

COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

July 28, 2026; 5:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Reported by

Diane Houlihan

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1 TRANSCRIPT OF PROCEEDINGS 2 3 MR. CALLAHAN: Okay. I think we're good 4 now. So I want to welcome everybody. 5 If everybody could please stand, and we're 6 going to say the prayer and the Pledge of 7 Allegiance of the Flag. 8 (Prayer and Pledge of Allegiance.) 9 MR. CALLAHAN: Okay. We'll go ahead and 10 get started on the agenda tonight. I 11 appreciate everybody coming. 12 The agenda is before us. Is there any 13 additions, deletions, or corrections to the 14 agenda, Council? Okay. Hearing none, is there 15 a motion? 16 MR. LESHER: I'll move approval of the 17 agenda. 18 MR. CALLAHAN: Second? 19 MS. HAYTHE: Second. 20 MR. CALLAHAN: Okay. Motion and second. 21 Madam Secretary, could you call the vote.	1 Secretary, could you put that into the record, 2 please, and read it. 3 SECRETARY: Yes. Proclamation, Parks & 4 Recreation Month, July 2026, the Power of Parks 5 & Recreation. 6 Whereas, Talbot County's parks, 7 playgrounds, athletic fields, waterfront access 8 sites, Community Center, and natural areas 9 enrich the quality of life for residents and 10 visitors and encourage healthy lifestyles, 11 outdoor recreation, and appreciation of the 12 county's unique landscapes and Chesapeake Bay 13 heritage. 14 And whereas, access to parks and nature 15 has been shown to improve physical and mental 16 health, reduce stress, foster creativity, and 17 strengthen overall wellbeing for individuals 18 and families. 19 And whereas, Talbot County Department of 20 Parks & Recreation offers diverse recreational 21 opportunities, including youth and adult
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1 SECRETARY: Mr. Callahan. 2 MR. CALLAHAN: Aye. 3 SECRETARY: Mr. Leshner. 4 MR. LESHNER: Aye. 5 SECRETARY: Ms. Haythe. 6 MS. HAYTHE: Aye. 7 MR. CALLAHAN: Okay. Next on the agenda 8 is the minutes of July 14th. The Council has 9 had time to review that. Is this any 10 additions, deletions, or corrections to the 11 minutes? Okay. Hearing none, the chair moves 12 that the minutes be accepted as unanimous 13 consent. 14 Next is the disbursements of July 21st and 15 July 28th. We've had a chance to take a look 16 at that, Council. Is there any additions, 17 deletions, or corrections to the disbursements? 18 Okay. Hearing none, the chair moves that the 19 disbursements be accepted as unanimous consent. 20 Okay. First on the agenda, we have got a 21 Proclamation of Parks & Recs Month. So Madam	1 sports, ice skating, camps, special events, and 2 community activities that promote lifelong 3 learning, inclusion, and healthy living. 4 And whereas, participation in Parks & 5 Recreation programs help children develop 6 confidence, leadership, teamwork, and lifelong 7 healthy habits, while providing safe, welcoming 8 spaces for families to connect and communities 9 to thrive. 10 And whereas, Parks & Recreation contribute 11 to Talbot County's economic vitality by 12 enhancing the quality of life, attracting 13 visitors, supporting local businesses, 14 increasing property values, and making the 15 county an exceptional place to live, work, and 16 visit. 17 And whereas, the preservation and 18 stewardship of Talbot County's parks, open 19 spaces, waterways, and natural resources help 20 protect the environment for future generations, 21 while providing opportunities to experience the

Page 6 1 county's unique natural beauty. 2 And whereas, Talbot County recognizes and 3 appreciates the dedicated Parks & Recreation 4 staff, Parks & Recreation Advisory Board 5 members, volunteers, coaches, instructors, 6 community partners and supporters, whose 7 commitment makes these programs, facilities, 8 and public spaces possible. 9 Now, therefore, we, the County Council of 10 Talbot County, do hereby proclaim the month of 11 July 2026 as Parks & Recreation Month in Talbot 12 County and encourage all residents to celebrate 13 by exploring our parks and trails, enjoying our 14 waterfront amenities, participating in 15 recreational programs and events, and 16 recognizing the positive impact that Parks & 17 Recreation have on the health, vitality, and 18 quality of life of our community. 19 Given under the hands and the great seal 20 of Talbot County this 28th day of July in the 21 year of our Lord, 2026.	Page 8 1 And our staff very much appreciates this 2 recognition. They work hard every day to keep 3 our programs enjoyable, welcoming, our 4 facilities, our parks. 5 So we very much appreciate this 6 recognition. Thank you. 7 MR. CALLAHAN: That's great. Any? 8 MS. HAYTHE: No, no comments. 9 MR. LESHER: Well, we know that you're 10 providing these services year-round, but this 11 is a particularly high time for delivery of 12 programming at Parks & Rec. You're running 13 your summer camps. 14 And I was talking to some of the 15 counselors who are here with you today just 16 before the meeting and sharing with them what 17 I've heard feedback from, from my colleagues, 18 from other citizens around the county who send 19 their kids to this program and say that this is 20 such an engaging and varied program and this 21 camp that you are running is second to none.
Page 7 1 MR. CALLAHAN: Okay. Thank you, Madam 2 Secretary. Is there a motion? 3 MR. LESHER: I'll move approval of the 4 proclamation. 5 MS. HAYTHE: Second. 6 MR. CALLAHAN: Okay. We got a motion and 7 second. Madam Secretary, could you call the 8 vote. 9 SECRETARY: Mr. Callahan. 10 MR. CALLAHAN: Aye. 11 SECRETARY: Mr. Leshner. 12 MR. LESHER: Aye. 13 SECRETARY: Ms. Haythe. 14 MS. HAYTHE: Aye. 15 MR. CALLAHAN: Okay. Emily, you want to 16 come on up? Welcome. 17 MS. GILMER: Thank you. I'm Emily Gilmer, 18 the director of Parks & Recreation. 19 So I just wanted to say real quick thank 20 you so much for your support for Parks & 21 Recreation over the years.	Page 9 1 So thank you for all that you're doing. 2 MS. GILMER: Yes. So we do have some of 3 our summer camp counselors here and our program 4 coordinator, Ellie. Ellie has worked hard all 5 year long to get this camp up and running, 6 between field trip planning and the different 7 activities that we do, hiring of the counselors 8 and all of the interview process. And so we 9 have a really good group back here. 10 We have two and a half weeks left of 11 summer camp now, but it's been a really good 12 summer so far. 13 MR. CALLAHAN: That's good, that's good. 14 And do you want to tell the public about 15 the good news about your new entrance? 16 MS. GILMER: Yes. So our entrance from 17 Route 50 is back open. And we are very, very 18 excited to have that access again right off of 19 Route 50, especially going into ice season 20 again with public skates and stuff. We're glad 21 to be accessible again from 50. So we're very

