

COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

July 22, 2025; 5:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Lynn L. Mielke

Reported by

Diane Houlihan

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<p>1 TRANSCRIPT OF PROCEEDINGS</p> <p>2</p> <p>3 MR. CALLAHAN: I want to welcome</p> <p>4 everybody. If everybody could go ahead and</p> <p>5 please stand for the prayer and the Pledge of</p> <p>6 Allegiance of the Flag.</p> <p>7 (Prayer and Pledge of Allegiance.)</p> <p>8 MR. CALLAHAN: Okay. I want to welcome</p> <p>9 everybody tonight.</p> <p>10 Unfortunately Ms. Haythe and Mr. Stepp</p> <p>11 can't make it tonight. So we wish them the</p> <p>12 best and wish they were here.</p> <p>13 So let's go ahead and get started with the</p> <p>14 agenda, Council. Is there any additions,</p> <p>15 deletions, or corrections to the agenda</p> <p>16 tonight?</p> <p>17 MS. MIELKE: No.</p> <p>18 MR. CALLAHAN: Okay. Hearing none, the</p> <p>19 chair moves that the agenda be accepted as</p> <p>20 unanimous consent.</p> <p>21 Next is the minutes on June 10th and</p>	<p>1 evening.</p> <p>2 So every year we are given Program Open</p> <p>3 Space funds from the State through DNR. And</p> <p>4 every year we can allocate that money towards</p> <p>5 different development projects for acquisitions</p> <p>6 that, projects that Parks and Recreation does.</p> <p>7 So this year, we are putting in our annual</p> <p>8 program. This just goes to DNR and it just</p> <p>9 tells them kind of a general idea of what we</p> <p>10 are looking to use those funds for this year.</p> <p>11 We do have like five years to use up the</p> <p>12 funds in development. So some of the funds we</p> <p>13 are banking for different projects that we have</p> <p>14 coming up.</p> <p>15 MR. CALLAHAN: I see.</p> <p>16 MS. GILMER: So this year we are looking</p> <p>17 to put in our Program Open Space annual program</p> <p>18 for the playground replacement at Home Run</p> <p>19 Baker Park and Sports Complex in Trappe.</p> <p>20 This playground is about 20 years old. It</p> <p>21 was put in around 2006. So it's due for</p>
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<p>1 July 1st. Council has had a chance to take a</p> <p>2 look at that. Is there any additions,</p> <p>3 deletions, or corrections to the minutes?</p> <p>4 MS. MIELKE: No.</p> <p>5 MR. CALLAHAN: Hearing none, the chair</p> <p>6 moves that the minutes be accepted as unanimous</p> <p>7 consent.</p> <p>8 Next is the disbursements of July 15th and</p> <p>9 July 22nd. Is there any additions, deletions,</p> <p>10 or corrections to that? Okay. Hearing none,</p> <p>11 the chair moves that the disbursements be</p> <p>12 accepted as unanimous consent.</p> <p>13 First up tonight on the agenda is Program</p> <p>14 Open Space. Emily, you want to come on up.</p> <p>15 MS. GILMER: Yup.</p> <p>16 MR. CALLAHAN: Okay. Tell us some good</p> <p>17 things about that, Parks and Rec.</p> <p>18 MS. GILMER: So thank you. I'm Emily</p> <p>19 Gilmer. I am the director of Parks and</p> <p>20 Recreation for Talbot County. And thank you</p> <p>21 for allowing me to make this presentation this</p>	<p>1 replacement.</p> <p>2 We're looking to do a surface that is all</p> <p>3 accessible and ADA complaint. Hoping to use</p> <p>4 our funds wisely so that we don't have to do</p> <p>5 mulch and just put a really nice playground</p> <p>6 there to replace what's already there.</p> <p>7 MR. CALLAHAN: Okay. That sounds great.</p> <p>8 Okay.</p> <p>9 MR. STAMP: Is part of that also sprucing</p> <p>10 up the baseball field as well?</p> <p>11 MS. GILMER: Yeah. So we're also looking</p> <p>12 to maybe possibly work -- we're still working</p> <p>13 with the Little League to figure out exactly</p> <p>14 what projects, but some things are the</p> <p>15 bullpens, adding bullpens to the field and just</p> <p>16 different minor fixes.</p> <p>17 MR. CALLAHAN: Okay.</p> <p>18 MS. GILMER: Will be kind of thrown in</p> <p>19 there.</p> <p>20 We're looking to keep our budget for the</p> <p>21 playground to be around 250 to 75-ish. And</p>

