12 abut 52:6 ac 52:4 accepted 4:6,14 access 26:5 accrued 32:11 32:14 accurate 62:7 achieve 8:18 acknowledge 53:13 acknowledged 7:10 acres 14:7 16:5 18:13,15 20:16 52:6

[acted - associates]

Page 2

acted 58:2	ahead 2:3,5,9	amount 46:2	appropriation
action 62:12	5:5 11:17	annapolis	34:4
actually 13:20	21:18 31:6	56:19	approval 30:21
13:21 18:20,20	34:11 38:18	anne's 56:16	49:9
24:9 26:8	39:16 41:16	anniversary	approve 26:18
32:16	49:19 50:20	24:5	30:1 37:17
adam 39:21	52:14	anteroom	48:11
44:5	ai 25:15	27:13	approved
add 3:3 9:21	alcohol 39:3,4	anybody 41:20	37:14 41:7,13
10:9 26:15	39:9 40:6	42:8,10 46:6	approves 43:2
adding 24:17	43:15 46:16	48:13 49:15,16	area 13:20
additional 55:1	alcoholic 39:1	58:8,19	16:13 18:18
additions 2:13	40:7,18 41:1	apologize	19:1 31:3 33:4
4:2,10	allegiance 2:6,8	36:12	33:6
address 53:14	allow 41:8 45:3	appeals 54:20	areas 13:20
55:9 57:10	allowing 45:6	appeared 62:3	16:12 18:16
addressed 56:8	amend 11:19	application	31:11,13 35:2
adjacent 17:2	13:5 15:15	2:21 12:4,8	35:4,16 36:20
adjoining	18:1 20:5	13:11,15,15	37:11 56:8
43:15	38:21 51:10	15:21 16:3,3	art 24:3
adjourn 60:10	54:12 56:10,15	18:8,11 20:11	arterial 52:7
adjourning	57:10	20:14 23:4	artificial 25:10
60:7	amended 22:21	applications	artist 26:5
advisory 17:8	43:20 45:2	54:19	artists 24:20
21:2	amending	appointed	arts 2:21 23:4
affected 57:11	54:15	23:21	24:2,11
agenda 2:10,12	amendment	appreciate	asking 30:20
2:14 11:15	43:2 44:7 45:5	2:10 11:1,3	asset 47:15
23:1 24:18	52:1	46:4 58:14,15	assist 5:17
29:10 54:9	amendments	59:17 61:7	assisted 62:7
58:7	40:11	appreciation	associated 31:8
ago 18:19 24:1	america 24:14	7:18	associates
41:9,14 43:13	american 2:19	appropriate	32:17 34:6
46:13	23:2,19	53:10	

[atlantic - callahan]

Page 3

atlantic 5:17	balance 57:6	54:11 55:7,18	45:3,14,15,18
attorney 39:21	based 49:8	56:6 57:18	47:3,12 48:18
44:6 46:11	basically 18:13	bistro 39:10	48:19 49:5
audio 62:3	34:17 35:7,15	40:6,21	52:2
authentic 26:1	36:2,8	bistros 39:3,5	businesses 5:20
27:21	basis 45:13	bit 21:18	49:13
authority	bay 29:11	blended 27:19	buy 46:14,16
44:17,19	bear 51:18	blessed 10:14	46:20
available 24:3	beer 39:2 40:4	bo 43:4,7	c
award 30:21	40:15,19,20	board 17:8	c 33:3
awarded 34:17	46:17	21:3 43:2,19	call 3:8 6:13
awarding 6:9	beginning 60:5	54:18	22:9 28:12
aware 31:12	behalf 39:21	boat 12:18	30:5 36:6
aye 3:10,12,14	52:1	body 58:19	37:20 53:18
3:16,18 6:16	believe 8:9 17:9	bold 5:19	60:15
6:18,20 7:1,3	19:12 23:10	boring 32:10	callahan 1:14
22:12,14,16,18	25:14 45:1	bozman 13:9	2:3,9,17 3:7,9
22:20 28:14,16	47:8 56:17	15:19 20:8	3:10,19 4:5,13
28:18,20 29:1	beneficial 49:6	31:4 32:21	5:4 6:7,12,15
30:8,10,14,16	benefit 57:5	brand 9:12,15	6:16 7:4,7 8:19
38:2,4,6,8,10	bentley 56:7	bring 9:20 49:3	8:21 10:9 11:6
53:20 54:1,7	best 27:6	bringing 6:1	11:15 12:6,13
60:18,20 61:1	bestow 6:4	broad 31:3	12:17,21 13:4
61:3,5	better 47:9	32:20 33:1	13:13 14:14,20
b	beverages 39:1	45:8	15:4,8,14
b 33:1	40:7,18 41:1	brought 8:10	17:12,15,16,18
babes 43:19	bid 31:1,12,14	8:12 10:11	19:3,7,17,19
back 18:18	34:18 35:7	18:17	19:21 21:4,6,8
34:10,13 45:9	36:15 37:3	budget 29:14	21:14,16 22:4
55:11 57:12	big 4:19 11:9	31:20	22:8,11,12
58:5	bill 38:19,20,20	buildings 29:16	23:15 26:14,21
baker 48:15,16	39:17,20 49:16	built 45:16	28:5,10,13,14
	51:7,9,9,21	business 41:19	29:2,8,20 30:4
	53:13 54:9,11	42:19 43:3,8	