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1 excited. Today it opened up. 2 MR. CALLAHAN: That's good, that's good. 3 Okay. You want to go ahead. 4 MS. GILMER: (Indiscernible.) 5 SECRETARY: We're doing that next. That's 6 fine. They can come up now. 7 MS. KILMON: Yeah. Let's get a picture. 8 Ready? One, two, three. Perfect. 9 MS. GILMER: Awesome. 10 MR. LESHER: And that's for you. Thanks 11 for all you do. 12 SPEAKER: Thank you. 13 MR. CALLAHAN: Don't go anywhere now. 14 Okay. Next on the agenda is going to be 15 the Certificates of Recognition for the camp. 16 Madam Secretary, could you go ahead and 17 read them. 18 SECRETARY: And I'll just read one of the 19 certificates and then Ellie and Emily can talk 20 about it. 21 So this will be a Certificate of	1 looking forward to wrapping it up soon. 2 MR. CALLAHAN: Okay. So we got some 3 certificates. 4 So Keasha, you want to go on down? 5 SPEAKER: Jackson, you want to say 6 anything about the counselors? 7 SPEAKER: No. 8 SPEAKER: He said no. 9 MR. CALLAHAN: Yeah. Okay. We're going 10 to go ahead and call the names up of you guys. 11 So when you hear your name, come on up and get 12 your certificate. 13 SECRETARY: So first we have Daqwan 14 Johnson. 15 SPEAKER: He's not here today. 16 SECRETARY: Next we have Emma Kelly. 17 SPEAKER: Thank you. 18 SECRETARY: Rachel Lapp, Holly LeCates, 19 Finley McGuckin, Ashanty Perez, Lyla Roe, 20 Reagan Saia, Bree Stevens, Daniella Vasquez 21 Ramirez, and Gemma Vogel.
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1 Recognition to each of the counselors in 2 recognition of your valuable contributions as a 3 member of the Talbot County Department of Parks 4 & Recreation's 2026 summer camp staff. Signed 5 by the full County Council. 6 MR. CALLAHAN: Okay. 7 MS. E. KILMON: So I'm just super grateful 8 to have such a great staff this year. If you 9 asked me to watch 60 children by myself, it 10 would not go as well. So I am incredibly 11 grateful for their hard work because they get 12 to choose where they spend their summer, and 13 I'm happy that they chose it with us. 14 MR. CALLAHAN: That's great. 15 MS. GILMER: Yeah. So again, we're very 16 grateful for the counselors that we do have to 17 make this camp an enjoyable, safe, and fun 18 experience all summer long for the 60, 62 kids 19 that we have each week. So we're very, very 20 thankful for them. 21 And we've had a great summer, and we're	1 MS. HAYTHE: Emily, I'm going to give 2 these to you guys. 3 MR. CALLAHAN: How about the little guy in 4 the back? 5 SPEAKER: Jackson. 6 SPEAKER: Jackson, come up. 7 MR. CALLAHAN: Bring him on up here. 8 There we go, there we go. 9 MS. KILMON: All right. Look over here. 10 Ready? One, two, three. Perfect. Thank you, 11 guys. 12 SECRETARY: We're a little early for the 13 public hearing. 14 MS. HAYTHE: Oh, we can't move the item 15 from the table, either? 16 SECRETARY: We could do that. There's no 17 time on that. 18 MS. HAYTHE: Can we do that, remove the 19 item from the table? 20 MR. CALLAHAN: Yeah. We could do that. 21 Okay. I'm going to skip down a couple of

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1 things because we've got a few minutes before 2 the public hearing. So I'm going to move to, 3 let's see here now, which one was it? 4 MS. HAYTHE: Item number seven, eight. 5 MR. CALLAHAN: Yeah. Item eight to remove 6 some of these resolutions off the table. Okay. 7 MS. HAYTHE: (Indiscernible.) That's all 8 of them, right? 9 MR. CALLAHAN: Yeah. There's four of 10 them. Yup. 11 MS. HAYTHE: Want to do them individually? 12 MR. CALLAHAN: I think we have to. Yeah. 13 We have to do individually, right? 14 SECRETARY: Correct. 15 MR. CALLAHAN: Okay. 16 SECRETARY: Would you like me to read the 17 titles into the record? 18 MR. CALLAHAN: Yup. If you could, Madam 19 Secretary. 20 SECRETARY: The first is Resolution Number 21 388, a resolution to amend the Talbot County	1 this, this now will make this eligible for a 2 vote. It's been up for -- it's already had 3 more than two readings. So as a resolution, 4 it's eligible for a vote. 5 In its original context, it was before 6 both the Public Works Advisory Board and the 7 Planning Commission, which issued a judgment 8 based on the rules that were then in effect. 9 We've now changed the rule book on this, 10 updated it so that these are, in fact, 11 eligible. 12 Is this just now our judgment call? Do we 13 get a revised judgment call from Public Works 14 Advisory Board and Planning Commission before 15 we need to move forward on the vote itself? 16 MR. THOMAS: Because of the amendments to 17 Resolution 175, which affected 250, I don't 18 believe so because that was actually not a 19 water and sewer plan amendment. That was 20 simply a policy that a previous Council had put 21 in place that was amended.
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1 comprehensive water and sewer plan to 2 reclassify and remap certain real property 3 located at 7508 Cooper Point Road, Bozman, 4 Maryland, shown on tax map 31 as parcel 78 from 5 unprogrammed to S-1, immediate priority status, 6 pursuant to an application filed by Linda 7 Zecher-Higgins. 8 MR. CALLAHAN: Okay. Patrick, do you want 9 to go ahead and run through what the clerical 10 error was? 11 MR. THOMAS: Yes. So first, we need a 12 motion to take the resolution from the table 13 and then we can... 14 MR. CALLAHAN: Okay. 15 MS. HAYTHE: Motion to remove Resolution 16 388 from the table. 17 MR. CALLAHAN: Okay. Is there a second? 18 MR. LESHER: I'll second, but I've got a 19 question. 20 MR. THOMAS: Yes. 21 MR. LESHER: On this, which is as we do	1 Both the Public Works Advisory Board and 2 the Planning Commission did recommend approval. 3 I don't believe, particularly with the Planning 4 Commission, whose recommendation is required by 5 law for the Council to act, they really aren't 6 looking at that policy. I don't think it 7 really affected their review of what they look 8 at under the State law factors for whether the 9 amendment is consistent with the county's 10 Comprehensive Plan. 11 MR. LESHER: So the Council is the 12 appropriate body, then, to make the judgment 13 call on that this now meets the revisions to 14 county policy? 15 MR. THOMAS: Yes, that is correct. 16 MR. LESHER: Okay. Thank you. 17 MR. CALLAHAN: Okay. We got a motion and 18 second. 19 SECRETARY: Yes. Mr. Callahan. 20 MR. CALLAHAN: Aye. 21 SECRETARY: Mr. Leshner.

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1 MR. LESHER: Aye. 2 SECRETARY: Ms. Haythe. 3 MS. HAYTHE: Aye. 4 MR. CALLAHAN: Okay. 5 MR. THOMAS: I have a ballot from Dave. 6 SECRETARY: Mr. Stepp. 7 MR. THOMAS: Aye. 8 MR. CALLAHAN: Okay. Next is Resolution 9 389. 10 SECRETARY: Resolution 389, a resolution 11 to amend the Talbot County comprehensive water 12 and sewer plan to reclassify and remap certain 13 real property located at 7510 Cooper Point 14 Road, Bozman, Maryland, shown on tax map 31 as 15 parcel 65, from unprogrammed to S-1, immediate 16 priority status, pursuant to an application 17 filed by Linda Zecher-Higgins. 18 MR. CALLAHAN: Okay. 19 MS. HAYTHE: Motion to move Resolution 20 Number 389 from the table. 21 MR. LESHER: Second.	1 MR. CALLAHAN: Okay. 2 MS. HAYTHE: Motion to remove Resolution 3 Number 390 from the table. 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. Haythe. 13 MS. HAYTHE: Aye. 14 SECRETARY: Mr. Stepp. 15 MR. THOMAS: Aye. 16 SECRETARY: And Resolution. 17 MR. CALLAHAN: 391. 18 SECRETARY: 391. 19 MR. CALLAHAN: Yup. 20 SECRETARY: A resolution to amend the 21 Talbot County comprehensive water and sewer
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1 MR. CALLAHAN: Okay. We got a motion and 2 second. Madam Secretary, could you call the 3 vote. 4 SECRETARY: Mr. Callahan. 5 MR. CALLAHAN: Aye. 6 SECRETARY: Mr. Leshner. 7 MR. LESHER: Aye. 8 SECRETARY: Ms. Haythe. 9 MS. HAYTHE: Aye. 10 SECRETARY: Mr. Stepp. 11 MR. THOMAS: Aye. 12 MR. CALLAHAN: Okay. Resolution 390. 13 SECRETARY: Resolution 390, a resolution 14 to amend the Talbot County comprehensive water 15 and sewer plan to reclassify and remap certain 16 real property located at 24114 Mount Pleasant 17 Road, St. Michaels, Maryland, shown on tax map 18 31 as parcel 86, from unprogrammed to S-1, 19 immediate priority status, pursuant to an 20 application filed by Kristina and Donald 21 Keppler.	1 plan to reclassify and remap certain real 2 property located at 7440 Cooper Point Road, 3 Bozman, Maryland, shown on tap map 31 as parcel 4 326, from unprogrammed to S-1, immediate 5 priority status, pursuant to an application 6 filed by Sharon and Duane Ekedahl. 7 MS. HAYTHE: Motion to remove Resolution 8 391 from the table. 9 MR. LESHER: Second. 10 MR. CALLAHAN: Okay. We got a motion and 11 second. Madam Secretary, could you call the 12 vote. 13 SECRETARY: Mr. Callahan. 14 MR. CALLAHAN: Aye. 15 SECRETARY: Mr. Leshner. 16 MR. LESHER: Aye. 17 SECRETARY: Ms. Haythe. 18 MS. HAYTHE: Aye. 19 SECRETARY: Mr. Stepp. 20 MR. THOMAS: Aye. 21 MR. CALLAHAN: Okay. So do we want to