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<p>1 then the excess fees would be for ball field 2 fixes. 3 MR. CALLAHAN: Okay. 4 MS. GILMER: Program Open Space does cover 5 90 percent. It's a grant, 90 percent. And 6 then we do need ten percent local funds. 7 MR. CALLAHAN: Okay. All right. So do we 8 want to... 9 MR. LESHER: Well, we, we have people out 10 there who are, of course, wondering about Home 11 Run Baker and why is our park named for Home 12 Run Baker. 13 A native son of Trappe born in 1886 and 14 debuted with the Philadelphia Athletics in 15 1908. He was prominent third baseman in Major 16 League Baseball from that year until 1922. 17 Played for first the Athletics and then later 18 the Yankees. 19 Earned his nickname Home Run Baker due to 20 his impressive power hitting during the dead 21 ball era. They didn't hit as many home runs</p>	<p>1 replace different playgrounds around the 2 county. 3 So they're all coming up on their 20-year 4 lifespan. Most of them were put in in 2008, 5 2009, and now is the time to start that 6 replacement project. 7 So, you know, we're looking at Cordova 8 Park, we're looking, not this year but in the 9 future, Perry Cabin, replacing those 10 playgrounds there. But also just doing some 11 minor fixes because a lot of that stuff hasn't 12 been funded with Program Open Space for 20 13 years. So we're looking to make improvements 14 at those parks. 15 MR. LESHER: Thank you. 16 MS. GILMER: Yup. 17 MR. CALLAHAN: Okay. So is there a motion 18 to go ahead and move forward with the plan as 19 presented? 20 MS. MIELKE: So moved. 21 MR. LESHER: This requires Council action?</p>
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<p>1 back then, particularly during the 1911 World 2 Series, he did hit a number of crucial home 3 runs. And the press dubbed him Home Run Baker, 4 a name that stuck for the rest of his Major 5 League career. And ultimately, he was then 6 inducted into the Baseball Hall of Fame in 7 1955. From Talbot County. 8 MR. CALLAHAN: That's good. That's good. 9 So okay. Thank you, Pete. 10 MR. LESHER: I did have one question. 11 MR. CALLAHAN: Yes. 12 MR. LESHER: This is the first time I can 13 remember talking about Program Open Space funds 14 going to anything other than the gymnasium out 15 at the Talbot County Community Center. 16 And can you tell us about the status of 17 that and how we're able to -- are we, in fact, 18 now able to dedicate POS funding to other 19 purposes around the county? 20 MS. GILMER: Yeah. So with the next few 21 years, you'll actually be hearing me again to</p>	<p>1 MR. CALLAHAN: Yup, yup. 2 MS. MIELKE: So moved. 3 MR. LESHER: I'll second. 4 MR. CALLAHAN: Okay. We got a motion and 5 second. Madam Secretary, could you call the 6 vote. 7 SECRETARY: Mr. Callahan. 8 MR. CALLAHAN: Aye. 9 SECRETARY: Mr. Leshner. 10 MR. LESHER: Aye. 11 SECRETARY: Ms. Mielke. 12 MS. MIELKE: Aye. 13 MR. CALLAHAN: Okay. Thank you. 14 MS. GILMER: Thank you very much. Have a 15 good evening. 16 MR. CALLAHAN: Okay. Madam Secretary, 17 introduction to administrative resolution, 18 please. 19 SECRETARY: Administrative resolution. 20 Issuance by the Maryland Environmental Service 21 of its revenue bonds to fund costs of cell</p>

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<p>1 number five and cell number one at the 2 Mid-Shore Regional Landfill and related costs 3 and matters relating thereto. 4 An administrative resolution for the 5 purpose of acknowledgement and acceptance by 6 the County Council of Talbot County, Maryland, 7 the county, of the planning, design, 8 construction, equipping, and operation of cell 9 number five and cell number one of the 10 Mid-Shore II Regional Landfill in Caroline 11 County, Maryland, by the Maryland Environmental 12 Service, the service. And the issuance by the 13 service of its revenue bonds in a maximum 14 original aggregate principal amount not to 15 exceed \$28 million for such purpose and related 16 purposes as contemplated under the existing 17 waste disposal service agreement, the service 18 agreement, between the service and the county, 19 as described herein. 20 Acknowledging the county's continuing 21 obligations under the service agreement and as</p>	<p>1 with Kent, Queen Anne's, and Caroline Counties 2 that joined with the Maryland Environmental 3 Service in an agreement that implemented a 4 regional solution to the county's solid waste 5 disposal needs by creating the Mid-Shore 6 Regional Landfill, which we call Mid-Shore I 7 and Mid-Shore II, which is in Ridgely. 8 Within the agreement, MES is authorized to 9 issue bonds to finance the cost of the 10 construction of the landfills. 11 This administrative resolution seeks 12 Council's approval to acknowledge and accept 13 the issuance by the Maryland Environmental 14 Service of revenue bonds that will fund the 15 creation and operation of cell number five and 16 cell number one of the Mid-Shore II Regional 17 Landfill in Ridgely, Caroline County. 18 There are revenue bonds that will be 19 repaid by revenue or provided by the tipping 20 fees charged at the Mid-Shore II Regional 21 Landfill. These are not direct bonds or debt</p>
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<p>1 described herein. Authorizing the approval, 2 execution, and delivery of any additional 3 documents, certificates, or instruments related 4 to the contemplated financing by the service, 5 including a continuing disclosure agreement, 6 and generally relating to the issuance by the 7 service of such revenue bonds and the service 8 agreement. 9 MR. CALLAHAN: Okay. Thank you, Madam 10 Secretary. 11 Welcome, Martha. 12 MS. SPARKS: Good evening, Council. 13 Martha Sparks, finance director for Talbot 14 County. 15 Just reached my three-year anniversary, by 16 the way. 17 MR. CALLAHAN: Nice. Good. 18 MR. LESHER: Congratulations. 19 MR. CALLAHAN: Congrats. 20 MS. SPARKS: As you're aware, Talbot 21 County is a member of a four-county partnership</p>	<p>1 that is held by Talbot County. However, the 2 county is contingently liable for the debt 3 related to Mid-Shore Regional Landfills. 4 Per the fiscal year 2024 financial 5 statements for MES, the approval of this -- 6 sorry. The total outstanding debt for the 7 Mid-Shore Region Landfill is \$17,297,963. 8 MR. CALLAHAN: Okay. Sounds good. 9 Any questions from Council? 10 MS. MIELKE: No. 11 MR. LESHER: My understanding, Ms. Sparks, 12 is that this sounds like a lot of money for a 13 place to throw our trash, but these places are, 14 to meet federal requirements, are not 15 inexpensive to operate, and to build and 16 operate, and that by building the additional 17 cells in Ridgely at Mid-Shore II, we're staying 18 off the day and the more expensive bill that 19 will come with building the next landfill up in 20 Queen Anne's County? 21 MS. SPARKS: That is correct.</p>