30:7,8 32:8 37:6,19 38:1,2 38:11,15 39:14 39:19 41:15 42:2,6,13 44:2 46:5 47:16,18 48:12 49:14 50:1,4,8,10,14 50:17,20 51:5 51:14,17,20 52:13,19 53:2 53:6,16,19,20 54:8 55:2,14 57:14 58:3,6 58:18 59:2,8 59:13,15,17 60:14,17,18 61:6 candace 8:6 capacity 39:4 40:14 capital 29:14 case 24:11,13 cassandra 5:7 9:4 10:10 celebrate 5:20 59:12 celebrated 24:6 48:21 celebration 24:4 25:2 cemeteries 53:10	cemetery 52:9 century 34:16 36:1,5 century's 31:14 certain 11:21 13:7 15:17 18:3 20:7 40:10 52:5 54:15 certificate 4:17 5:6 6:5,10 9:3 certify 62:3,5,8 62:10 chair 4:6,14 chairman 26:10,10 challenge 32:10 chamber 27:14 chambers 1:10 chance 4:1,9 change 30:21 31:15,16 32:11 32:13,15 33:20 34:7 37:13 49:2 changes 45:9 57:13 chapter 23:9 23:18 24:21 25:10 38:21 40:11 51:10 54:12	character 27:16 check 12:9 13:16 chesapeake 29:11 choices 47:2 chooch 43:7 choosing 26:7 christmas 58:11,17 59:6 chuck 1:14 church 33:3,4 citizens 48:9 55:17,20 56:6 city 56:17 clap 4:19 clarify 57:17 clarke 12:7 13:14 14:15 15:2 16:2,20 17:5 18:10 19:12 20:13 21:15 30:19 31:8 32:9,13 33:18 34:3,5 34:16,21 35:12 35:20 36:12,15 36:18 37:1 class 5:13 39:5 39:10 40:8,9 40:12 41:3,5,7 44:15,20 48:2	classes 54:14 clay 7:19 21:19 clear 56:5 client 39:21 close 32:6 50:3 50:4,21 closed 60:7 closely 35:12 closing 60:8 code 38:21 40:7,11 44:7 44:18 49:3 54:13 colleagues 7:11 colonel 3:2 23:6,8,17 24:21 25:4 color 25:14 come 11:6 30:19 41:20 42:8,9,11,11 42:13 44:4,10 45:9 46:6,7 48:13 49:15 57:12 58:8,19 comes 4:19,20 27:20 31:17 coming 2:11 24:12,13 35:14 59:1,18 comment 58:7 58:9,20 comments 55:16 59:16
--	---	--	--

[commercial - couple]

Page 5

commercial 51:12	congratulation... 10:7 11:13	contracts 32:18	44:16 50:18
commission 3:1 23:5,20 24:14	conjunction 52:8	contributed 48:1	52:12,21 53:4
52:12 56:12	connect 33:13	convenience 46:15	53:17 55:4
62:19	connects 13:21	convening 60:6	58:12,21 60:5
commitment 5:12	conner 11:14	convinced 53:8	62:3
community 6:5 43:8 47:13	consent 4:7	cooper 13:8	council's 60:2
48:4,9	consents 4:15	14:1 15:18	counsel 44:8
compensation 37:2	consequences 53:12	20:8,14	62:4,9,10,11
competition 45:14,17,17	conservation 14:17 16:14	copy 25:14	counties 44:18
47:9	39:11 41:11	26:8	country 25:3
complete 32:4	consistent 5:11	cornwallis 28:1	county 1:1,1
completes 38:13	consumed 40:21 41:1	correct 50:8	2:18 3:3,4 5:7
composition 54:17	consumers 45:19	51:2	5:17 7:15,18
comprehensive 11:20 13:6	consumption 39:2 40:17,18	corrections 2:14 4:3,11	9:9,11,19
15:16 18:2	contained 62:9	corridors 53:9	10:12 11:20
20:6	contents 54:19	council 1:1,4	13:6 15:16
compromised 19:15	contingencies 33:21	1:10,13 2:12	18:1 20:5
computer 62:7	contingency 31:19,20 32:1	2:15 3:1 4:1,9	21:21 23:6,10
concept 40:3	33:16	4:11 5:3 7:11	25:2 26:16
concern 53:11	continue 48:5	7:15 11:5 12:7	29:12,18 30:18
concerns 19:19	contract 32:18	12:9,20 13:14	34:9 35:13,19
53:14 55:9,10	33:1,3,17	15:5 16:2	35:20 38:13,21
concluded 61:8	34:15	18:10 19:3	43:1,18 44:16
	contractor 31:12 35:5	21:1,20 22:21	44:16 45:20
		23:4,10,16	47:6 48:2 49:7
		24:2,11 25:16	49:8 54:13
		26:18,21 29:6	55:20 56:1,16
		29:20 30:17	58:12 60:2
		34:9 37:7,8	62:2,3
		38:12 41:7,13	county's 5:21
		43:1 44:9,13	40:7
			couple 27:10
			27:15,16

[course - employees]