Page 22 1 keep going down for eligible for vote? 2 SECRETARY: Correct. 3 MR. CALLAHAN: Okay. Let's do that now. 4 Okay. So let's do Resolution 388. 5 SECRETARY: Do I have to read them again 6 into the record? 7 MR. THOMAS: If you could just read the 8 title. 9 SECRETARY: Sure. Resolution 388, a 10 resolution to amend the Talbot County 11 comprehensive water and sewer plan to 12 reclassify and remap certain real property 13 located at 7508 Cooper Point Road, Bozman, 14 Maryland, shown on tax map 31 as parcel 78, 15 from unprogrammed to S-1, immediate priority 16 status, pursuant to an application filed by 17 Linda Zecher-Higgins. 18 MR. CALLAHAN: Okay. 19 MR. THOMAS: And with this resolution, I 20 just wanted to point out, and this was noted by 21 the Public Works Advisory Board, the recitals	Page 24 1 This resolution would take the property 2 located at 7508 Cooper Point Road from 3 unprogrammed to an S-1 sewer status. The 4 property would be allocated one EDU of sewer 5 service. 6 An existing sewer force main is directly 7 adjacent to the property, and no extension of 8 service will be required for connection. 9 As noted, the property is 12.036 acres and 10 is zoned rural conservation. So it's unable to 11 be subdivided, and the property meets the 12 connection requirements outlined in Resolution 13 394. 14 Happy to take any questions you have. 15 MR. CALLAHAN: Okay. Any questions, 16 Council? 17 MS. HAYTHE: No. 18 MR. LESHER: So, please. 19 MR. TARLETON: Brennan Tarleton, planning 20 director for Talbot County. 21 Just letting you all know that on
Page 23 1 state the acreage of the property as being 2 12.9 acres. It's actually 12.036 acres. 3 Since that was just a typo, I will correct 4 that in the final version, if it passes. I 5 just wanted to note that for the record so in 6 case anybody ever questions why there was that 7 small discrepancy there. 8 MR. CALLAHAN: Okay. So want to move that 9 from the table? 10 MS. HAYTHE: (Indiscernible.) 11 MR. CALLAHAN: Yeah. 12 MS. HAYTHE: We already moved it. 13 MR. CALLAHAN: Oh, we removed that one. 14 MR. LESHER: You can call the vote. 15 MS. HAYTHE: Yeah. 16 MR. CALLAHAN: Okay. 17 MR. THOMAS: Did Council want to hear from 18 staff as well? 19 MR. CALLAHAN: Sure. Yup. 20 MR. ELLIOTT: Josh Elliott, assistant 21 county engineer.	Page 25 1 January 7th of 2026, the Planning Commission 2 reviewed Resolution 388. They made a motion to 3 find Resolution 388 consistent with the 2016 4 Comprehensive Plan as well as the seven 5 relevant standards in accordance with the 6 Environmental Article 9-506A1. The Commission 7 voted to approve that motion four to zero, 8 noting the acreage change in discrepancy that 9 the Public Works Advisory Board had identified 10 previously. 11 MR. CALLAHAN: Okay. 12 MR. LESHER: And Mr. Elliott, we've been 13 over this months ago. But just for the record, 14 this is improved property. 15 The note from Environmental Health says 16 that the -- it does have a functioning septic 17 system, but it is one that penetrates the 18 groundwater. 19 MR. ELLIOTT: Correct. All four of these 20 actually penetrate the groundwater. We can go 21 over that on each one. Yes, sir.

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1 MR. LESHER: And so therefore, it meets 2 the revised criteria? 3 MR. ELLIOTT: Yeah. It meets the revised 4 criteria of creating an environmental health 5 problem. 6 MR. LESHER: Okay. Thank you. 7 MR. CALLAHAN: Okay. Any other questions? 8 MS. HAYTHE: Nope. 9 MR. CALLAHAN: Okay. 10 MS. HAYTHE: She can call the roll I 11 think. 12 MR. CALLAHAN: Madam Secretary, could you 13 call. 14 SECRETARY: Yes. Mr. Callahan. 15 MR. CALLAHAN: Aye. 16 SECRETARY: Mr. Leshner. 17 MR. LESHER: Aye. 18 SECRETARY: Ms. Haythe. 19 MS. HAYTHE: Aye. 20 SECRETARY: Mr. Stepp. 21 MR. THOMAS: Aye.	1 subdivided. 2 The property also meets the connection 3 requirements outlined in Resolution 394. 4 And as the last one, it currently has a 5 home, and the existing septic system penetrates 6 the groundwater, creates an environmental 7 problem. 8 MR. TARLETON: And on January 7th, the 9 Planning Commission reviewed Resolution 389. 10 And a motion was made to find 389 consistent 11 with the 2016 Comprehensive Plan as well as the 12 seven relevant standards in accordance with the 13 Environmental Article 9-506A1. That motion 14 passed via a four to zero vote. 15 MR. CALLAHAN: Okay. Any other questions, 16 Council? 17 MR. LESHER: All my questions are 18 answered. 19 MR. CALLAHAN: Okay. Madam Secretary, 20 could you call the vote. 21 SECRETARY: Mr. Callahan.
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1 MR. CALLAHAN: Okay. Next would be 2 Resolution 389. 3 SECRETARY: Resolution 389, a resolution 4 to amend the Talbot County comprehensive water 5 and sewer plan to reclassify and remap certain 6 real property located at 7510 Cooper Point 7 Road, Bozman, Maryland, shown on tax map 31 as 8 parcel 65, from unprogrammed to S-1, immediate 9 priority status, pursuant to an application 10 filed by Linda Zecher-Higgins. 11 MR. CALLAHAN: Okay. 12 MR. ELLIOTT: So this resolution would 13 take the property located at 5510 Cooper Point 14 Road from unprogrammed to an S-1 sewer service 15 status. The property would be allocated one 16 EDU of sewer service. 17 An existing sewer force main is directly 18 adjacent to this property, and no extension of 19 service would be required for connection. 20 The property is 13.40 acres and is zoned 21 rural conservation. So it is unable to be	1 MR. CALLAHAN: Aye. 2 SECRETARY: Mr. Leshner. 3 MR. LESHER: Aye. 4 SECRETARY: Ms. Haythe. 5 MS. HAYTHE: Aye. 6 SECRETARY: Mr. Stepp. 7 MR. THOMAS: Aye. 8 MR. CALLAHAN: Okay. Next is Resolution 9 390. 10 SECRETARY: Resolution 390, a resolution 11 to amend the Talbot County comprehensive water 12 and sewer plan to reclassify and remap certain 13 real property located at 24114 Mount Pleasant 14 Road, St. Michaels, Maryland, shown on tax map 15 32 as parcel 86, from unprogrammed to S-1, 16 immediate priority status, pursuant to an 17 application filed by Kristina and Donald 18 Keppler. 19 MR. CALLAHAN: Okay. 20 MR. ELLIOTT: All right. This resolution 21 would take the property located at 24114 Mount

