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COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Work Session

Re: Short-Term Rentals

June 10, 2025; 2:30 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

TRANSCRIPT OF PROCEEDINGS

MR. CALLAHAN: Okay. We'll go ahead and get started on the work session. If everybody could just get ready.

So first of all, I want to welcome everybody to the work session for the STRs.

Tonight or this afternoon, we're going to talk back and forth with the Planning Commission.

I'd like for Andy maybe to sort of start off with -- well, the chair can start off in introducing your people.

And then what we can do, I'd like to kind of work down the line so everybody understands what possible changes are going to happen or not going to happen. So everybody sort of knows.

And I'm sure everybody here knows exactly where they need to be, you know, where not to be. Okay.

1 But we're not going to make any decisions
2 tonight. There won't be any votes on this
3 stuff tonight. It's just going to be a
4 collaboration between the Planning Commission
5 and the Council and kind of get a feel where
6 everybody is at. Okay.

7 So Mr. Chair, I'm going to hand it over to
8 you for a few minutes. And you sort of guide
9 us on what your thoughts are. And you can hand
10 it over to Andy if you'd like or you can walk
11 down it yourself. Whatever you feel like to
12 give information to the public.

13 MR. CORSON: That's great. I appreciate
14 you all taking the time to meet with us today
15 to go over this.

16 And I think that's what we'd like to do,
17 is have Andy run us through the line by line on
18 this and sort of get an understanding of what
19 we're looking at, what the proposed changes are
20 and all that.

21 I have Commissioner Councell and

1 Commissioner Strannahan with me.

2 MR. CALLAHAN: Sure.

3 MR. CORSON: Again, thank you all for
4 taking the time.

5 MR. CALLAHAN: Yes.

6 MR. CORSON: Andy, if you'd like to kick
7 us off.

8 MR. CALLAHAN: Yup.

9 And Andy, could you talk right in that
10 mic, please, so everybody can hear you.

11 MR. MEEHAN: Sure. So I guess the first
12 thing is we have two versions, and I'm not sure
13 which one we want to work off of.

14 MR. CALLAHAN: So what I'm understanding
15 with Patrick, on version two there's only one
16 thing.

17 MR. THOMAS: The only difference between
18 the two should be on page two where you have,
19 it's in highlighted.

20 MR. MEEHAN: Yes.

21 MR. THOMAS: Under operating guidelines,

1 there's a number two. And it talks about the
2 minimum night stay, that language that --

3 MR. MEEHAN: Right. So we'll just use
4 number two is what I'm thinking.

5 MR. THOMAS: And again, I mean this is
6 all -- right now the ball is in the Planning
7 Commission's court to make a recommendation
8 back to Council and then to ultimately
9 introduce legislation. So this is all, we're
10 in the working stage here.

11 MR. MEEHAN: Correct. So what we're
12 doing, if we're going to go line by line, so on
13 the first page, this is, this is sort of where
14 we have this two tiered, the proposed two
15 tiered, I guess two tiers of houses to be
16 rented. One is the class A. May be only
17 issued for a primary residential dwelling or an
18 accessory dwelling unit on a property that is
19 owned by the applicant and is the applicant's
20 principal residence.

21 And then the class B would be license may

1 only be issued for a primary residential
2 dwelling unit or accessory dwelling unit on a
3 property that is owned by the applicant but is
4 not the applicant's primary residence.

5 And then in the subsections that follow,
6 sort of break it out into the districts RC and
7 RR. No class B short-term license, rental
8 license shall be issued for any property
9 located within 1,000 feet of another property
10 for which a current short-term rental license
11 has been issued, as measured from the
12 property's nearest boundary lines.

13 And then VM, VH, and VR districts, no
14 short -- sorry. Class B short-term rental
15 license shall be issued for any property
16 located within 500 feet of another property for
17 which a current short-term rental license has
18 been issued, as measured from the property's
19 nearest boundary lines.

20 And then it goes on to subsection C. For
21 purposes of subsections A and B above,

1 principal residence, in quotes, means the one
2 location where the applicant regularly resides
3 and is the location designated by the applicant
4 for the legal purposes of voting, obtaining a
5 driver's license, and filing income tax
6 returns, and at which the applicant obtains the
7 homestead tax credit.