Page 6

course 8:3 24:6 courthouse 3:3 23:7 26:6 cove 33:7 craft 40:19,20 create 25:11 27:19 42:19 created 35:11 44:21 creation 24:3 credit 34:13 creek 31:3 32:10,20 33:2 crematoria 51:13 52:4 53:8 crossing 33:1 current 9:18 43:8 currently 19:10 31:19 40:20 48:16 curve 33:13	dealt 46:18 december 1:7 4:8,9 6:6 17:9 22:2 23:13 24:16 60:3 62:13 decisions 54:20 declare 22:2 declared 60:4 deeded 17:4 definitely 47:1 deletions 2:13 4:2,10 denial 54:21 department 5:8 8:1,3,16 depletes 57:1 design 31:11 35:1,3 36:2,19 36:19,19 designed 36:1 desires 37:8 destination 5:14 47:8 developed 9:17 development 5:8 7:16 8:8,10 8:13 9:6 49:1,4 51:11 54:13 diane 1:21 62:2 62:16 die 57:20 died 25:5	dies 57:18 different 24:9 24:20 diligence 37:13 dining 47:7 dipped 33:15 33:20 director 5:7 disbursements 4:8,11,14 discussion 53:1 53:4,16 55:5 discussions 57:15 dispensary 39:3,5,10 40:6 distance 39:12 41:11 43:5 distinctive 9:12 district 52:4 divided 53:7 documentation 57:4 doing 10:3 44:13 donald 18:8 donate 47:13 donations 43:9 door 16:11 45:10 drawing 47:6 driver 6:3 duane 20:12	due 26:12 37:13 dwelling 20:17
			e
			e 41:7 earlier 48:20 easton 1:10 12:1,5,16 34:10,11 41:14 47:12,20 48:17 58:10 62:13 easy 45:11 echo 9:1 47:21 59:6 economic 5:8 6:2 7:16 8:8,10 8:13 9:6 49:1,3 economy 45:17 efforts 58:16 either 56:2 ekedahl 20:12 eligible 37:1 40:9 50:6 52:18 email 42:20 emails 51:1 embarking 5:19 emphasize 9:4 employee 62:11 employees 8:2

[enacted - general]

Page 7

enacted 56:17 encourage 43:18 ended 34:8 energy 5:12 58:16 engineer 30:18 31:10 34:15,19 35:8,13 36:6 engineering 34:17 36:1,5 36:12 ensuring 9:18 entered 62:9 entertainment 47:7 enthusiasm 5:12 entire 48:9 entities 56:4 environmental 14:10,12 16:8 19:8 20:19 establishments 48:3 esteem 6:4 etchings 27:11 evening 21:20 23:1,11 30:20 38:14 44:5 48:15 event 27:17 43:12	events 10:19 everybody 2:4 2:11 47:10 51:19 59:18 exact 43:16 exactly 34:5 examination 62:5 excellent 48:3 excluding 41:3 41:10 exempting 39:5 39:11 exhibit 29:16 existing 34:4 39:9 expanding 39:4 40:13 expansion 53:10 experience 5:15 expires 62:19 explain 39:17 explained 44:12 expressed 53:11 extension 31:1 extremely 10:13 45:10	f f 1:14 face 25:21 28:2 failing 15:1 16:19 fair 45:21 family 20:17 47:11 48:1 fantastic 8:5 44:8 february 32:6 federal 24:13 fee 16:3 18:11 feel 28:2 44:8 45:15 56:9 fifteen 24:1 file 14:9 filed 12:4 13:12 16:1 18:8 20:11 fill 31:7 financially 43:11 find 57:6 fire 7:20 first 7:8 12:16 14:4 22:1 24:15 26:19 33:20 42:11 48:2 59:1 five 41:18 54:21	flag 2:7 food 46:15 foods 40:4 foot 39:12 41:11 force 13:21 33:12 forth 39:7 49:11 forward 30:19 37:13 51:21 founding 24:5 25:3 four 18:19 54:20 frame 3:1 11:9 23:5 friday 10:17 24:16 51:2,3,4 51:5 funding 24:2 29:17 funds 26:16 29:18 funeral 51:13 52:3 53:9 further 45:9 62:5,8,10 future 9:19 fy27 29:14 g general 52:10
--	--	--	--

generals 27:2 generated 25:15 generous 43:9 getting 32:7 33:10 53:2 give 41:17 47:13,14 51:15 given 7:16 8:11 go 2:3,4,9 5:5 11:17 26:11 29:2 31:6 33:14 34:11 38:18 39:16 41:16 44:1 49:18 50:20 51:2 52:13 55:11 goes 49:11 going 2:5 10:15 11:7 14:2,3 31:6 32:4,20 33:19 49:20 50:1,4,5 55:4 58:7 goller 8:4 good 5:3 10:1,2 21:16,20 26:20 37:15 38:15 44:5 45:18,18 46:2 48:15 50:18 51:20 57:15 58:4	government's 24:14 governor's 29:13,14 grant 2:21 23:3 23:13 24:2,9 24:19 26:3 granting 26:5 gratitude 6:5 great 8:14,19 10:6 13:4 28:4 32:8 38:11 39:19 46:5 51:17 58:3 greater 6:1 greatly 48:2 grew 48:16 groceries 46:15 grounds 54:21 grown 47:5 guess 14:2,5 20:21 guys 42:7 48:21	hang 26:6 hangs 27:12 hanukkah 59:11,12 happened 10:2 happy 11:3 58:11,17 59:7 59:12 hard 58:16 harmoniously 46:18 harris 8:6 32:10 harrison 42:12 42:16,16 46:8 46:8 47:17 hay 56:7 haythe 1:16 3:17,18 4:4 6:11 7:2,3 10:4 11:9 15:9 17:14,17 19:18 20:1 21:9 22:19,20 28:9 28:21 29:1 30:1,15,16 35:10,18 36:10 36:14,17,21 37:5,15,18 38:9,10 42:1,3 50:19 52:16 53:5 54:6,7 57:21 59:16 60:12 61:4,5	head 25:12 heads 8:1 health 14:10,12 16:8 19:8 20:19 hear 14:2 hearing 4:5,13 13:2 15:11 17:20 20:3 21:11 38:18 41:17 50:3,5 51:1 52:17 hearings 54:20 held 15:12 17:21 20:4 21:12 60:3 hello 47:19 help 8:13 39:16 48:6 helping 8:17 heritage 5:20 hey 4:21 hi 5:1 higgins 13:12 16:1 hired 44:7 historical 27:17,17 historically 44:20 holding 39:10 home 26:11 52:3
	h		
	hagood 23:8,14 23:16 26:20 27:6,10 hand 62:13 hands 12:14 15:6 17:15 19:20 21:6		