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<p>1 MR. CALLAHAN: Okay. This is going to 2 take action. Is there a motion? 3 MS. MIELKE: So moved. 4 MR. LESHER: Second. 5 MR. CALLAHAN: Okay. We got a motion and 6 second. Madam Secretary, could you call the 7 vote. 8 SECRETARY: Mr. Callahan. 9 MR. CALLAHAN: Aye. 10 SECRETARY: Mr. Leshner. 11 MR. LESHER: Aye. 12 SECRETARY: Ms. Mielke. 13 MS. MIELKE: Aye. 14 SECRETARY: Oh, Mr. Stepp. Excuse me. 15 MR. CALLAHAN: Yup. 16 MR. THOMAS: Aye. 17 MR. CALLAHAN: Okay. Great. Okay. Next 18 on the agenda is introduction of legislation. 19 SECRETARY: A bill to authorize Talbot 20 County, Maryland, the county, to borrow not 21 more than \$7,018,942 in order to finance and</p>	<p>1 sewer service, rebuild the Royal Oak pump 2 station, and connect properties to the 3 St. Michael's Region II wastewater treatment. 4 These general obligation bonds would 5 reimburse construction costs already incurred 6 or will be incurred because of this 7 construction project. 8 Resolution 235 was adopted in 9 November 2016, and the resolution extended 10 sewer into the subdivisions of -- I'm not going 11 to pronounce this right. Averly, Averly. 12 How do you pronounce that? 13 MR. CALLAHAN: Aveley Farms. 14 MS. SPARKS: Aveley Farms? 15 MR. CALLAHAN: Yeah. 16 MS. SPARKS: Okay. Doncaster, North 17 Bend, The Rest, and Arcadia Shores, as well as 18 certain subdivided tier 3C areas along Royal 19 Oak Road, Long Haul Road, Yacht Club Road, and 20 Rolles Range Road. 21 In 2017 and '18, The Rest, Long Haul Road,</p>
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<p>1 refinance improvements to certain wastewater 2 facilities and sanitary district facilities in 3 the county and to effect such borrowing by the 4 issuance and sale of one or more series of its 5 general obligation bonds payable from ad 6 valorem taxes to be levied by the county. 7 Exempting the bonds from the provisions of 8 Section 19-205 and 19-207 of the Local 9 Government Article of the Annotated code of 10 Maryland. Authorizing the consolidation of 11 separate series of bonds into one or more 12 bonds. Authorizing the refunding of such 13 bonds, and relating generally to the issuance 14 and sale of such bonds for such purposes. 15 MR. CALLAHAN: Okay. 16 MS. SPARKS: Good evening again, Council. 17 This debt issuance through MDE is for our 18 Talbot County sanitary district and is related 19 to construction costs related to Resolution 20 235. 21 Resolution 235 has been working to extend</p>	<p>1 and Yacht Club Road force mains were installed 2 and properties connected. During this time, it 3 was determined that the Royal Oak pump station 4 was also failing. So engineering was turned 5 toward the rehabilitation of the pump station. 6 In phase one of Resolution 235, the design 7 and rehabilitation of Royal Oak pump station 8 was completed in 2024. 9 Phase two, the force main and curve valve 10 installation in the areas noted above was 11 substantially completed in 2024. 12 Phase three continues with the connection 13 of the properties listed above to the sewer 14 system. 15 This construction project is currently 16 underway and will run until early 2027. 17 Currently, there are 90 properties of the 254 18 from phase two that have signed up, connected, 19 and with 30 connections completed. So we are 20 well on our way to making this a successful 21 project for the sanitary district.</p>

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<p>1 MR. CALLAHAN: That's great. Good, good.</p> <p>2 Any discussion or questions, Council?</p> <p>3 MR. LESHER: No. Glad to see this</p> <p>4 reaching its next step.</p> <p>5 MS. SPARKS: We've been trying for a long</p> <p>6 time to get it to this step.</p> <p>7 MR. CALLAHAN: So this requires just a</p> <p>8 show of hands.</p> <p>9 MR. LESHER: For introduction?</p> <p>10 MR. CALLAHAN: Yup.</p> <p>11 MR. LESHER: So introduced by Callahan,</p> <p>12 Leshner, and Mielke.</p> <p>13 MR. CALLAHAN: Okay. Good job,</p> <p>14 Ms. Sparks.</p> <p>15 MS. SPARKS: Thank you.</p> <p>16 MR. CALLAHAN: Okay.</p> <p>17 SECRETARY: This will be known as Bill</p> <p>18 Number 1619, and the public hearing will be</p> <p>19 held on Tuesday, August 12th, at 5:30 p.m.</p> <p>20 MR. CALLAHAN: Okay. Thank you, Madam</p> <p>21 Secretary. Okay. All right.</p>	<p>1 meeting seeking introduction or passing of this</p> <p>2 legislation as well.</p> <p>3 Just a quick brief. This is about the</p> <p>4 dissolved air flotation, also called food</p> <p>5 processing residuals.</p> <p>6 DAF, or dissolved air flotation, is</p> <p>7 another way of consolidating solids out of a</p> <p>8 wastewater treatment plant. This is</p> <p>9 essentially just a process to remove sludge</p> <p>10 from wastewater in the treatment process. And</p> <p>11 some use that as fertilizer.</p> <p>12 This essentially seeks to create</p> <p>13 definitions in our zoning code to allow for</p> <p>14 certain types of storage for these DAF or food</p> <p>15 residuals in the county.</p> <p>16 Our other local jurisdictions, such as</p> <p>17 Caroline and Dorchester, have enacted similar</p> <p>18 legislation in the past year to restrict where</p> <p>19 these are placed on farms and different</p> <p>20 agricultural operations in the counties that</p> <p>21 they have.</p>
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<p>1 Next on the agenda would be Bill 1617,</p> <p>2 Madam Secretary.</p> <p>3 SECRETARY: Bill Number 1617, a bill to</p> <p>4 amend Chapter 190, zoning, subdivision, and</p> <p>5 land development, of the Talbot County Code for</p> <p>6 the purposes of enacting regulations regarding</p> <p>7 dissolved air flotation, DAF, residuals, food</p> <p>8 processing residuals, and liquid organic soil</p> <p>9 amendments, providing that the storage of such</p> <p>10 materials is a permitted use in the</p> <p>11 agricultural conservation, AC, countryside</p> <p>12 preservation, CP, western rural conservation,</p> <p>13 WRC, and rural conservation, RC, zoning</p> <p>14 districts, and defined terms associated</p> <p>15 therewith.</p> <p>16 MR. CALLAHAN: Okay. Great. Good</p> <p>17 evening, guys.</p> <p>18 MR. YELTON: Good evening, Council. Thank</p> <p>19 you. Bryce Yelton, Talbot County Planning &amp;</p> <p>20 Zoning.</p> <p>21 We were before you at your last Council</p>	<p>1 And this is essentially our way of doing</p> <p>2 that here in Talbot County as well.</p> <p>3 Here to answer any questions. But just</p> <p>4 looking forward to hopefully having this as a</p> <p>5 land use in our county code.</p> <p>6 MR. CALLAHAN: Okay. Any questions,</p> <p>7 Council?</p> <p>8 MS. MIELKE: No.</p> <p>9 MR. LESHER: I will say that this is one</p> <p>10 of the more technical issues that we've dealt</p> <p>11 with.</p> <p>12 And I just want to express my appreciation</p> <p>13 for the staff and for the Planning Commission</p> <p>14 in working out the details of this such that</p> <p>15 when we heard the public hearing, we didn't</p> <p>16 hear resistance to this, we didn't hear</p> <p>17 concerns about how this was drafted.</p> <p>18 And I appreciate all the work that got</p> <p>19 this to the point where this, this feels</p> <p>20 appropriate for Talbot County. And we</p> <p>21 certainly don't want to be the only</p>