8 And then finally, in section three, the
9 provisions of this section above shall not
10 apply to short-term rental license renewals for
11 which the renewal application is received not
12 less than 60 days prior to the expiration.

13 So the trick there is, in other words,
14 whenever someone wants to renew their license,
15 they have to do it within 60 days prior to the
16 license expiration.

17 And what we see a lot is people just miss
18 that deadline. They don't calendar it. So
19 what really C3 says is that if they miss that
20 deadline, then they're subject to the two-tier,
21 two-tier process, as I understand it.

1 I don't know. Do we want to discuss this
2 or are we just going to rip right through it?

3 MR. CALLAHAN: We can discuss.

4 MR. COUNCELL: I think we should probably
5 discuss it.

6 MR. CALLAHAN: Yeah.

7 MR. MEEHAN: One thing, Patrick, I know
8 you helped draft this, is where at the last, in
9 the definition of principal residence, in the
10 last clause it says where the applicant obtains
11 the homestead tax credit.

12 I imagine there's some people who, it may
13 be their primary residence, but they don't
14 obtain a homestead tax credit. So I just, I
15 just didn't know if that was really necessary.

16 MR. THOMAS: We can look at that. I
17 mean...

18 MR. CALLAHAN: The other thing that I was
19 thinking, I mean with you guys being in these
20 meetings and putting this stuff together,
21 what's the thought? Why do we need two, an A

1 and a B? What was the theory about that?

2 MR. THOMAS: So the A would be the owner
3 occupied properties where you have the person
4 owns property there, living there at all times.
5 And the Bs are the ones where you could have
6 non-owner occupied or maybe it's an LLC that
7 owns it or owns a series of them.

8 And then it spreads them out a little bit
9 so you don't have these concentrations in like
10 a subdivision or small neighborhood where it
11 might be a desirable place. You don't want to
12 have like a proliferation of these rentals
13 where there's no owner there, they're
14 transients, which some people may not -- it may
15 devalue the neighborhood or not be desirable
16 for the people that are the full-time residents
17 living there. So that was intended to sort of
18 balance that out.

19 MR. CALLAHAN: So is it not working now?
20 Is that the theory, it's not working now?

21 I'm just asking the question.

1 MR. MEEHAN: It depends on --

2 MR. CALLAHAN: Right.

3 MR. THOMAS: Yeah. It depends on the
4 issue.

5 MS. MIELKE: One of the --

6 MR. CALLAHAN: No, no. Please.

7 MS. MIELKE: One of the issues was that
8 some of the village units or some of the things
9 like Bentley Hay and Rio Vista were older
10 developments. Okay. Don't have covenants and
11 restrictions like the newer ones have. And so
12 they could be overwhelmed by short-term
13 rentals.

14 So the idea was to sort of make a
15 distinction for this purpose so that they don't
16 get overwhelmed.

17 MR. CALLAHAN: Okay.

18 MR. THOMAS: I would just say some
19 subdivisions have, they do have restrictive
20 covenants that do prohibit this, but they may
21 not, some may not. And it can be, it can be

1 very difficult to amend a covenant, recorded
2 covenants for a subdivision depending on what
3 the conditions are in there. It may require
4 like 75, 80 percent of all the owners to amend
5 it. So it can be a tricky thing to do if
6 they're not, you know, if it's something that
7 people want to do.

8 MR. CALLAHAN: Okay.

9 MR. COUNCELL: So I guess I'm a little bit
10 not -- confused isn't the right word.

11 I guess I'm wondering where this
12 legislation came from and why. I mean I
13 obviously know who introduced it.

14 But I would say the Planning Commission,
15 which you all passed zoning ordinance back in
16 2016, when we went through that process.

17 MR. CALLAHAN: Yes.

18 MR. COUNCELL: We didn't know anything
19 about short-term rentals. We didn't know how
20 many there were, so forth and so on. You know,
21 we heard a lot of the arguments about

1 community, sense of place on the Bentley Hay,
2 this, that, and the other.