[homes - laws]

homes 51:13 53:9 honor 7:10 8:15,18 hope 25:18 43:21 48:10 hopefully 45:8 houlihan 1:21 62:2,16 house 27:13 houses 33:14 housing 56:20 57:1,7 husband 46:11 hvac 29:15	including 37:11 54:17 inclusion 29:13 incorporated 32:5 indiscernible 12:18 42:1 individual 41:18 45:1 48:21 information 14:13,21 16:9 16:18,21 17:6 19:5,8,16 20:18,20 31:7 infrastructure 14:6 32:20 33:11 install 3:1 23:5 26:6 instance 56:16 intelligence 25:10 interested 40:1 62:12 interesting 32:15 intermesh 9:7 interrogated 62:4 introduce 12:14 15:7 42:14	introduced 12:20 17:16 19:21 21:8 introduces 21:1 introduction 11:16 12:10 island 7:13 issue 26:4 45:12 55:12 issued 24:10 39:6 item 22:1,21 26:2 29:9	59:19 keeping 50:12 keppler 18:9 key 9:18 kilmon 11:12 kind 9:7 18:21 25:20 know 9:14 10:4 10:21 12:8 14:15 17:1 46:21 59:4 knowing 37:3 knowledge 8:11 16:15 33:19 35:6 known 13:1 15:10 17:19 20:2 21:10 25:4,11 27:7 kristen 8:3 kristina 18:8
i		j	
image 25:12,15 27:7 images 25:4,7 25:11,19 27:18 immediate 12:3 13:10 15:20 18:7 20:10 implement 8:11,13 important 6:2 improved 14:8 16:17 19:13 20:17 inch 34:12 include 36:10 included 31:13 36:16		january 13:3 15:12 17:21 20:4 21:12 56:17 57:21 58:2 jessica 7:19 job 9:20 21:17 28:4 38:15 44:9 48:3 johns 8:6 journalistic 5:15 july 24:7 57:20	
		k	l
		keasha 1:16 keep 10:3 49:20 50:1,5 50:11,21 51:1	l 1:17 lack 26:2 57:19 lafayette 27:4 land 51:10,11 54:13 lane 33:7,8 language 52:11 law 12:11 49:10 62:4 laws 56:15

[lead - maryland]

Page 10

lead 8:16 9:8	letter 2:20 23:3	lles 56:3	49:18 50:21
leadenham	23:9 26:5,9	local 5:20	51:7 53:18
33:7	28:6,11 29:12	48:19 52:2	54:8 55:2
leadership 9:17	29:19	located 12:1	60:15
learned 24:1	letting 48:5	13:8,18 15:18	made 40:11
leave 10:21	level 10:12	18:4 20:8 39:9	main 13:21
32:1 51:19	liability 34:20	location 39:6,8	33:12
led 9:16	license 39:11	41:6 43:14	majority 55:21
left 41:20	40:8,10 41:4,6	47:8 48:8	56:5
legislation	41:8 43:3,20	locations 41:5	make 3:4 37:9
55:17 56:9	49:11	46:14,16	40:5 48:6
legislative 22:3	licenses 39:5,13	long 10:10 17:1	making 45:10
22:6 60:4	40:12 41:12	17:3 43:17	man 7:12,13
lesher 1:15 3:6	45:11 54:15,17	look 4:1,9	manager 2:18
3:13,14 6:9,19	life 6:1	25:19 27:21	3:4 7:19 21:21
6:20 9:11	lift 8:7	37:9 55:12	38:13
12:15,18 14:21	likes 47:3	looking 25:12	manner 62:7
15:8 16:18	linda 13:12	28:3 42:19	manor 33:10
17:1,16 19:5	16:1	lot 10:16,17,19	map 12:2 13:9
19:10,21 21:5	line 34:12,12	16:11,17 18:12	15:19 18:5
21:8 22:5,15	liquor 39:3	21:16 35:14	20:9
22:16 23:15	40:5,16 41:8	44:17 60:1	maritime 29:11
27:1,9 28:6,17	43:3,14 44:17	61:6	mark 42:16
28:18 30:11,12	46:17,20 49:3	lots 18:14	market 39:6
32:9 33:15	49:10,11	lynn 1:17 39:21	40:4 41:4
34:1,4,14,19	list 42:3	44:5,5	maryland 1:1
35:9 37:17	listed 60:8	m	1:10 2:21 4:18
38:5,6 49:20	little 4:16	ma'am 46:7	5:9,10,13 6:3
50:3,12,15	21:18 34:12	madam 3:8 5:4	12:2 13:9
52:15,17,21	live 42:17 46:9	6:7,13 11:17	15:19 18:5
53:7 54:2,3	47:20 48:16	22:9 28:11	20:9 23:4,18
55:6 57:16	lived 56:6	30:5 37:20	24:2,10,12,20
59:9 60:2,21	lives 43:5	38:17 39:14	46:9 62:1,2
61:1			

[mason - okay]