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1 Pleasant Road from unprogrammed to an S-1 sewer 2 service status. 3 An existing sewer force main is directly 4 adjacent to the property. No extension of 5 service would be required for connection. 6 Property will be allocated one EDU of 7 sewer service. The property is 1.25 acres and 8 is zoned western rural conservation and unable 9 to be subdivided. 10 The property meets the connection 11 requirements outlined in Resolution 394. It 12 also has an existing home with a septic system 13 that penetrates the groundwater. 14 MR. CALLAHAN: Okay. 15 MR. LESHER: And this place, this is 16 habitable? This is -- 17 MR. ELLIOTT: Yeah. 18 MR. LESHER: -- functioning now, even if 19 it's an environmental -- 20 MR. ELLIOTT: Yes. 21 MR. LESHER: -- hazard?	1 MR. THOMAS: Aye. 2 MR. CALLAHAN: Okay. The last one is 391. 3 SECRETARY: Resolution Number 391, a 4 resolution to amend the Talbot County 5 comprehensive water and sewer plan to 6 reclassify and remap certain real property 7 located at 7440 Cooper Point Road, Bozman, 8 Maryland, shown on tax map 31 as parcel 326, 9 from unprogrammed to S-1, immediate priority 10 status, pursuant to an application filed by 11 Sharon and Duane Ekedahl. 12 MR. ELLIOTT: All right. So just like 13 with Resolution Number 388, the acreage is 14 incorrectly listed in the resolution. It's 15 listed at 7.8 acres and it is actually 16 7.44 acres. 17 This resolution would take the property 18 located at 7440 Cooper Point Road from 19 unprogrammed to an S-1 sewer service status. 20 The property would be allocated one EDU of 21 sewer service. An existing sewer force main is
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1 MR. ELLIOTT: Yes. 2 MR. TARLETON: And on January 7th, the 3 Planning Commission also reviewed 4 Resolution 390. And a motion was made, and the 5 Planning Commission found Resolution 390 6 consistent with the 2016 Comprehensive Plan and 7 the seven relevant standards in accordance with 8 Environmental Article 9-506A1. That motion 9 passed via a four to zero vote as well. 10 MR. CALLAHAN: Okay. Any other questions, 11 Council? 12 MS. HAYTHE: No. 13 MR. CALLAHAN: Okay. Madam Secretary, 14 could you call the vote on 390. 15 SECRETARY: Mr. Callahan. 16 MR. CALLAHAN: Aye. 17 SECRETARY: Mr. Leshner. 18 MR. LESHNER: Aye. 19 SECRETARY: Ms. Haythe. 20 MS. HAYTHE: Aye. 21 SECRETARY: Mr. Stepp.	1 directly adjacent to the property, and no 2 extension of service would be required for 3 connection. 4 The property is 7.44 acres and is zoned 5 rural conservation. So it is unable to be 6 subdivided. 7 The property also meets the connection 8 requirements outlined in Resolution 394. It 9 has an existing home and currently functioning 10 septic system that penetrates the groundwater. 11 MR. CALLAHAN: Okay. 12 MR. TARLETON: And on January 7th, the 13 Planning Commission also reviewed Resolution 14 391 and made a motion to certify 391 consistent 15 with the 2016 Comprehensive Plan as well as the 16 seven relevant standards in accordance with 17 Environmental Article 9-506A1. And that motion 18 passed via a four to zero vote as well. 19 MR. CALLAHAN: Okay. Great. Any 20 questions, Council? 21 MR. LESHNER: The correction in the acreage

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1 will be made in the final copy? 2 MR. THOMAS: Yes, that is correct. 3 MR. CALLAHAN: Okay. Madam Secretary, 4 could you call the vote on 391. 5 SECRETARY: Mr. Callahan. 6 MR. CALLAHAN: Aye. 7 SECRETARY: Mr. Leshner. 8 MR. LESHNER: Aye. 9 SECRETARY: Ms. Haythe. 10 MS. HAYTHE: Aye. 11 SECRETARY: Mr. Stepp. 12 MR. THOMAS: Aye. 13 MR. CALLAHAN: Okay. 14 MR. ELLIOTT: Thank you, Council. 15 MR. TARLETON: Thank you. 16 MR. CALLAHAN: Yup. 17 MR. LESHNER: And it is 5:31. 18 MS. HAYTHE: Yeah. Public hearing. 19 MR. CALLAHAN: Yup. Okay. So let's 20 circle back to the public hearing, if we could. 21 Madam Secretary, if we could circle back	1 nonprofit for certain exemptions of developer 2 agreement requirements, particularly for 3 posting surety amounts for certain 4 improvements. 5 This was a discussion that was had with 6 Council Member Haythe at the outset of the 7 Bellevue Passage Museum project, if you would 8 recall that. 9 There are certain improvements that they 10 have proffered on the county's parcel in 11 conjunction with the improvements of the 12 museum. As part of that, some of those 13 improvements will actually be taken over and 14 maintained by the county outright as well. So 15 there's not really any need necessarily for a 16 surety amount to be posted for those because 17 ultimately the county will be tasked with doing 18 the final inspections and future maintenance 19 and upkeep of those amenities that will be 20 available to the public outside of the museum 21 itself.
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1 to that. 2 SECRETARY: Bill Number 1651. 3 MR. CALLAHAN: Yup. 4 SECRETARY: A bill to amend Chapter 190, 5 zoning, subdivision, and land development, of 6 the Talbot County Code for the purpose of 7 authorizing the planning director to grant a 8 waiver from the requirements of 190-61.2C for a 9 bona fide nonprofit entity, subject to certain 10 conditions, and amending the criteria for 11 evaluation of waiver applications. 12 MR. CALLAHAN: Okay. 13 MR. TARLETON: Brennan Tarleton, planning 14 director here for Talbot County. 15 Just mainly here to answer any questions 16 you all may have before taking a vote on this 17 application. 18 As I spoke previously with you, 19 essentially what this allows an applicant to do 20 if it were adopted into the code would allow 21 for the request of a waiver of a bona fide	1 MR. CALLAHAN: Okay. Any questions? 2 MR. LESHNER: So Mr. Tarleton, just could 3 you play out potential unintended consequences 4 here? 5 Are there other forms of relief that might 6 be asked for besides the relief from the surety 7 here? Are there instances where the relief 8 provided would not -- where if it were imposed, 9 the cost would not come back on the county? 10 Are there instances that would, that would -- 11 obviously this only allows you to make this 12 exemption but does not require you to do so. 13 MR. TARLETON: Right. 14 MR. LESHNER: But can you talk about other 15 potential circumstances where this might apply? 16 MR. TARLETON: Typically we haven't had 17 many of these in place in the past for projects 18 within the county. 19 This would come about for obviously a 20 commercial or an institutional use improvement 21 on a property. So likely, those improvements