3 But I feel like we were purposefully very
4 restrictive then. And you know, I would almost
5 support an easing (sic.) of some of the
6 restrictions more so than getting more
7 stringent.

8 I'm struggling to see this as a balance.
9 It looks to me like a lot of these proposals
10 are a hinderance just to throw a wrench in the
11 works to complicate it.

12 Now, when we ask about, you asked about
13 the A and the B. Personally, I think if you
14 look at the record of the STR complaints, in
15 2024, there were six complaints. It says all
16 six complaints were unfounded or resolved, four
17 of the six came from the same individual for
18 one STR.

19 So I think the record speaks for itself.
20 In 2023, there was zero complaints.

21 Now, these are registered.

1 MR. CALLAHAN: Sure. Yup. Yup.

2 MR. COUNCELL: 2022, there were five. And
3 2021, there were six.

4 So I just, I'm struggling to find out
5 where the problem is here.

6 Now, so --

7 MR. CALLAHAN: Hold up, hold up.

8 So if you could be respectful and just
9 hold your claps and stuff like that and let us
10 do the talking, I'd appreciate it.

11 MS. MIELKE: I'd like to address your
12 issue.

13 If you look at the list of STRs, only
14 23 percent of them are owner occupied. And so
15 only 23 percent, 23, 25 percent are local
16 residents. The rest are business investors.

17 MR. COUNCELL: Well, yes and no.

18 MS. MIELKE: That's an issue to consider.

19 MR. COUNCELL: Yup.

20 So I would say it depends on how it's
21 registered.

1 So you know, personally, we operate a
2 couple of different entities in the county. So
3 is that showing up as an owner occupy or is it
4 showing up as an entity somewhere? And a lot
5 of that's for liability reasons.

6 Now, I don't want to -- but my wife and I
7 have a second home down the Hudson in Cambridge
8 on Hudson Creek. It's a cul-de-sac. Our
9 cul-de-sac is six homes. One of those is an
10 existing STR, the house just next to us was
11 just sold and I'm pretty sure it's going to be
12 an STR. They don't bother us at all.

13 The people come in. I mean these aren't
14 partiers. They're coming in with families.
15 They're enjoying. You know, they got on the
16 dock, they sit.

17 I'm just struggling on some of this.

18 MR. CALLAHAN: And to sort of, to sort of
19 jump on that. So some of the mechanisms that
20 we have in place as of right now. So when
21 somebody does an application, okay, don't we

1 put notices out and don't we sort of take a
2 poll and it goes back to the STR committees to
3 give a nay or a yay?

4 MR. THOMAS: There are notice requirements
5 under the code for when the application is
6 filed. The applicant has to provide certain
7 information to neighboring property owners,
8 yes.

9 MR. CALLAHAN: So to jump on that, so if
10 that's the case, then everything is good and
11 the surrounding neighbors are okay with it --

12 MR. LESHER: It's not consent. It's
13 notice but not consent that's given.

14 MS. MIELKE: Yeah.

15 MR. CALLAHAN: Right.

16 MS. MIELKE: So they're not agreeing.

17 MR. THOMAS: They're just aware that an
18 application has been filed.

19 MR. COUNCELL: That's really no different
20 than any Board of Appeals.

21 MR. THOMAS: Right.

1 MR. COUNCELL: (Indiscernible.)

2 MR. STRANNAHAN: I know we have -- I live
3 on Old Country Club Road, and there's at least
4 one STR on the road. And we get notice every
5 year, we've gotten the notice.

6 I've never had anything that showed up at
7 any point in time about any opinion or a reason
8 to -- I don't have any complaint about it.

9 Most years, other than getting the
10 letter -- but there are large properties out
11 there. We don't have a, you know, we never had
12 a problem over these years.

13 The specific thing Ms. Mielke spoke about,
14 Bentley Hay, Rio Vista, that area, in reading
15 this over and in the testimony we got, that
16 area seems to be almost unique when it comes to
17 these because they are -- it is an older
18 neighborhood. Houses have been there -- my
19 parents lived there for a long time, and
20 they're very close together. Almost feels like
21 dorm rooms sometimes in staying there.