Page 11

mason 33:9 matter 62:7 md 62:13 mde 35:13 mean 8:1 10:21 45:16 means 62:7 meet 59:9 meeting 1:4 17:9 50:6 59:4 59:20 60:3,9 60:11 61:8 member 23:20 25:9 members 1:13 23:16 merry 58:11,17 59:6 mic 42:14 michael's 18:5 michaels 31:2 mid 5:16 mielke 1:17 3:15,16 4:12 6:21 7:1 9:21 15:9 17:17 22:17,18 28:8 28:19,20 30:13 30:14 38:7,8 51:19 54:4,5 55:15 58:5 59:14 61:2,3 mind 59:19	minimum 52:5 minor 27:15,16 52:7 minutes 3:21 4:3,6 29:7 41:18,18 missed 19:2 momentous 10:6 money 24:11 34:10 monopoly 47:4 month 59:10 moran 25:14 mornings 11:2 morris 7:19 42:5 51:3 motion 3:4,7 6:8,12 22:8 28:10 29:21 30:1,4 37:19 60:10,14 mount 18:4 31:2 33:4 move 6:9 22:5 28:6 37:13,17 moved 43:13 46:12 60:12 moves 4:6,14 moving 3:21 municipality 39:8 museum 29:11 29:17	museum's 29:16	normally 26:17 notary 62:2,17 note 13:18 32:3 noted 60:11 notes 62:6 notorial 62:13 november 3:21 number 11:16 13:2 15:11 17:20 20:3 21:11 26:16,17 31:16 38:20 51:9 54:11
		n	o'clock 60:5 obligation 37:10 occasion 10:7 ocean 56:17 offers 52:9 office 12:11 29:13 oh 11:11,13 52:19 okay 2:3,9 3:7 3:19,20 4:5,13 4:15 6:12 7:4 11:15 12:6,15 12:21 13:4,13 14:14,20 15:4 15:6,14 17:12 17:15,18 19:17 19:20 21:4,6
		n 1:16 name 23:16 42:16 46:8 47:19 48:15 named 62:3 nation 24:6 nay 54:3,5 nearly 25:7 neavitt 31:4 32:21,21 33:9 necessary 47:1 neck 33:3,5 need 10:3 14:15 56:10 needed 45:3 needs 57:7 neighboring 18:17 never 25:6 new 39:12 40:1 41:12 42:19,21 43:19 49:2,7 49:10,11 54:19 58:11,17 59:7 night 10:18 nights 11:2 nonprofits 47:14 normal 50:16	

[okay - phase]

Page 12

21:14,18 22:4 22:8 26:14,20 26:21 28:5,10 29:2,9,20 30:4 32:8 35:9 36:14,17,21 37:6,7,19 38:11,15,16 39:14 41:15 42:6 44:2,3 46:5 47:16 48:12 49:14,14 49:16,17 50:7 50:14,17,20 51:6,14 52:13 52:19,20 53:6 53:16,17 54:8 55:2,14 57:14 57:15 58:3,6 58:18,18,21 59:13,15,17,21 60:14 61:6 old 27:14 omission 31:14 34:14,20 35:8 omitted 19:2 31:10 36:20 once 15:6 33:14 ones 55:6 open 41:16 50:2,5,11,13 50:21 51:1 52:14 55:4	60:6 opening 40:1 45:10 operating 52:8 53:8 opinion 37:2 opponents 57:3 opportunity 8:15 59:5 oppose 45:13 opposed 56:1 opposition 55:19 order 31:15,16 32:11,13,15 34:8 40:9 50:16 orders 30:21 33:20 37:14 ordinary 44:14 organization 43:10 oristian 43:4,7 oristians 42:18 44:6 45:6 49:6 49:12 outcome 62:12 outhouse 18:21 outlined 31:4 37:12 outside 13:19 overstate 7:21 overview 51:15	own 48:18 owned 56:3 owners 45:3,18 55:19 ownership 25:1 57:8 oxford 39:11 40:2 41:10 42:17 43:4,6 43:10,12,13,17 46:9,12 47:12 48:6,6,16 p p.m. 1:7 13:3 15:13 17:21 20:4 21:13 60:5,6 61:8 package 36:19 packaged 40:18 packet 29:10 packets 25:16 paint 24:20 painted 25:6 pam 46:8 parallel 33:8 parcel 12:2 13:10 14:7,19 15:20 16:14 18:6,19 20:9 20:16 park 39:11 41:11,14	part 31:11,14 36:18 participate 43:11 particular 33:16 particularly 56:21 parties 62:11 62:11 partnerships 5:18 past 24:8 46:2 patrick 37:9 pay 34:21 paying 34:8 peers 7:10 people 9:14 10:16 40:14 44:1 45:8,13 46:1 47:6 percent 32:4 56:2,4 permitted 39:2 permitting 40:15 person 4:18 5:10 7:12 10:6 personally 62:3 pertaining 40:12 54:16 pete 1:15 phase 33:14
--	--	--	---

[pictures - quiet]