Page 38 1 would include minor details, such as bicycle or 2 pedestrian access ways on a property. So that 3 may include some form of like a sidewalk 4 improvement or something of that nature 5 otherwise. 6 That would obviously, in most cases, be 7 subject to inspection by the State Highway 8 Administration as well as the county in 9 conjunction with it. And at the time of 10 reviewing the waiver would be the appropriate 11 time to determine whether or not it would have 12 any sort of detrimental impact on the county to 13 grant the waiver of the surety amount that 14 would be posted for those specific 15 improvements. 16 If the county felt that it was necessary 17 or the Planning Commission, as the reviewing 18 body of that waiver, felt that it may be an 19 unnecessary burden on the county to have an 20 applicant proffer those improvements, then they 21 would essentially deny the waiver on that	Page 40 1 located on a county property specifically. 2 MR. LESHER: And as everything that is 3 done through the Planning Commission and such, 4 the rationale for granting in one case will be 5 well documented so that it doesn't set a 6 precedent that you're going to be pressured to 7 do this for every application that comes along? 8 MR. TARLETON: That is correct. I think 9 staff would recommend specific reasoning as to 10 why a waiver would be granted in this instance. 11 I think if the applicant moves forward with 12 this waiver request, staff's recommendation to 13 the Planning Commission would be very specific 14 in the scope of stating that it's appropriate 15 to do so in this case because the improvements 16 are situated on county-owned land. 17 MR. LESHER: Thank you very much. 18 MR. TARLETON: Absolutely. 19 MR. CALLAHAN: Any questions? 20 MS. HAYTHE: No. 21 MR. CALLAHAN: No. I'm going to go ahead
Page 39 1 basis. And that would come from the form of a 2 recommendation from staff as well. 3 I think if the waiver was granted, there 4 would need to be some good, justifiable reason 5 in granting or requesting to grant it. So I 6 think we would evaluate that on a case-by-case 7 basis. 8 And as you noted, this would really merely 9 just allow somebody to ask request for that 10 relief. It doesn't set a precedent for the 11 county to ultimately grant that relief because 12 someone requests that waiver. 13 So I think there are appropriate 14 protective measures here in place that would 15 allow the county to review these on a 16 case-by-case basis moving forward to ensure 17 that if a waiver is granted, it makes good and 18 practical sense. 19 And I think in this case, this instance 20 that was brought before us, that would allow -- 21 this flexibility does just that because it is	Page 41 1 and open this up to the public hearing. So 2 I'll give you three minutes to speak for an 3 individual and five minutes to speak on behalf 4 of an organization. 5 So here to my left, if anybody wants to 6 come up and talk about Bill Number 1651, please 7 come up. 8 And here on my right, anybody would like 9 to come up and talk about 1651, please come on 10 up. Okay. 11 I guess at this time, Madam Secretary, 12 we'll keep the public hearing open until 13 August 8th -- or August 11th. Correct? 14 SECRETARY: It will be eligible for vote 15 on August 11th, yes. 16 MR. CALLAHAN: Okay. That sounds good. 17 Okay. 18 Hearing that, so we've got county manager. 19 Clay's stuff. You ready? 20 MR. STAMP: Yeah. Good evening, Council. 21 MR. CALLAHAN: Okay.

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1 MR. STAMP: Thank you. I have several 2 items. 3 No board and committee appointments for 4 this week. 5 The first item that I have for your 6 consideration is requesting a letter be sent to 7 the Maryland State Highway Administration to 8 evaluate safety improvements at Maryland Route 9 322 and Maryland Route 333. 10 MR. CALLAHAN: Okay. Is there a motion? 11 MS. HAYTHE: So moved. 12 MR. CALLAHAN: Okay. 13 MR. LESHER: Second. 14 Do we want to discuss the rationale for 15 this request? 16 MS. HAYTHE: Yeah. I can speak to that. 17 A constituent reached out to me in regards 18 to the pedestrian traffic at this particular 19 intersection. Several constituents use this as 20 a running way, biking, etc., as we see on the 21 bypass in Oxford Road.	1 addressed those questions as well. 2 MR. CALLAHAN: Okay. Good. So is there a 3 second? 4 MR. LESHER: I seconded it. 5 MR. CALLAHAN: Okay. It's got a motion 6 and second. Madam Secretary, could you call 7 the vote. 8 SECRETARY: Mr. Callahan. 9 MR. CALLAHAN: Aye. 10 SECRETARY: Mr. Leshner. 11 MR. LESHER: Aye. 12 SECRETARY: Ms. Haythe. 13 MS. HAYTHE: Aye. 14 MR. STAMP: Next Council, I would bring up 15 Emily Gilmer. 16 I believe Don Richardson is here from the 17 Town of St. Michaels. Mr. Steve Ball is here 18 as well. 19 So the Town of St. Michaels is requesting 20 a county easement for the north-south section 21 of the St. Michaels natural trail along Talbot
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1 As it gets more activity for that, they 2 brought the concern to me. And so I brought it 3 before the Council so that we can see if it 4 could get put on MDOT's list and Maryland State 5 Highway. 6 MR. CALLAHAN: Sure. Okay. 7 MS. HAYTHE: So that was the rationale 8 behind it. 9 MR. STAMP: I know, Council, I know that 10 we've mentioned that to the mayor, who is 11 present this evening. 12 Good evening, Madam Mayor. 13 MR. CALLAHAN: There you go. 14 MR. STAMP: And we mentioned to her that 15 was on our agenda. So we'll be sharing that 16 with the mayor as well for their consideration 17 as well. 18 MR. CALLAHAN: Okay. Good. 19 MR. LESHER: I also did -- I got 20 questioned about this this morning at the 21 Bicycle and Pedestrian Advisory Committee and	1 Street and the Perry Cabin ball fields. 2 The Parks & Recreation Advisory Board has 3 reviewed the matter at their July 16th meeting 4 and supports the revised trail agreement. 5 And again, Emily is here and can answer 6 any questions, along with representatives of 7 the Town of St. Michaels. Emily. 8 MS. GILMER: Yes. So I'm going to go 9 ahead and bring up Steve Ball and Don. Just 10 Steve. 11 Steve, come on up here. 12 So they presented this at the last Park 13 Board meeting. And it does do an easement onto 14 Perry Cabin Park in St. Michaels. 15 And I'll let Steve go ahead and share. 16 MR. BALL: Thank you. 17 MR. CALLAHAN: Welcome, Steve. 18 MR. BALL: Nice to be here. 19 MR. CALLAHAN: Yup. 20 MR. BALL: And we've been working on this 21 for a couple of years now.