1 And I think there is a lot of concern.
2 And the change of the neighborhood, even more
3 so than the partiers. You're going to get
4 partiers once in a while.

5 I am shocked we've had as few complaints
6 registered as we have. But because of the
7 quirks in what zoning is or whatever, that
8 seems to be handled in a way that allows more,
9 under the old thing, more STRs in that area.

10 I think some of -- I haven't talked to any
11 of the -- only one of the people that live out
12 there. But I know there is a concern about
13 losing that balance in Talbot County, and
14 particularly in neighborhoods like that,
15 between the economic benefits that come along
16 from a lot of these things and having what
17 keeps the character of the neighborhoods and
18 the county we have as a whole, what it is.

19 You know, it's the old growth versus
20 character thing we face all the time because if
21 we get overburdened with one, I'm not saying

1 we're there yet, but we can certainly lose the
2 reason that people want to come and vacation
3 and spend time here.

4 MS. MIELKE: And there are other areas.

5 MR. STRANNAHAN: I'm sure there are other
6 areas. That one I'm familiar with and it's
7 come up a lot.

8 MS. MIELKE: But the other issue, too, is
9 that short-term rentals have become an
10 investment source. Like buying a 401(k) or
11 buying, you know, a bond fund. And so they're
12 being scooped up by investors, and it's
13 impacting the affordable housing that's
14 available in Talbot County.

15 We have a lot of -- I mean I'm on the
16 Attainable Housing Board. And you buy a
17 \$400,000 home in Bentley Hay, that's denying a
18 home for someone who maybe works here, is part
19 of the workforce, is with the police or is with
20 the fire, and they don't have -- I mean they're
21 scooping up --

1 MR. COUNCELL: So I respectfully disagree.

2 MS. MIELKE: -- in those areas.

3 MR. COUNCELL: So if we look at the number
4 of licensed STRs in the county, 2018, 157 to
5 2019, 185; 2020, 163; 2021, 151; 2022, 157;
6 2023, 190; 2024, 180.

7 So I don't see where this is a
8 proliferation. And you know, I don't see, from
9 what I see as STRs and when I go on VRBO sites,
10 I've spent a lot of time on this in the last
11 month because I think it's important. But the
12 homes that I see on VRBO and some of the --
13 those aren't affordable housing homes.

14 MS. MIELKE: No, no. I --

15 (Cross talk.)

16 MR. STRANNAHAN: And Bentley Hay in
17 particular, a lot of that are waterfront and a
18 million up. So that's not affordable housing.

19 MS. MIELKE: But we're talking about why
20 the two different categories.

21 One of the reasons is to preserve the

1 availability of affordable housing.

2 MR. CORSON: Well, and I would also say
3 that a lot of these houses that are getting
4 scooped up, there's being tremendous investment
5 putting back into them with --

6 MS. MIELKE: Oh, yeah.

7 MR. CORSON: -- with renovation, with all
8 the local contractors, increasing property
9 values as a whole by renovating these things.
10 So they're taking them from subpar to show
11 pieces for people to come down and enjoy.

12 I'm with you on the affordable housing
13 part. I don't think the majority of these are
14 even in that range of affordable housing. I
15 think that, I think the affordable housing back
16 from our workshop was somewhere around a
17 \$300,000 home. And I just don't see many of
18 these in that category.

19 MR. COUNCELL: Jim, do you want to speak
20 to the class A, class B, 1,000 feet? We had
21 pretty good testimony.

1 MR. CORSON: We did have some good
2 testimony on that. And some of these, some of
3 these larger properties where you have big
4 farms and big areas and you're talking 1,000
5 feet, could be leaping over a creek or leaping
6 over a body of water that technically is 1,000
7 feet, there's really no impact on that
8 applicant for something that is an acreage of
9 that size.

10 So it's sort of --

11 MR. COUNCELL: And if the Council were so
12 inclined to do something, personally I think
13 maybe we should look at 1,000 feet from the
14 residence, not 1,000 feet from the property
15 lines.