Page 13

<p>pictures 27:16</p> <p>pillars 43:7</p> <p>place 9:13 26:7 46:20 62:4</p> <p>placed 25:14</p> <p>plan 11:21 13:7 15:17 18:2 20:6</p> <p>planning 52:12 56:11</p> <p>pleasant 18:4 31:3 33:4</p> <p>please 2:4 5:5 11:18 30:19 42:14 51:8</p> <p>pleased 25:17</p> <p>pleasure 9:7</p> <p>pledge 2:6,8</p> <p>plots 17:4</p> <p>point 9:4 13:8 14:1,10 15:18 18:12 20:8,15 20:21 33:21 55:13</p> <p>port 12:1</p> <p>portion 3:4</p> <p>portrait 3:2 23:5 24:20 25:6,13 26:7 27:2,12,21</p> <p>portraits 27:17</p> <p>positive 47:10</p> <p>power 10:5</p>	<p>prayer 2:6,8</p> <p>premises 39:2 40:16,17,21 41:2</p> <p>prepared 24:19 40:4</p> <p>presence 62:9</p> <p>present 55:18</p> <p>presenting 17:7 21:2</p> <p>president 2:15 23:8,15,15,17</p> <p>presume 27:1</p> <p>pretty 32:6,19 44:15</p> <p>previous 17:3</p> <p>previously 33:15</p> <p>princeton 27:4</p> <p>principal 52:7</p> <p>printed 62:6</p> <p>priority 12:3 13:11 15:21 18:7 20:10</p> <p>private 33:8</p> <p>probably 18:18 19:1 27:12 48:17</p> <p>proceedings 2:1</p> <p>process 12:9 13:16 57:13</p> <p>produced 57:3</p>	<p>professional 5:15</p> <p>profile 25:8,20 27:8,11</p> <p>program 25:11</p> <p>prohibiting 40:17</p> <p>project 31:20 32:6 34:18</p> <p>projects 24:4</p> <p>promote 57:5</p> <p>promoting 5:13</p> <p>promotion 57:7</p> <p>properties 14:4 17:2,2 35:16 36:8 37:4</p> <p>property 12:1 13:8,18 15:18 16:4 18:3,17 18:20 20:7 43:16 52:5,6</p> <p>proposal 24:16</p> <p>proposals 24:10,19 26:3</p> <p>proposed 52:1</p> <p>proposes 52:3</p> <p>prosperity 9:19</p> <p>proud 10:13</p> <p>provide 35:7 43:19 52:3</p> <p>provides 18:14 43:2,8</p>	<p>providing 54:14</p> <p>provisions 54:16 56:12</p> <p>public 13:2 15:11 17:8,20 20:3 21:2,11 24:3 38:17 41:17 46:3 52:9,10,14 58:7,9,20 62:2 62:17</p> <p>pulled 11:9</p> <p>purchase 57:1</p> <p>purpose 45:5</p> <p>purposes 39:1 54:14</p> <p>pursuant 12:4 13:11 15:21 18:7 20:11</p> <p>pursue 44:7</p> <p>put 11:2 35:18 35:20</p> <tr> <td colspan="4" style="text-align: center;">q</td></tr> <tr> <td colspan="4"> <p>quality 5:21</p> <p>queen 56:16</p> <p>question 19:14 35:10</p> <p>questions 15:4 17:13 19:3,17 21:4 37:6</p> <p>quiet 46:13</p> </td></tr>	q				<p>quality 5:21</p> <p>queen 56:16</p> <p>question 19:14 35:10</p> <p>questions 15:4 17:13 19:3,17 21:4 37:6</p> <p>quiet 46:13</p>			
q											
<p>quality 5:21</p> <p>queen 56:16</p> <p>question 19:14 35:10</p> <p>questions 15:4 17:13 19:3,17 21:4 37:6</p> <p>quiet 46:13</p>											

[raise - review]

Page 14

r	received 16:2,7 20:14	reiterate 44:11	residence 43:4
raise 12:13 15:6 19:20 21:6	recently 56:18	related 62:11	resident 43:17
raises 55:10	reclassify 11:21 13:7	relates 14:11	residents 45:19 56:1,3
ramp 12:18	15:17 18:3	remain 53:7,15	resolution 11:19 13:2,5
ray 21:16 30:19,20 31:6	20:7	remap 11:21 13:7 15:17	13:19 14:6
rc 14:16	recognition 4:17 5:6,11 6:1	18:3 20:7	15:11,15 16:13
reach 46:1	6:6 7:9	remind 32:9	17:20 18:1
read 5:5 9:2 29:10 51:8 54:10	recognize 9:14	renewal 54:21	20:3,5 21:11 31:5,9
ready 11:12 53:2	recognized 10:5	rental 54:15,16 54:18 57:8	resolutions 11:16 14:3
real 7:9 8:14 11:21 13:7 15:17 18:3 20:7	recommenda... 21:3	rentals 56:2 57:12	resonate 26:1
realize 10:17 55:8	recommended 52:11	replacement 29:15	respect 44:17
really 8:7,9 10:11,12 11:1 25:21 28:2 44:10 47:8,14 55:19 58:15	reconsiderati... 56:21	report 21:21 38:13	responsibility 35:3 36:4,7
reason 56:20 57:9	reconvene 60:11	reported 1:20	responsible 36:2
reasonable 45:21	record 5:5 36:6 49:21 50:12 51:8 54:10	representing 44:6	restaurant 12:19 40:1,3 40:10 43:15 45:1,2 48:18
receive 12:8 13:15 18:11	recorded 62:6	request 2:19 22:1 23:1 26:4 26:9 29:13 30:2 45:21	restriction 39:12 41:12
	redundant 44:12	requested 26:16 39:20	restrictions 55:1
	reflection 55:8	requesting 23:9 43:1	result 52:1
	regarding 51:12	require 40:8,10	results 25:17
	region 31:1	required 26:2 29:18	retail 40:16
	regional 5:18		revealed 55:16
	regulations 52:5		review 12:10 21:3 54:18

[reviewed - shown]