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1 MR. CALLAHAN: Could you tell the public 2 who you are? 3 MR. BALL: Oh, I'm sorry. Steve Ball. 4 I'm the town planner with St. Michaels. 5 MR. CALLAHAN: Okay. 6 MR. BALL: Mr. Richardson, our town 7 manager, is here as well. 8 And we've been working with Emily and her 9 staff. And we made some revisions. 10 There was some opposition from the Little 11 League representatives about the western 12 connection that we have and their desire to 13 maintain that area for future improvements, 14 primarily for parking or expansion of ball 15 fields. 16 So we removed that. On this, it's the red 17 line on the left that's now gone from the plan. 18 But we do need an easement on the right. 19 The red line that runs north and south parallel 20 to Maryland Route 33. The one north of that 21 that runs through the State Highway	1 MR. BALL: So we're looking forward to 2 this. 3 We have funding from Department of 4 Transportation, Federal Highway Administration. 5 And we're going -- doing some final design 6 improvements and getting the final adjustments 7 on the environmental permits. 8 We're hoping to issue a invitation for bid 9 by -- in sometime in the fall. And then 10 probably six to nine months. 11 There's some restrictions on time of year 12 to construct the trail for environmental 13 protection. 14 But a year from now, our fingers crossed, 15 we'll have a trail extension that will run the 16 whole length of the town and have access to 17 neighborhoods, four different parks, and the 18 commercial corridor. 19 So I think everybody in town and the 20 county are pretty excited about it. 21 So we're asking for your support.
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1 Administration's right of way. 2 We had to make some adjustments as we fine 3 tuned the plans. 4 So with this, we're asking for the 5 easement through Perry Cabin Park. 6 We've moved it as far away as possible 7 from the baseball fields. 8 There's best management practices that 9 will slightly elevate the trail and protect the 10 roots from the trees. And our engineers are 11 assuring that that will protect the vegetation 12 and be safe as well. 13 We intend to put a fence along that, a 14 small decorative fence just to define the area. 15 And that will connect back to the sidewalk 16 on Maryland 33 and then north to the trail, 17 which will loop around and complete a 18 two-and-a-half-mile trail to the south that 19 ends at the town limits across from the high 20 school. There's a parking lot there. 21 MR. CALLAHAN: Okay.	1 MR. CALLAHAN: That's great. 2 MR. BALL: We'll work with our attorneys 3 through your legal staff to draft any easements 4 to make sure that it's appropriate and 5 maintained by the town. 6 MR. CALLAHAN: Okay. That sounds great. 7 MR. LESHER: Mr. Ball, this now, it will 8 hook around. It will basically terminate in 9 the sidewalk system that will then loop back 10 into town at the northern end of this trail? 11 MR. BALL: Yes. 12 MR. LESHER: And do you have the figure 13 how -- the linear distance of the trail once 14 this project is completed? 15 MR. BALL: It's about two and a half to 16 2.75 miles from the park to the terminus. 17 It will go through Bradley Park, Back 18 Creek Park, this park of course, and our new 19 San Domingo Creek Park on the water where the 20 town offices are now located. 21 MR. LESHER: Well, congratulations. And

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1 thank you for your patience working through all 2 these, ironing out all these details and making 3 sure all the park users are satisfied with the 4 outcome here. 5 MR. BALL: Thank you. Part of the 6 process. 7 MR. STAMP: So Council, with your support, 8 we can engage the attorneys to draft up the 9 paperwork, the easement, to come back to you 10 for final action. 11 MS. HAYTHE: Motion to approve the 12 request. 13 MR. LESHER: 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. Leshner. 20 MR. LESHNER: Aye. 21 SECRETARY: Ms. Haythe.	1 second. Madam Secretary, could you call the 2 vote. 3 SECRETARY: Mr. Callahan. 4 MR. CALLAHAN: Aye. 5 SECRETARY: Mr. Leshner. 6 MR. LESHNER: Aye. 7 SECRETARY: Ms. Haythe. 8 MS. HAYTHE: Aye. 9 MR. STAMP: Thank you, Emily. 10 MS. GILMER: Thank you. 11 MR. CALLAHAN: Thank you. 12 MR. STAMP: Good job. 13 Okay. Council, next item I have, and 14 Patrick can answer any questions regarding 15 this, requesting Council to enter into a 16 contract for the sale and purchase of unit two, 17 Achievement Park condominium located at 510 18 Cadmus Lane in Easton in the amount \$1,050,000. 19 There are sufficient funds in the county 20 budget for this purchase. 21 The property is located adjacent to the
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1 MS. HAYTHE: Aye. 2 MR. STAMP: Thank you. 3 MR. CALLAHAN: Okay. 4 MR. BALL: Thank you. 5 MR. CALLAHAN: Thanks a lot. Good job. 6 MR. STAMP: And while Emily is sitting 7 here, the Department of Parks & Recreation is 8 requesting Council approval to procure a 2026 9 Chevrolet Silverado 2500 HD four-wheel drive 10 pickup, double cab pickup truck with a snow 11 plow from Hertich Fleet Service utilizing State 12 of Maryland contract. The purchase price is 13 \$54,176. 14 Sufficient funds exist in the budget. And 15 this was a budgeted item. 16 Emily Gilmer is here to answer any 17 questions regarding this request. 18 MS. HAYTHE: I have no questions. 19 Motion to approve the request. 20 MR. LESHNER: I'll second the motion. 21 MR. CALLAHAN: Okay. We got a motion and	1 Talbot County Health Department. 2 Council, you may recall that the original 3 design of the Health Department included this 4 space. It was taken out at the last minute. 5 And Health Department was constructed. 6 This would be 20,000 feet of square feet of 7 space to allow immediately for storage with the 8 future opportunity to expand some county 9 services that would work well with the Health 10 Department at that facility. 11 MR. CALLAHAN: Okay. Any questions, 12 Council? 13 MS. HAYTHE: No. 14 MR. LESHNER: I appreciate the opportunity 15 to potentially consolidate some services at 16 that location and take advantage of that 17 already-constructed space, the access to the 18 loading dock. This is -- and hopefully 19 eventually this will allow the county to shed 20 some other property. 21 MR. STAMP: Yeah. And already the Health

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1 Department has significantly benefited by the 2 access to the rails to trails through the town 3 and its proximity to the neighborhoods there. 4 So it's working well for the Health Department. 5 So any outlying services that would move 6 in there in the future would serve as well. 7 MR. CALLAHAN: Okay. Is there a motion? 8 MR. LESHER: I'll move for approval for 9 the contract of sale. 10 MS. HAYTHE: Second. 11 MR. CALLAHAN: Okay. We got a motion and 12 second. Madam Secretary, could you call the 13 vote. 14 SECRETARY: Mr. Callahan. 15 MR. CALLAHAN: Aye. 16 SECRETARY: Mr. Leshner. 17 MR. LESHER: Aye. 18 SECRETARY: Ms. Haythe. 19 MS. HAYTHE: Aye. 20 MR. STAMP: Thank you, Council. 21 Mayor, would you like to come up for the	1 Woodland Park. 2 MR. CALLAHAN: We need -- 3 MAYOR COOK: Megan Cook, mayor of the Town 4 of Easton. 5 MR. CALLAHAN: There you go. 6 MAYOR COOK: My apologies. 7 So this will allow us access to almost 8 200 acres of parkland that we call Woodland 9 Park. The back roughly 30 acres will be a 10 conservation park with a front 170 being the 11 forested area. 12 We currently don't have great access to 13 it, except it would be off Oxford Road. But 14 this transfer of property would allow us access 15 across Poplar Hill into the back 30 acres. 16 MR. CALLAHAN: Sounds great. 17 MR. LESHER: And my understanding is that 18 as you, as we turn this easement over to the 19 town, that you would provide access to 20 utilities for future use of the adjacent 21 property and this sort of thing?
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1 next item for Woodland Park? 2 MAYOR COOK: You want me to? 3 MR. STAMP: Sure. 4 Council, the next item that I have, the 5 Department of -- I'm sorry. Let me just move 6 to the right place here. 7 Requesting Council to approve to enter 8 into an MOU with the Town of Easton to transfer 9 a portion of Poplar Hill Farm, approximately 10 1.785 acres, to the Town of Easton for access 11 to their Woodland Park property. 12 Pending Council approval, legislation will 13 be drafted by both the county and the town to 14 finalize the transfer. 15 And again, Mayor Cook is here and can 16 speak to this matter as well. 17 MAYOR COOK: Good evening, Council. 18 MR. CALLAHAN: Welcome. 19 MAYOR COOK: Appreciate the opportunity to 20 partner with this. 21 This will allow us access to what we call	1 MAYOR COOK: Correct. 2 MR. LESHER: That would be put in place as 3 you're developing the park? 4 MAYOR COOK: Correct. 5 MR. LESHER: And you mentioned this in 6 your testimony. But if this were not granted, 7 the town would be forced to access the property 8 from Oxford Road? 9 MAYOR COOK: Correct. 10 MR. LESHER: And long entrance road to get 11 back in there, and I don't think anybody wants 12 that. So this looks like a good solution to 13 the problem. 14 MAYOR COOK: Yup. 15 MR. STAMP: And Mr. Leshner, just also for 16 a little more information, the MOU actually 17 contains a mutual interest that the town would, 18 they would extend Tristin Drive out to that 19 Woodland property. And they would maintain and 20 own that road, maintain it into the future, 21 one, stub an area to property, as well as any