16 MR. CORSON: Yeah.

17 MR. COUNCELL: I think the testimony we
18 had was a gentleman had a short-term rental on
19 a 90-acre farm. His neighbor had one on an
20 adjacent farm. The property lines touched. I
21 forget the distance of the houses, but it was

1 significant.

2 MR. CORSON: Right.

3 MR. COUNCELL: And it went cross the creek
4 to boot. So that's something that I think we
5 can fix that.

6 MR. CALLAHAN: Yeah.

7 MR. CORSON: And I also think that a lot
8 of this, a lot of this class A and class B
9 statuses change. I think from a staff
10 resources's standpoint, a lot of this stuff is
11 erroneous to track, to pay attention to.

12 When we have one of the more restrictive
13 counties in the state as a regards to STRs, you
14 know, with that comes enforcement.

15 MR. CALLAHAN: Right.

16 MR. CORSON: We have the rules in place.
17 We have the ability to handle issues as they
18 come up.

19 This seems to me like it's more paperwork
20 and more drain on staff resources.

21 MR. CALLAHAN: You don't want more work;

1 do you?

2 MR. TARLETON: We've got plenty.

3 MR. CALLAHAN: Okay.

4 MR. STRANNAHAN: Sort of along those
5 lines, and it's just informational because I
6 don't know, again surprised at how few
7 complaints we get.

8 Do we have any, do we know in any way how
9 many things have been complaints, not official,
10 are forwarded to the agents who are
11 representing these owners who are taking care
12 of them?

13 MR. CALLAHAN: Right.

14 MR. STRANNAHAN: Before they get to an
15 official complaint. Because I can't imagine
16 there haven't been more phone calls, but my
17 assumption is that the local companies who,
18 vacation rental things, are taking care of
19 these, that they're not allowing. So if that's
20 the case --

21 MR. LESHER: Which is the way the system

1 should work.

2 MR. STRANNAHAN: Which is the way the
3 system should work, exactly. And that things
4 are going pretty well I would guess by the
5 number of official complaints.

6 MS. MIELKE: But I also think that there
7 have been, over the course of the years, some
8 hiccups with that reporting system, about
9 whether they could be timely answered.

10 I mean if you're a neighbor or you're not
11 a neighbor so you don't get the notice that
12 somebody's going to do it, you're two doors
13 down and there's a party, how do you know who
14 to call? You call the police?

15 I mean so I think that there's something
16 about the complaint process that needs some
17 work so that those numbers don't necessarily
18 affect some of the complaints that people have.

19 But there has been a good response. I'm
20 not --

21 MR. STRANNAHAN: No. It can always be

1 better.

2 MS. MIELKE: I'm just saying that I think
3 the complaint system needs some drafting, but
4 that's for another day.

5 MR. CORSON: Okay. I think we need to
6 make a distinction between complaint and
7 violation as well.

8 MR. CALLAHAN: Yeah. Right. I agree.
9 That's what I was getting ready to say.

10 MS. MIELKE: Complaints sometimes are
11 violations.

12 MR. CALLAHAN: Yeah.

13 MR. CORSON: That's true.

14 MR. CALLAHAN: Okay. We want to move on
15 to the next one, Andy.

16 MR. MEEHAN: Okay. So now we're at 63.2,
17 new license application process. And
18 subsection or section one. So this is the
19 contents of the application.

20 And the first changes they have, so the
21 applicant has to make a statement as to whether

1 the proposed short-term dwelling is the
2 applicant's primary residence.

3 This just repeats the definition above
4 about what a primary residence is.

5 Section two, a statement whether the
6 property is and then what's -- I'm sorry. Is,
7 and strikes is, or is not. So whether a
8 property is located. When a homeowner is
9 within a homeowner's association, property
10 owner's association, community association, or
11 other similar association, or is, and/or is
12 governed by any type of covenants, conditions,
13 and/or restrictions. Strike some language.
14 Recorded among the land records that
15 specifically address use of the property as a
16 short-term rental.