Page 15

reviewed 52:11 56:11 revisit 56:14 revolution 2:20 23:2,19 reward 48:5 rewritten 53:14 rfp 35:11,18 36:10,13 right 11:12 12:13 14:18 16:16 17:12 25:21 27:9 34:3 38:16 46:19 49:18 50:17 51:6 52:13,20 54:8 58:6 risk 44:11 road 13:8 14:1 15:18 18:4 20:8,15 33:7,8 43:6 roads 33:7,9,10 36:11,21 roadway 52:7 role 6:2 room 34:2 roughly 32:3 route 53:9 run 34:11 48:2 rural 14:16 16:14	ryan 8:5	22:13,15,17,19 28:12,13,15,17 28:19,21 30:5 30:7,9,11,13 30:15 37:20 38:1,3,5,7,9,17 38:20 39:15 49:18 50:7,9 50:21 51:4,7,9 53:18,19,21 54:2,4,6,9,11 55:3 60:15,17 60:19,21 61:2 61:4	served 16:12 18:20 19:1,10 35:17 36:9 service 13:19 14:5 16:13 18:18 services 52:9 serving 48:4 session 60:6,7 set 39:7 62:4 sewer 11:20 13:6,19 14:5 15:16 16:13 18:2,18 19:2 20:6 31:1 35:15 36:9 share 31:6 34:19 shari 47:19 58:10 sharon 20:12 sheet 42:4 short 43:5 54:15,16,18 56:2 57:12 shortage 56:20 shoulders 25:12 show 17:15 showcase 5:21 shown 12:2 13:9 15:19 18:5 20:9
	s 12:3,3 13:10 15:20 18:6 20:10 sale 39:13 40:15 41:4,8 41:12 sales 43:15 sar 23:2,9 25:9 schedule 21:19 schummer 32:5 32:19 scope 35:1 36:7 37:3,12 44:21 45:2 scott 48:16 seal 62:13 seating 39:4 40:14 second 3:6,8 6:11,13 22:7,9 28:8,9,11 30:3 30:5 37:18,20 51:18 60:13,15 secretary 3:8,9 3:11,13,15,17 5:4,6 6:7,13,15 6:17,19,21 7:2 11:17,19 13:1 13:5 15:10,15 17:19 20:2 21:10 22:9,11	section 39:7 sections 51:11 see 5:3 25:20 35:16 seeking 14:5 20:20 29:11,17 seem 58:15 seems 46:2 seen 10:20 sells 40:4 senate 27:14 sent 42:20 separately 17:4 september 62:19 septic 14:11 15:1 16:19 19:11,13 serve 37:4 48:6	

[side - support]

Page 16

side 42:10 49:17 55:9 sign 26:10 42:4 signature 62:15 signatures 26:19 signed 42:5,6 similar 16:10 41:6,13 sincere 7:18 single 20:17 singular 9:12 sir 15:3 19:12 42:10,11,13 44:2 48:14 six 18:15 54:21 size 52:5 sleepy 46:13 small 5:20 40:3 49:5,12 snacks 40:4 snow 8:6 society 23:18 sold 41:1 son 43:5 sons 2:19 23:2 23:19 sorry 42:2 51:5 57:20 sort 37:10 sounding 44:11 sounds 38:11 46:5 58:4	southeastern 5:16 speak 23:12 special 4:17 22:3,5 60:4 specifically 40:12 specifications 36:3 sponsor 55:15 57:19 sponsored 15:8 55:7 sponsors 57:16 57:18 sponsorship 55:13 spring 32:16 34:6 st 18:5 31:2 stamp 7:19 11:7,13 21:20 22:21 23:14 26:15 29:4,9 30:17 37:8,16 38:12 stand 2:5 11:7 start 11:17 21:19 38:18 58:21 started 2:4,10 starting 4:16 starts 59:11	state 2:21 6:3 23:4 24:2,10 24:12 27:13 56:3 62:1,2 stated 40:13 statement 60:8 states 5:17 statewide 56:14 statistics 57:4 status 12:4 13:11 15:21 18:7 20:11 stay 59:3 stenographic 62:6 stenographic... 62:6 stepp 1:18 2:15 2:18 3:11,12 6:17,18 9:1 15:9 17:17 20:1 21:9 22:7 22:13,14 28:15 28:16 30:3,9 30:10 38:3,4 53:21 54:1 59:1,3 60:13 60:19,20 stipulations 62:8 store 41:8 43:14	str 55:19 56:15 straight 25:12 strategies 5:19 street 12:1 strength 8:9 strengthening 5:18 struggling 56:18 study 41:4 subdivision 14:18 16:16 51:10 54:12 subject 52:4 submission 24:15 submit 26:3,11 submitted 16:6 subsequently 56:11 summarizing 44:9 summer 58:1 summit's 5:9 sunday 10:17 59:11 super 10:4 superstar 8:4 support 2:20 5:19 7:15,20 23:3,10 24:3,4 28:7,11 29:12 29:14,19 42:18 43:11 46:3
--	---	--	--