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<p>1 jurisdiction on the shore that neglects to</p> <p>2 regulate this material.</p> <p>3 MR. CALLAHAN: Okay. Any other</p> <p>4 discussions? Okay.</p> <p>5 This is up for vote. Madam Secretary,</p> <p>6 could you call the vote.</p> <p>7 SECRETARY: Mr. Callahan.</p> <p>8 MR. CALLAHAN: Aye.</p> <p>9 SECRETARY: Mr. Leshner.</p> <p>10 MR. LESHER: Aye.</p> <p>11 SECRETARY: Ms. Mielke.</p> <p>12 MS. MIELKE: Aye.</p> <p>13 SECRETARY: Mr. Stepp.</p> <p>14 MR. THOMAS: Aye.</p> <p>15 MR. CALLAHAN: Okay. Good job.</p> <p>16 MR. TARLETON: Thank you, all.</p> <p>17 MR. YELTON: Thank you.</p> <p>18 MR. CALLAHAN: Yup. Okay. Clay's stuff</p> <p>19 next.</p> <p>20 MR. STAMP: Good evening, Council. Under</p> <p>21 county manager report this evening, I have</p>	<p>1 you, Council.</p> <p>2 The next one I have is the Historic</p> <p>3 Preservation Commission. Asking Council</p> <p>4 consideration for the appointment of Mr. Tom</p> <p>5 Costigan.</p> <p>6 MR. LESHER: I move the appointment of Tom</p> <p>7 Costigan.</p> <p>8 MS. MIELKE: Second.</p> <p>9 MR. CALLAHAN: Okay. We got a motion and</p> <p>10 second. Madam Secretary, could you call the</p> <p>11 vote, please.</p> <p>12 SECRETARY: Mr. Callahan.</p> <p>13 MR. CALLAHAN: Aye.</p> <p>14 SECRETARY: Mr. Leshner.</p> <p>15 MR. LESHER: Aye.</p> <p>16 SECRETARY: Ms. Mielke.</p> <p>17 MS. MIELKE: Aye.</p> <p>18 MR. STAMP: Thank you, Council. That</p> <p>19 completes the board the committee appointments</p> <p>20 for this week.</p> <p>21 The first item I have from the</p>
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<p>1 several items.</p> <p>2 First is board and committee appointments.</p> <p>3 The first one, Talbot County -- or I'm</p> <p>4 sorry. The Talbot Family Network Board of</p> <p>5 Directors. We're requesting your consideration</p> <p>6 for the appointment of Ms. Tina Jones to serve</p> <p>7 on that commission or Board of Directors. I'm</p> <p>8 sorry.</p> <p>9 MR. LESHER: I will move the appointment</p> <p>10 of Tina Jones.</p> <p>11 MS. MIELKE: Second.</p> <p>12 MR. CALLAHAN: Okay. We got a motion and</p> <p>13 second. Madam Secretary, could you call the</p> <p>14 vote.</p> <p>15 SECRETARY: Mr. Callahan.</p> <p>16 MR. CALLAHAN: Aye.</p> <p>17 SECRETARY: Mr. Leshner.</p> <p>18 MR. LESHER: Aye.</p> <p>19 SECRETARY: Ms. Mielke.</p> <p>20 MS. MIELKE: Aye.</p> <p>21 MR. STAMP: Okay. And the next -- thank</p>	<p>1 departments -- is Rich Setter here?</p> <p>2 MR. CALLAHAN: I don't see Rich.</p> <p>3 MR. STAMP: Don't see Rich. Okay.</p> <p>4 The first one I have, Council, the Hog</p> <p>5 Neck Golf Course is seeking Council approval</p> <p>6 for the purchase of a Toro Workman 200-gallon</p> <p>7 green sprayer in the amount of \$65,028.33 from</p> <p>8 Turf Equipment &amp; Supply utilizing a Sourcewell</p> <p>9 contract, which is a group purchasing contract</p> <p>10 that we normally use.</p> <p>11 There are sufficient funds in the capital</p> <p>12 outlay budget for this project.</p> <p>13 MR. CALLAHAN: Okay.</p> <p>14 MS. MIELKE: You need a motion?</p> <p>15 MR. CALLAHAN: Yeah.</p> <p>16 MS. MIELKE: So moved.</p> <p>17 MR. LESHER: Second.</p> <p>18 MR. CALLAHAN: Got a motion and second.</p> <p>19 Madam Secretary, could you call the vote,</p> <p>20 please.</p> <p>21 SECRETARY: Mr. Callahan.</p>