17 MR. CORSON: Andy, can we back up for a
18 second?

19 MR. MEEHAN: Sure.

20 MR. CORSON: You missed C in the operating
21 guidelines.

1 MR. MEEHAN: Oh, sorry. I was looking
2 at -- I'm sorry. I did. Okay. Sorry. This
3 is very important. So strike what I just said.

4 Operating guidelines, subsection C. This
5 is the new highlighted language in the AC, CP,
6 WRC, TC, and RC districts, a three-night
7 minimum stay for all short-term rental lease
8 holders is required.

9 And then in RR, TR, VR, VH, and VM
10 districts, a seven-night minimum stay for all
11 short-term lease holders is required. And I
12 think that requires some discussion.

13 MR. CORSON: Agreed. I think where this
14 gives us pause is that there's so many
15 activities in and around this community,
16 St. Michaels, Easton, Waterfowl Festival, Sea
17 Glass, food and wine, that are all weekend,
18 that are all weekend events.

19 MR. CALLAHAN: Right.

20 MR. CORSON: And this absolutely bolsters
21 tourism on the shoulder seasons as well.

1 So restricting that to a seven-night
2 minimum seems -- it doesn't seem like it makes
3 sense to restrict it that long.

4 MR. COUNCELL: I think we heard testimony
5 from more than one. In fact, one person that
6 testified, hang on here, yeah, so 70 percent of
7 their business was long weekends. Now,
8 obviously, again.

9 MR. CALLAHAN: Right.

10 MR. COUNCELL: So I think economically we
11 would put the county in a big disadvantage if
12 we --

13 MR. CALLAHAN: Right.

14 MR. COUNCELL: If we implemented that
15 seven-night personally.

16 MR. CALLAHAN: Okay.

17 MR. LESHER: I'm perfectly comfortable
18 seeing the three-night minimum retained.

19 MR. STRANNAHAN: Yes.

20 MR. LESHER: And clearly, it is, it is
21 largely a weekend.

1 MR. COUNCELL: Right.

2 MR. MEEHAN: All right. Then subsection
3 C9, this new changes has triggered quite a few
4 comments. A short-term rental property shall
5 comply with the following standards, which
6 shall be referred to as the minimum safety
7 standards. The short-term rental shall and
8 among other things, including A through G, a
9 new H is be equipped with a landline telephone
10 for emergency telephone calls.

11 You want to talk about that or should we
12 just --

13 MR. CORSON: I can talk about what I found
14 out as soon as I left our meeting, our last
15 meeting. I went and called Holley. Excuse me
16 because I will butcher her last name, but at
17 the 911 Center.

18 She explained to me a little bit about how
19 911 works and the technology where it was,
20 where it is now, sort of where it's going.

21 As of about a month and a half ago, the

1 entire State of Maryland, every county is Next
2 Gen 911 compliant, which basically, from what I
3 understand, is that the -- when you make a 911
4 call, it's based on GPS coordinates. It's no
5 longer relying on cell towers.

6 So we heard a lot of testimony regarding a
7 fire that happened back in Tilghman 2018,
8 something around there. She said it was very
9 possible that that call got routed to either
10 Calvert or Anne Arundel County.

11 Those 911 dispatchers also have mapping
12 capabilities where they can say, they can look
13 at their map and say this is not in Calvert or
14 Anne Arundel County. And it takes 40 seconds
15 to reroute that call to where it needs to be.

16 I got quite an education on the 911
17 Center. They get a lot of 911 calls here that
18 say someone is breaking into my house in D.C.
19 They can handle that, too. You know, so.

20 MR. CALLAHAN: Right.

21 MR. CORSON: And I know that the phone

1 companies are really going away from the copper
2 landlines. So now you're resorting to
3 Internet-based phone service, which is subject
4 to outages as well.

5 And again, if there's an emergency inside
6 the house, you're not going to rely on that
7 landline. You're going to rely on the cell
8 phone. And if that cell phone pings off of a
9 GPS signal, that's where it's going to go.

10 MS. MIELKE: I had a conversation with her
11 too.

12 And but to say that they don't, that cell
13 phones don't ping off of outside antenna, it
14 still happens, particularly in maybe Claiborne,
15 maybe Broad Creek, maybe Tilghman.