49:10,12 supported 55:18 56:6 supporting 49:12 sure 21:20 37:10 39:18 47:3 surrender 28:1 susan 25:14 synergy 8:14 9:5 system 14:11 19:14 29:15	55:20 56:1 62:2,3 talk 42:8,14 49:15 tax 12:2 13:9 15:19 18:5 20:9 tc 56:7,13 57:11 team 8:7 9:16 technically 40:5 tell 10:11 tench 3:2 23:6 23:8,17 24:21 25:5,13 term 43:17 54:15,16,18,18 56:2 57:12 test 39:7 thanet 33:10 thank 5:1 6:7 7:5,8,14 8:17 8:20 9:9,10,17 9:19,21 10:8 11:4,4,11,14 21:15 23:14,21 24:17 26:14 29:2,6 30:17 35:9 37:5,16 38:12,14 39:14 42:7 44:1,2 47:16 48:10,11 48:12 49:13,14	55:2 58:12,18 thanks 21:16 60:1 61:6 thing 26:12,19 27:19 34:7 things 46:15 48:20 56:9 think 16:11 19:11 25:19 28:3 32:14,15 33:6,18 34:8 37:15 44:12,20 44:21 45:7,17 45:20 46:21 47:4,14 48:1,4 48:7 49:1,6 50:12 55:11 57:9 thinking 58:1 third 20:13 thomas 39:16 39:18,20 44:8 51:15,16,18,21 57:17 58:1 thompson 41:14 threatening 45:15 three 14:3,4 18:14,19 41:17 54:19 thursday 17:10 17:11	tilghman 3:2 23:6,9,18 24:21 25:5,13 25:15 27:4,7 27:11 time 10:10 11:1 14:10 17:7 21:1 25:2 33:21 36:5 38:17 41:16 46:4 59:10,20 62:4 times 10:17,19 title 40:13 today 22:6 together 7:21 10:10 27:19 token 6:4 tomorrow 26:19 29:5 tonight 2:11 4:16 12:10 14:2 26:10 48:20 50:11 51:1 59:18 took 27:18 total 31:17 tourism 4:18 5:8,9,10 6:2 7:17 8:8,12,12 9:6 10:5 48:21 57:6 tourist 5:13
t			
t 56:21 table 51:11 tag 46:10 take 4:1 31:21 37:9 46:14 55:12 taken 10:18 27:12 takes 8:7 talbot 1:1 5:7 5:17,21 9:8,11 10:12 11:20 13:6 15:16 18:1 20:5 23:20 25:1 38:21 43:1,18 44:15 45:20 48:2 54:13			

[toward - wilcoxon]

Page 18

toward 5:12 25:21 town 12:5 41:9 43:10 46:13,19 47:2,5,7,10,15 tr 56:7,12 57:10 tracey 8:6 train 25:10 33:7,8 transcribed 62:6 transcript 2:1 transcription 62:7 transfer 25:1 trappe 41:9 travel 5:9,16 treatment 31:2 trend 56:14 true 62:7 try 14:12 trying 35:15 tuesday 13:3 15:12 17:21 20:4 21:12 22:2 59:20 60:3 turn 28:2 turning 25:20 twice 55:17 two 13:20 16:12 24:8,9 24:19,19 26:17	30:21 31:16 32:18 33:14,20 34:12 46:14,16 54:19 type 37:2 46:15	use 48:7 52:8 uses 51:12,12 utilities 34:10 34:11 utilizing 5:14	want 7:14 8:16 11:17 21:19 38:18 39:16 42:8,12 47:21 50:10,11 57:9 58:8,11,19 59:12 wanted 44:10 washington 27:2,3 wastewater 31:2 water 11:20 13:6 15:16 18:2 20:6 way 26:17 62:11 we've 4:16 10:9 12:11 28:10 45:16 52:17 59:19 week 22:6 50:15 59:4 weekend 10:18 weekends 10:18 weeks 24:8 wes 23:8,16 whatnot 19:15 36:3 wide 49:8 wilcoxon 47:19 47:20 58:10,10
	u	v	
	ultimately 20:21 31:15 32:1 unanimous 4:7 4:15 uncomfortable 53:15 under 2:18 31:3 32:10 33:1 34:18 40:6 understand 42:21 unfortunately 31:10 35:5 unintended 53:12 unique 44:15 44:16 unit 20:17 unprogrammed 13:10 15:20 18:6 20:10 upfront 18:14 upload 26:11 urban 39:6,8 41:5	vain 59:3 valid 39:10 valve 33:13 vanhooser 5:1 5:7 7:5,8 8:20 9:10 10:8 11:4 11:11 venture 43:19 version 55:18 vibrant 46:19 48:7 vice 23:15 26:10 villages 31:4 visitors 45:19 volunteer 43:9 vote 3:8 6:14 22:10 28:12 30:6 37:21 48:10 50:6,10 52:16,18 53:18 60:16 voting 50:15	
		w	
		w 12:3,3 walk 7:20	

[win - zoning]

Page 19

win 48:8,8	50:19 51:20
wine 39:3 40:5	53:2,3 59:16
40:15,19,20	year 4:18 5:10
46:17	10:6 24:7
wingman 8:5	41:14 58:12,17
wish 59:5,12	59:7,21
withdrawing	years 5:14
55:13	18:19 41:9
witness 62:13	43:13 46:12
wonderful 5:21	48:18
work 10:3 16:8	yorktown 27:3
19:15 26:17	28:1
33:13 35:1,12	young 25:6
35:14 58:13,16	yup 11:6,6
worked 25:9	12:17 29:8
34:9	42:10,11 44:3
workforce 57:1	47:18 50:2
57:7	51:4 53:6 59:2
working 12:11	59:8
24:9 27:1	z
56:19	zecher 13:12
works 17:8	16:1
21:2 45:6	zones 56:7,13
world 5:13	56:21 57:11
wrapping 32:5	zoning 14:16
wrc 18:13,13	14:17 51:10
writer 5:16	54:12
written 9:2	
y	
y'all 48:10	
58:12	
yeah 2:17 7:7,7	
36:15 37:15	