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<p>1 MR. CALLAHAN: Aye.</p> <p>2 SECRETARY: Mr. Leshner.</p> <p>3 MR. LESHNER: Aye.</p> <p>4 SECRETARY: Ms. Mielke.</p> <p>5 MS. MIELKE: Yes.</p> <p>6 MR. STAMP: And secondly, Hog Neck Golf</p> <p>7 Course is seeking the Council's approval to</p> <p>8 purchase a reel grinder in the amount of</p> <p>9 \$56,000 from Finch Turf, Incorporated utilizing</p> <p>10 sole source procurement as Finch Turf is the</p> <p>11 only distributor for this equipment in the</p> <p>12 State of Maryland, the recognized distributor.</p> <p>13 There are sufficient funds in the capital</p> <p>14 outlay budget for this procurement.</p> <p>15 MS. MIELKE: So moved.</p> <p>16 MR. LESHNER: Second.</p> <p>17 MR. CALLAHAN: Okay. We got a motion and</p> <p>18 second. Madam Secretary, could you call the</p> <p>19 vote.</p> <p>20 SECRETARY: Mr. Callahan.</p> <p>21 MR. CALLAHAN: Aye.</p>	<p>1 plans move forward on that.</p> <p>2 So they will be removed this week. Signs</p> <p>3 will be placed up encouraging people to use</p> <p>4 other areas for recycling.</p> <p>5 And then Ray Clarke, who is in the</p> <p>6 audience, will be working to establish a site</p> <p>7 in the Bay Hundred area that will better serve</p> <p>8 everybody.</p> <p>9 MR. CALLAHAN: That sounds great. That</p> <p>10 sounds great.</p> <p>11 MR. STAMP: And Council, finally, I would</p> <p>12 like to take the opportunity to introduce an</p> <p>13 intern that we have. Mr. Caleb Schneck, if you</p> <p>14 could come up to the table. And I'll join you</p> <p>15 just so you don't have to sit alone out here.</p> <p>16 So Council, it's exciting. We have Caleb</p> <p>17 Schneck here. I would like to introduce him to</p> <p>18 you. Caleb is an intern. He's interning with</p> <p>19 the County Manager's Office.</p> <p>20 He's soon to be a junior at the University</p> <p>21 of Maryland in College Park, and he's</p>
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<p>1 SECRETARY: Mr. Leshner.</p> <p>2 MR. LESHNER: Aye.</p> <p>3 SECRETARY: Ms. Mielke.</p> <p>4 MS. MIELKE: Aye.</p> <p>5 MR. STAMP: Council, I have an</p> <p>6 announcement I'd like to make if you don't</p> <p>7 mind.</p> <p>8 MR. CALLAHAN: Sure.</p> <p>9 MR. STAMP: So due to ongoing concerns,</p> <p>10 the recycling bins at the Perry Cabin Park</p> <p>11 specifically, their incompatibility with nearby</p> <p>12 sports field activities, repeated misuse,</p> <p>13 including household trash, the Council has</p> <p>14 authorized the Maryland Environmental Service</p> <p>15 to remove the bins from the park's parking lot.</p> <p>16 To continue supporting recycling, MES will</p> <p>17 place bins at the Talbot County Landfill on</p> <p>18 Barker Lane. Additionally, the Department of</p> <p>19 Public Works is working to develop a new</p> <p>20 recycling site to better serve the Bay Hundred</p> <p>21 area. And more information will be shared as</p>	<p>1 interested in government and in serving</p> <p>2 communities. And he's with us for the rest of</p> <p>3 the month.</p> <p>4 And so far he's been to a number of</p> <p>5 meetings. He's been out at the airport, he's</p> <p>6 been to Planning &amp; Zoning, he's going to be</p> <p>7 going to Corrections. We'll make sure we get</p> <p>8 him out after. He'll be spending a day with</p> <p>9 Emergency Services.</p> <p>10 And when he wraps it up, he's going to</p> <p>11 give us a report, the department heads a</p> <p>12 report. And we're excited about that because</p> <p>13 we work hard every day to do the service for</p> <p>14 the community. But it would be really</p> <p>15 interesting to see what it looks like through</p> <p>16 the eyes of a young man like Caleb.</p> <p>17 So Caleb, this is our County Council. And</p> <p>18 I just wanted, again, to introduce you.</p> <p>19 MR. CALLAHAN: Welcome, Caleb.</p> <p>20 MR. SCHNECK: It's a pleasure being here.</p> <p>21 I'm glad I can help serve the county.</p>