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1 need to put a traffic light out on the parkway, 2 we would negotiate a shared cost solution. 3 MR. CALLAHAN: Sounds good. 4 MR. LESHAR: Well, as with the previous 5 one, I thank the town for its patience in 6 getting us to this point. Sorry that it took 7 this long. 8 But this is clearly an important thing and 9 great I think for the public to be able to 10 access this huge -- 11 MAYOR COOK: Yes. 12 MR. LESHAR: -- new parkland acquisition 13 that the town has engineered. 14 MAYOR COOK: Yeah. We're very excited 15 about it. It will be our largest park. 16 Right now, we have over 300 acres of 17 parkland, and this I think will be an exciting 18 opportunity for the residents. 19 MR. CALLAHAN: Exactly. Exactly. 20 Any other questions? 21 MS. HAYTHE: No, no questions.	1 He'll go over the details. I'll answer 2 any questions that may be necessary. 3 Good evening, Brian. 4 MR. LeCATES: Good evening. Brian 5 LeCates, Talbot County Department of Emergency 6 Services. 7 So this is a request for a 2026 Tahoe to 8 replace an existing fleet vehicle that's a 2016 9 with over 135,000 miles on it. 10 So this would be a piggyback on the 11 Maryland State contract at a cost of 12 \$58,769.15. 13 MR. STAMP: And again, this was budgeted. 14 MR. CALLAHAN: Okay. 15 MR. LeCATES: Yes. 16 MR. CALLAHAN: Any questions, Council? 17 MS. HAYTHE: No questions. 18 MR. CALLAHAN: Okay. 19 MS. HAYTHE: Motion to approve the 20 request. 21 (Cell phone alert.)
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1 MR. CALLAHAN: Okay. 2 MR. LESHAR: I'll move approval of the 3 MOU. 4 MS. HAYTHE: 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. Leshar. 11 MR. LESHAR: Aye. 12 SECRETARY: Ms. Haythe. 13 MS. HAYTHE: Aye. 14 MAYOR COOK: Thank you, Council. 15 MS. HAYTHE: Thank you, Mayor, for coming 16 out. 17 MR. CALLAHAN: Appreciate it. 18 MR. STAMP: Council, next item I have, 19 Director Brian LeCates can come forward. 20 He's requesting Council's consideration to 21 approve a budgeted vehicle.	1 MR. LESHAR: There's a tornado warning. 2 MR. LeCATES: Sounds like it's time for me 3 to go to work. 4 MR. STAMP: Did you do that on purpose? 5 MR. LeCATES: I did not, but it should 6 sway the vote. 7 SPEAKER: Is that for St. Michaels? Is 8 that St. Michaels or is it for here? 9 MR. CALLAHAN: We're pausing to a weather 10 situation here. 11 MR. LeCATES: It's for Talbot County. 12 MR. LESHAR: This area. 13 MR. LeCATES: It's slowly loading. 14 MR. STAMP: Tornado watch or warning? 15 MR. THOMAS: Watch. 16 MR. LeCATES: Warning. 17 SPEAKER: A tornado warning? 18 MR. THOMAS: Mine says watch. 19 MR. LeCATES: Looks like the southern part 20 of Talbot County. Maybe, maybe the Trappe 21 area. National Weather Service's graphics

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1 leaves something to be desired. It's not high 2 resolution. 3 MR. STAMP: Okay. Kristen, would you like 4 to come up? 5 MR. CALLAHAN: Wait a minute. Hold on. 6 MR. STAMP: Oh, I'm sorry. We didn't... 7 MR. CALLAHAN: We need a second. 8 MR. LESHER: I second the motion. 9 MR. CALLAHAN: Yup. Okay. We need to 10 give this guy this truck. 11 SECRETARY: Mr. Callahan. 12 MR. CALLAHAN: Aye. 13 SECRETARY: Mr. Leshner. 14 MR. LESHER: Aye. 15 SECRETARY: Ms. Haythe. 16 MS. HAYTHE: Aye. 17 MR. CALLAHAN: Okay. 18 MR. LeCATES: Thank you, all. Appreciate 19 it. As always, thank you for your support. 20 MR. CALLAHAN: I appreciate it. 21 MR. STAMP: Kristen Goller, could you come	1 And in an effort to make the program 2 permanent, the federal government is launching 3 2.0. 4 As a part of this program, we have the 5 opportunity to nominate certain eligible census 6 tracts. In Talbot County, we have one such 7 tract. 8 SECRETARY: Can we -- yeah. Thanks, Ryan. 9 MS. GOLLER: Which we'll pull up here. 10 But the county is required to be the 11 nominator. We have the opportunity to put 12 forward a nomination to the State of Maryland, 13 who will then review all the nominations. And 14 then they can put forth so many nominations to 15 the federal government. 16 So in this 2.0 version, Maryland will be 17 reducing its number of eligible census tracts. 18 They can only nominate 113 moving forward. 19 So in the original Opportunity Zone 20 program, we did have two census tracts. We 21 currently only have one eligible.
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1 up, acting director of Economic Development and 2 Tourism? And Ryan Snow. Thank you. 3 Council, this evening the Town of Easton 4 is requesting a letter of support for the 5 nomination of census tract 2404960300 for 6 consideration of the Opportunity Zone 2.0 7 program. 8 And it's really important the two of them 9 are sitting here because they know much more 10 than I do about this subject. 11 Good evening. Introduce yourself and fill 12 them in. 13 MS. GOLLER: Thank you. So Kristen 14 Goller, acting director of Economic Development 15 and Tourism. Thanks for having us here. 16 So as Mr. Stamp mentioned, we have the 17 opportunity to apply for Opportunity Zone 2.0. 18 The original Opportunity Zone program is a 19 federal designation designed to spur community 20 investment. That was launched about a decade 21 ago.	1 So we've been in touch with the Town of 2 Easton. They are very interested in submitting 3 this census tract, which you can see is largely 4 on town property. So we've been working with 5 them in collaboration to ready an application. 6 So we're here before you tonight to 7 request a letter of support to go along with 8 that application, which would be a joint letter 9 with the Town of Easton. 10 MR. LESHER: And this tract has been an 11 Opportunity Zone in the past or is currently 12 but needs this in order to remain so? 13 MS. GOLLER: To continue. 14 MR. LESHER: Or to become again? 15 MS. GOLLER: Yes. And we have to put 16 together a pretty competitive application 17 because there are more than 113 eligible census 18 tracts in Maryland. So we'll be competing with 19 other communities. 20 MR. LESHER: Good. 21 MS. HAYTHE: So one question. How would a