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<p>1 Hopefully make the plan for the next person, 2 next high schooler, next college kid looking to 3 come back here and help the county that we grew 4 up in kind of. 5 MR. CALLAHAN: That's great. That's 6 great. 7 Well, you got a good mentor right beside 8 you. That's for sure. 9 MR. STAMP: You hear that? 10 MR. SCHNECK: Yes, sir. 11 MR. CALLAHAN: Exactly. Okay. Any 12 questions? 13 MS. MIELKE: No. Just welcome aboard. 14 MR. CALLAHAN: Yup. 15 MR. LESHER: Just what the late Senator 16 Paul Sarbanes told me maybe 20 years ago. We 17 need good people in government, and that 18 applies not only to elected office but to all 19 the staff that serve the public as well. 20 So thank you for stepping up and joining 21 the ranks.</p>	<p>1 here, a few people. 2 MR. LESHER: Yes. Those who signed up in 3 advance have the privilege of going first. 4 First on the list we have Donna Albright. 5 MR. CALLAHAN: Okay. And we'll go ahead 6 and start. We have a few people here tonight. 7 So we'll give you around three minutes or so. 8 Okay? 9 MS. ALBRIGHT: Good evening. 10 MR. CALLAHAN: Good evening. 11 MS. ALBRIGHT: My name is Donna Albright. 12 My husband, Larry Albright, and I own property 13 adjacent to Triple Creek Winery. 14 I understand that the amendments to Bill 15 1618, Chapter 190-26.18 and 190-26.19, apply to 16 all of Talbot County. However, if these 17 amendments are passed, they will personally 18 affect us and our neighbors. 19 While the aesthetics upset us, for 20 example, barbed wire fencing, security 21 lighting, and an industrial building, these</p>
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<p>1 MR. SCHNECK: Thank you. 2 MR. CALLAHAN: Thank you. 3 MR. STAMP: Thank you, Council. 4 And that completes your county manager's 5 report for this evening. 6 MR. CALLAHAN: Okay. That sounds good. 7 MR. SCHNECK: Thank you. 8 MS. MIELKE: There's Rich, Clay. 9 MR. CALLAHAN: Hey, Clay, Rich just come 10 in. 11 MR. STAMP: Rich, everything is good. 12 MR. CALLAHAN: Everything is good. 13 MS. MIELKE: Free to go. 14 MR. STAMP: You're approved. 15 MR. SETTER: Oh, well, thank you. 16 MS. MIELKE: Aw, it was nothing. 17 MR. LESHER: He just never assumed a 18 meeting would go this quickly. 19 MR. CALLAHAN: Yup. Exactly. 20 Okay. Let's go ahead and start with 21 public comment. And we got a little list up</p>	<p>1 amendments, if passed, would change the 2 setbacks from 500 feet to 200 feet from the 3 residential property lines. 4 Additionally, we are definitely opposed to 5 the continuous odor. These amendments would 6 change from strict odor control to some odor 7 control. I believe Mr. Ferrera advised that 8 they could not totally 100 percent mitigate all 9 of the odor. 10 And the proposed property is .85 miles 11 from Chapel District Elementary School. 12 We are extremely concerned about ground 13 water contamination and depletion of our well. 14 I've been doing my own research and have 15 learned that cannabis plants require extensive 16 amounts of water to grow. And the use of 17 pesticides for outside growing, according to my 18 research, has a strong possibility of ground 19 water contamination. 20 I joined with many concerned neighbors to 21 circulate a petition opposing the amendments to</p>

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<p>1 Bill 1618, Chapter 190-26.18 and 190-26.19, and 2 any other changes proposed to the original 3 bill. 4 Since Saturday, we have approximately 150 5 signatures in opposition. And I will forward 6 copies of these to the Council. 7 I also believe you've received many emails 8 as well. 9 So prior to voting, if you are still 10 considering approving the amendments, I ask you 11 to speak to the health officer of Talbot County 12 and do your environment impact studies. 13 Thank you for your time. 14 MR. CALLAHAN: Okay. Thank you. 15 MR. LESHER: Thank you. And next up is 16 Bill Cep. 17 MR. CEP: Good evening, Council President. 18 MR. CALLAHAN: Yes. 19 MR. CEP: And Council Members. My name is 20 William Cep. I live at 115690 Cordova Road. 21 We have been on that farm, I have, for 80</p>	<p>1 it. 2 MR. CALLAHAN: Thank you. 3 MR. LESHER: Thank you. 4 And next up is Zach Lister. 5 MR. LISTER: Hi. My name is Zach Lister. 6 I'm a student at Easton High School, a Boy 7 Scout with Troop 190, and a resident of 8 Cordova. 9 As one of my requirements as a Boy Scout, 10 I have to complete the Citizenship in the 11 Community Merit Badge. Some of these 12 requirements include attending a Council 13 meeting and choosing an issue in my community 14 that concerns me and discuss why I agree with 15 one point of view than the other. 16 In preparation, I have watched previous 17 Town (sic.) Council meetings, in particular the 18 July 8th Council meeting where some prospective 19 buyers of a property near me were speaking on 20 Bill 1618 and requesting the proposed setbacks 21 and odor regulations to be reduced.</p>
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<p>1 years. I do not want anything to devalue, 2 change the way of life for my children, my 3 grandchildren. 4 The Chapel District Elementary School is a 5 stone's throw from me. There is one field that 6 separates this property that you're talking 7 about changing or allowing to change. 8 I don't know the proper numbers of zoning, 9 but I do understand devaluation, upsetting 10 neighbors, and possibly contamination. 11 I farmed since 1962. And I have never 12 seen on a schedule F form sale or proceeds from 13 marijuana in an agricultural area. 14 So I'm really quite upset about that, and 15 I would hope that you would take this in 16 consideration. 17 There are many neighbors around there. 18 And if you think it's so good, just drive by 19 the Spies Farm today. They're packing up 20 moving away. They don't want to stay. 21 Thank you for your time, and I appreciate</p>	<p>1 I'm here today to speak out against the 2 request to reduce the bill's regulations, which 3 allow a cannabis processing plant and growing 4 facility to be so close to a neighborhood. 5 One of the concerns is odor. These 6 processing facilities release strong and 7 unpleasant smells that can travel far. Without 8 strict odor control requirements, it will make 9 living near the facility unbearable for 10 families, especially those with young children, 11 seniors, or anyone with respiratory issues. 12 Another issue that brings up concern is 13 the proposal to reduce the setback from 14 residential areas from 500 to 200 feet without 15 permission from surrounding residents. There 16 are already provisions in the bill being 17 proposed that allows the 500 feet to go down to 18 200 feet with the permission of the residents. 19 Changing this will allow the cannabis plan to 20 be put into place without the consent of the 21 people who have to deal with it every day.</p>


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<p>1 Also, while Chapel Elementary School may</p> <p>2 be over the required distance from schools, in</p> <p>3 my opinion and many others, that is still too</p> <p>4 close. Hundreds of young children go to that</p> <p>5 school a year and shouldn't be exposed to the</p> <p>6 smell or the risks of being near a cannabis</p> <p>7 processing plant.</p> <p>8 Finally, are the unknowns. This is a new</p> <p>9 industry for our county and in the country in</p> <p>10 general. What long-term effects will the</p> <p>11 chemicals leave to the air and water of the</p> <p>12 surrounding area that are used to grow the</p> <p>13 plants or reduce the odors emitted by the</p> <p>14 plants? I feel it is better to start off with</p> <p>15 more restrictions to this industry until we</p> <p>16 further learn about it.</p> <p>17 Thanks so much for your time and listening</p> <p>18 to my opinions.</p> <p>19 MR. CALLAHAN: Thank you.</p> <p>20 MR. LESHER: Thank you, Zach. And I'll</p> <p>21 editorialize.</p>	<p>1 MS. MIELKE: Thank you.</p> <p>2 MR. CALLAHAN: Thank you, Bruce.</p> <p>3 MR. LESHER: Thank you.</p> <p>4 That is the end of those who signed up in</p> <p>5 advance, but it does not mean that this is the</p> <p>6 end of the public comment.</p> <p>7 MR. CALLAHAN: Right. Sure. So anybody</p> <p>8 that would like to come on up, public comment?</p> <p>9 Yes, sir, come on up.</p> <p>10 MR. DAVIDSON: My name is Perry Davidson.</p> <p>11 I've lived in Talbot County for 30 years. I</p> <p>12 lived in Centreville for 30 years. I live at</p> <p>13 11170 Meadow Ridge Road.</p> <p>14 I am a stone's throw from this property.</p> <p>15 I do feel it would devalue my property.</p> <p>16 I have grandchildren that come over, and I</p> <p>17 would not want them to have to look at this.</p> <p>18 So I would ask you not to let something</p> <p>19 like this happen in Talbot County. And it's</p> <p>20 just not a great idea.</p> <p>21 I appreciate your time. Thank you.</p>
Page 39	Page 41
<p>1 When we have a member of our, a resident</p> <p>2 of our county who is under 18 who comes out to</p> <p>3 speak, not even of voting age and yet he feels</p> <p>4 passionately enough about an issue to come out</p> <p>5 and speak so passionately and articulately</p> <p>6 about it, people take notice.</p> <p>7 And thank you for doing that.</p> <p>8 Next up is Bruce Carroll.</p> <p>9 MR. CAROL: Good evening. My name is</p> <p>10 Bruce Carroll. I've lived in Cordova for 39</p> <p>11 years.</p> <p>12 I'm approximating 250 feet from Triple</p> <p>13 Creek. I have three children and one on the</p> <p>14 way. And I don't think any parent should have</p> <p>15 to live next to a cannabis farm within a couple</p> <p>16 hundred feet.</p> <p>17 I agree with, like I said, I agree with</p> <p>18 everything they say. So I would like you to</p> <p>19 keep that in the back of your head about people</p> <p>20 and children.</p> <p>21 MR. CALLAHAN: Sounds great.</p>	<p>1 MR. CALLAHAN: Thank you --</p> <p>2 MS. MIELKE: Thank you.</p> <p>3 MR. CALLAHAN: -- for coming. Okay.</p> <p>4 Anybody else would like to come up?</p> <p>5 Yes, sir, come on up.</p> <p>6 MR. RIGGIN: My name is Phil Rigg. My</p> <p>7 address is 29736 Sullivan Drive here in Easton.</p> <p>8 I'm here to talk about something different than</p> <p>9 what has been discussed.</p> <p>10 I'm here to actually commend the County</p> <p>11 Council, once again, for doing some really good</p> <p>12 stuff. Specifically, I've watched you over the</p> <p>13 last ten months, the amount of time I've been</p> <p>14 attending these meetings, watched you make</p> <p>15 public water and sewer connections all over the</p> <p>16 county. I won't say all over the county.</p> <p>17 Probably primarily perhaps down towards</p> <p>18 St. Michael's, but certainly public water and</p> <p>19 sewer connections where people now have well</p> <p>20 and septic I assume.</p> <p>21 I've seen you use tax dollars for pump</p>