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1 project qualify to use the Opportunity Zone? 2 Is there a process that the State is going to 3 have or the feds are going to have different 4 from -- 5 MS. GOLLER: Yeah. So one of -- 6 MS. HAYTHE: -- ago? 7 MS. GOLLER: Sure. Great question. 8 So the benefits to the program are largely 9 staying the same, except for our area has the 10 opportunity to be eligible for what they would 11 call a rural opportunity zone, and that comes 12 with some increased benefits. 13 So if someone sells a property and then 14 they have capital gains tax that they would pay 15 off that property, they can decide to invest in 16 our Opportunity Zone. 17 And when they do that, they are able to 18 defer their capital gains tax. If they 19 continue that for five years, then their 20 capital gains tax is reduced by 30 percent 21 because we're in that Rural Opportunity Zone.	1 MS. HAYTHE: -- to take advantage of the 2 opportunity zone? 3 MS. GOLLER: That would be through the 4 State of Maryland. 5 MS. HAYTHE: Okay. State of Maryland 6 process. Okay. 7 MR. SNOW: DHCD will create the process 8 once they select the -- 9 MS. HAYTHE: Okay. 10 MR. SNOW: -- designated zones off the 11 State. 12 MS. HAYTHE: Okay. So they'll have like a 13 portal like they did before. Okay. All right. 14 That was my question. Thank you. 15 MR. CALLAHAN: Okay. 16 MS. HAYTHE: Anything else? 17 MR. LESHAR: I'll move to authorize the 18 letter of support. 19 MR. CALLAHAN: Okay. 20 MS. HAYTHE: Second. 21 MR. CALLAHAN: We got a motion and second.
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1 If they continue their investment for ten years 2 or longer, the taxes is forgiven. 3 So it's a good opportunity for investment. 4 We've been in touch with the regional 5 medical center because as you'll see by the 6 map, the existing hospital is in this 7 Opportunity Zone. So they've written a letter 8 of support. They're very excited. And the 9 potential new owners for the property have been 10 in touch as well. 11 MS. HAYTHE: So yeah. I think you may 12 have misunderstood the question. 13 MS. GOLLER: Oh, I'm sorry. 14 MS. HAYTHE: So yeah, that was my question 15 about the project specifically. 16 How do the projects get certified to 17 participate in the Opportunity Zone? 18 I'm aware of the investor and the capital 19 gains. 20 But how does a project become certified -- 21 MS. GOLLER: Oh, I'm sorry. I --	1 Madam Secretary, could you call the vote. 2 SECRETARY: Mr. Callahan. 3 MR. CALLAHAN: Aye. 4 SECRETARY: Mr. Leshar. 5 MR. LESHAR: Aye. 6 SECRETARY: Ms. Haythe. 7 MS. HAYTHE: Aye. 8 MR. CALLAHAN: Okay. 9 MS. GOLLER: Thank you. 10 MR. SNOW: Thank you. 11 MR. CALLAHAN: Good job. 12 MR. STAMP: And Council, that completes 13 your county manager report for this evening. 14 As always, thank you for your support. 15 MR. CALLAHAN: Yup. Thank you. Good job. 16 Okay. Next on the agenda is public 17 comment. Do we have a sheet or anything, any 18 sign-up? 19 SECRETARY: We do. 20 MR. CALLAHAN: Okay. 21 MR. LESHAR: Well, there's not that many

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1 people in the room if you want to call. 2 MR. CALLAHAN: Yup. Does anybody want to 3 come up and do public comment? 4 Okay. I think we're in good shape there. 5 Everybody is quiet right now. All right. 6 Are we good? 7 SECRETARY: Yup. 8 MR. CALLAHAN: Next is Council comments. 9 Mr. Leshner. 10 MR. LESHNER: Yes. On August 4th, the 11 St. Michaels Police Department will be hosting 12 National Night Out right by the Bay Hundred 13 Community Pool. 14 This annual event is part of community 15 policing, the practice of building 16 relationships between police and the public as 17 a stepping stone to building trust. 18 The leadership of every police force in 19 this county, St. Michaels and Easton and the 20 Talbot County Sheriff's Office, have all 21 embraced community policing. And our	1 were there when I woke up. And it truly is a 2 great feeling to see these people surround you 3 when you need something like that. 4 So supporting that in our community is so 5 important. Even without having a medical 6 emergency, it is valuable to support our EMTs, 7 our police officers, and those entities because 8 we have a great team here in Talbot County. 9 MR. CALLAHAN: Yup. I would agree. 10 That's great. 11 And I want to say kudos to staff and Clay. 12 Could you tell the public a little bit 13 about the Cordova building, please. That would 14 be great. It's the new EMS station. 15 MR. STAMP: So it's exciting. This is a 16 process that started a number of years ago to 17 be able to secure a location working very 18 closely with the Cordova Volunteer Fire 19 Department, recognizing that they were 20 struggling to get the crews out. They were 21 supportive.
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1 communities are better and safer for it. 2 Easton Police Department will be hosting 3 its own National Night Out, but it will be held 4 later on October 6th. 5 Please come out and join the community at 6 National Night Out August 4th by the Bay 7 Hundred Community Pool. 8 MR. CALLAHAN: Okay. Good job. 9 MS. HAYTHE: Oh, we're doing Council 10 comments? 11 MR. CALLAHAN: Yeah. There's only three 12 of us. 13 MS. HAYTHE: I know. Yes, it is. 14 Last week, Council had an opportunity to 15 attend the ribbon cutting for the new EMS 16 Station, which was a great event. 17 I think when you experience a medical 18 emergency, you really appreciate those 19 individuals so much more. And last Tuesday, I 20 was in Prince George's County and had a medical 21 emergency. And the EMTs and the paramedics	1 The Gannon family, working through 2 details. 3 It was exciting that we were able to 4 recognize Silvia Gannon, who was on the 5 Emergency Services Advisory Board and Paramedic 6 Foundation, very instrumental in emergency 7 services, to be able to dedicate that station 8 to her was wonderful. 9 That initiative started when I was your 10 director of emergency services. So it was nice 11 for me to see that project completed. 12 You know our goal is to get a paramedic to 13 somebody within eight minutes 90 percent of the 14 time. And this county has prioritized 15 emergency services since I arrived here in 16 2009. And to this day, you all continue to do 17 that. And an expression of that is that 18 building. 19 And that building will allow us to 20 definitely save lives, real people that have 21 another chance at life because of your actions.

Page 74 1 MR. CALLAHAN: Yup. 2 MR. STAMP: Thank you. 3 MR. CALLAHAN: Good. Thank you, Clay. 4 You did so much better than I would have. 5 Okay. So I appreciate that. 6 Other than that, I appreciate everything. 7 And Mr. Leshner, yup. 8 MR. LESHNER: The County Council's next 9 meeting will be held on Tuesday, August 11th, 10 beginning at 5 o'clock p.m. The Council will 11 be convening in open session at 3:30 p.m. and 12 then adjourning into closed session, as listed 13 on the statement for closing that meeting. 14 Therefore, is there a motion to adjourn 15 this meeting and reconvene as noted? 16 MS. HAYTHE: So moved. 17 MR. CALLAHAN: Okay. We got -- 18 MR. LESHNER: And I'll second. 19 MR. CALLAHAN: Yup. We got a motion and 20 second. Madam Secretary, could you call the 21 vote.	Page 76 1 STATE OF MARYLAND 2 I, Diane Houlihan, a Notary Public in and 3 for the State of Maryland, County of Talbot, do 4 hereby certify that the within named, Talbot County 5 Council Audio, personally appeared before me at the 6 time and place herein set according to law, was 7 interrogated by counsel. 8 9 I further certify that the examination was 10 recorded stenographically by me and then transcribed 11 from my stenographic notes to the within printed 12 matter by means of computer-assisted transcription 13 in a true and accurate manner. 14 15 I further certify that the stipulations 16 contained herein were entered into by counsel in my 17 presence. 18 19 I further certify that I am not of counsel 20 to any of the parties, not an employee of counsel, 21 nor related to any of the parties, nor in any way interested in the outcome of this action. AS WITNESS my hand Notarial Seal this 3rd day of August, 2026, at Easton, MD.  Diane Houlihan Notary Public My commission expires September 16, 2029
Page 75 1 SECRETARY: Mr. Callahan. 2 MR. CALLAHAN: Aye. 3 SECRETARY: Mr. Leshner. 4 MR. LESHNER: Aye. 5 SECRETARY: Ms. Haythe. 6 MS. HAYTHE: Aye. 7 MR. CALLAHAN: Okay. I appreciate 8 everybody tuning in and coming to the meeting. 9 Thank you. 10 (Meeting concluded at: 6:02 p.m.) 11 12 13 14 15 16 17 18 19 20 21	

[& - absolutely]

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