<p style="text-align: right;">Page 42</p> <p>1 stations. I apologize. I was late for this</p> <p>2 particular meeting. I assume that you took</p> <p>3 action on the pending item which would commit</p> <p>4 some taxpayer money for improving wastewater</p> <p>5 facilities. I assume you did that earlier. If</p> <p>6 you didn't, you discussed it.</p> <p>7 What I'm trying to say here is I cannot</p> <p>8 think, and I have no way of evaluating it, but</p> <p>9 I'm going to do some evaluation of it, can't</p> <p>10 think of another county along the Chesapeake</p> <p>11 Bay that is doing as much or more than Talbot</p> <p>12 County.</p> <p>13 You know, these things that I'm talking</p> <p>14 about, I mean they're not very sexy issues.</p> <p>15 They're wastewater. You're dealing with sewer,</p> <p>16 you're dealing with wastewater, all that sort</p> <p>17 of thing. But the net effect of that has to be</p> <p>18 reduced runoff into the Chesapeake Bay. It</p> <p>19 makes no sense that some of that is not going</p> <p>20 to go into the Chesapeake Bay.</p> <p>21 And I said about a month ago that you</p>	<p style="text-align: right;">Page 44</p> <p>1 us, that would be great. Okay.</p> <p>2 Council comments.</p> <p>3 MS. MIELKE: I have none.</p> <p>4 MR. CALLAHAN: You have none. Okay.</p> <p>5 MR. LESHER: I'll just further</p> <p>6 editorialize. I already talked about our</p> <p>7 Scout, Mr. Lister. He is in the troop that</p> <p>8 where I am an adult leader.</p> <p>9 And the requirements for Citizenship in</p> <p>10 the Community Merit Badge say that you need to</p> <p>11 come out and observe a public meeting and be</p> <p>12 prepared to discuss an issue there.</p> <p>13 Mr. Lister went a step farther and</p> <p>14 testified in public.</p> <p>15 I look forward to attending Mr. Lister's</p> <p>16 Eagle ceremony, which is still some time off.</p> <p>17 He's got more work to do, but he will get</p> <p>18 there.</p> <p>19 MR. CALLAHAN: He definitely did a good</p> <p>20 job. I'm proud of you. That's for sure.</p> <p>21 MS. MIELKE: Keep up the good work.</p>
<p style="text-align: right;">Page 43</p> <p>1 folks deserve some sort of recognition from the</p> <p>2 Chesapeake Bay Foundation. I know a few people</p> <p>3 who used to work there, and I'm going to find</p> <p>4 out what sort of thing they do.</p> <p>5 So you're not here to get credit for</p> <p>6 stuff. I mean that's not what your job is.</p> <p>7 But I think credit is due in certain</p> <p>8 circumstances. And I know I've made several</p> <p>9 comments about this, but I would like to do a</p> <p>10 little research. And I do think that the</p> <p>11 county deserves congratulations for what it's</p> <p>12 done in its leadership in this area.</p> <p>13 And my time is up.</p> <p>14 MR. CALLAHAN: Okay. Thanks, Mr. Riggin.</p> <p>15 I appreciate it.</p> <p>16 MR. LESHER: Thank you.</p> <p>17 MS. MIELKE: Thank you.</p> <p>18 MR. CALLAHAN: Great comments. I</p> <p>19 appreciate it.</p> <p>20 Okay. Anybody else? Feel free to come</p> <p>21 up. Want to say anything? Anything good about</p>	<p style="text-align: right;">Page 45</p> <p>1 MR. CALLAHAN: All right. Mr. Leshner, you</p> <p>2 want to go ahead and...</p> <p>3 MR. LESHER: Nothing from you?</p> <p>4 MR. CALLAHAN: No, no. I think --</p> <p>5 MR. LESHER: We're going to have a nearly</p> <p>6 record short meeting here.</p> <p>7 The County Council's next meeting will be</p> <p>8 held on Tuesday, August 12th, beginning at</p> <p>9 five o'clock p.m. The Council will be</p> <p>10 convening in open session at 3:30 p.m. and then</p> <p>11 adjourning into closed session, as listed on</p> <p>12 the statement for closing that meeting.</p> <p>13 On Tuesday, July 29th, the County Council</p> <p>14 will be holding a work session at four o'clock</p> <p>15 p.m. to discuss the proposed administrative</p> <p>16 resolution to establish a Senior Citizens Task</p> <p>17 Force. The work session will be held here in</p> <p>18 the Bradley Meeting Room and is open to the</p> <p>19 public.</p> <p>20 Therefore, is there a motion to adjourn</p> <p>21 this meeting and reconvene as noted?</p>

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1 MS. MIELKE: So moved.  
2 MR. CALLAHAN: Okay. We got a motion and  
3 second. Madam Secretary, could you call the  
4 vote.  
5 MR. LESHER: And I'll count as the second.  
6 MR. CALLAHAN: Yup. Okay.  
7 SECRETARY: Mr. Callahan.  
8 MR. CALLAHAN: Aye.  
9 SECRETARY: Mr. Leshner.  
10 MR. LESHER: Aye.  
11 SECRETARY: Ms. Mielke.  
12 MS. MIELKE: Aye.  
13 MR. CALLAHAN: Okay. Appreciate you guys  
14 coming out tonight. Thank you.  
15 (Meeting concluded at: 5:40 p.m.)  
16  
17  
18  
19  
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1 STATE OF MARYLAND  
2 I, Diane Houlihan, a Notary Public in and  
3 for the State of Maryland, County of Baltimore City,  
4 do hereby certify that the within named, Talbot  
5 County Council Audio, personally appeared before me  
6 at the time and place herein set according to law,  
7 was interrogated by counsel.  
8  
9 I further certify that the examination was  
10 recorded stenographically by me and then transcribed  
11 from my stenographic notes to the within printed  
12 matter by means of computer-assisted transcription  
13 in a true and accurate manner.  
14  
15 I further certify that the stipulations  
16 contained herein were entered into by counsel in my  
17 presence.  
18  
19 I further certify that I am not of counsel  
20 to any of the parties, not an employee of counsel,  
21 nor related to any of the parties, nor in any way  
interested in the outcome of this action.  
AS WITNESS my hand Notarial Seal this 30th  
day of July, 2025, at Easton, MD.  
  
Diane Houlihan  
Notary Public  
My commission expires September 16, 2025

[&amp; - administrative]

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<b>&amp;</b> 19:19 25:8	<b>1st</b> 3:1	<b>5</b>	<b>accurate</b> 47:7
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[badge - changing]

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