16 And it just seems to me that in the
17 interest of safety, that there ought to be
18 landlines.

19 And you can't tell me that someone who is
20 paying over a million dollars for a property
21 can't afford 25 to \$50 a month to make sure

1 that their visitor has adequate emergency
2 services. Because it's not only making the
3 direct connection to emergency services here,
4 because when you call from a landline, they
5 know exactly where you are so they can go. But
6 if I mean if you have an emergency and you're
7 on Rude Avenue or something, are you going to
8 remember that when you have to tell them where
9 you are?

10 So I mean this is a very simple, simple --
11 right.

12 MR. CALLAHAN: So I've got two people that
13 I want to discuss this with. One is an expert
14 right here.

15 Dave, let's...

16 MR. STEPP: Landline technology is going
17 away. It's a matter of fact. A lot of it is
18 being decommissioned.

19 And like you said, too, the alternative to
20 that is things like tone emulator that they are
21 IP based.

1 But in theory, a landline, no. It's a
2 cellular phone that has a or a cellular device
3 that has what looks to be like a landline phone
4 connected to it. That's about as close as you
5 can get to a landline device anymore.

6 But for wire copper, it's practically
7 going away. It's too expensive to maintain and
8 it's being decommissioned everywhere.

9 So to have that legislation in there, it
10 just doesn't make any sense.

11 MR. CALLAHAN: Okay. Mr. Safety. He run
12 Maryland. So we ought to hear from him.

13 MS. HAYTHE: You got to speak into the
14 microphones.

15 MR. STAMP: So I think I mean obviously
16 our 911 system is highly sophisticated all over
17 Maryland. And it is based on GPS to the phone.

18 MR. CALLAHAN: Right.

19 MR. STAMP: And so the issue is really
20 coverage on the phones.

21 And so we're fortunate the majority of the

1 county has pretty good coverage. We have some
2 gaps in the northern part of the county in the
3 Cordova area that we're working on.

4 But you know, the system is set up to be
5 GPS based. It locks on phones and it works
6 well. We get lots of calls all the time.

7 You're right. It's transparent. Charles
8 will get a call for us or Calvert will get a
9 call for us. They transfer it back and forth
10 seamlessly.

11 So I don't know whether it's necessary to
12 require a landline in a home and not depend on
13 a cellular system that works really well for
14 us, with the caveat there are some areas that
15 are gap areas where you don't have cell phone
16 coverage. And in that instance, that's an
17 issue. But there are few areas and becoming
18 fewer areas as time goes on.

19 That's just my view.

20 MR. CALLAHAN: Okay. Thank you.

21 MR. STRANNAHAN: Just quickly, one issue I

1 agree with Mr. Stepp. It definitely seems to
2 be going away. And it is more of an expense at
3 least some of time than was shown.

4 I wish we could find -- my wife insists we
5 have a landline, and it's well over \$100 a
6 month, which in the scheme of things doesn't
7 seem like a lot. But you add 13, 15, \$1,600 a
8 year an expense here and there, in some
9 instances it does make a difference in the
10 viability of something.

11 MR. CALLAHAN: Okay.

12 MR. MEEHAN: Ready? Okay. The next is
13 subsection, sorry, section C10. This really
14 goes to the complaint process. And I'll read
15 the entire thing because it talks about the
16 first couple of sentences is about what it is
17 now and then the new section.

18 The owner of the short-term rental
19 property and/or the resident agent shall
20 immediately investigate any complaint from
21 whomever received of a violation of this

1 section. Upon determining that a violation has
2 occurred or is continuing to occur, the owner
3 and/or the resident agent shall request that
4 any occupant of the short-term rental property
5 shall immediately cease and desist from any and
6 all violations.

7 And then this is the new sentence.

8 The owner and/or resident agent shall
9 maintain a record of complaints and submit such
10 record to the county with any application for
11 renewal of the short-term rental license.

12 I don't know if you want to talk about
13 that.

14 MR. CORSON: I mean it sort of seems like
15 a double reporting to me if there's a complaint
16 line and then the owner is going to be tasked
17 with having to report that as well. Doesn't
18 that seem redundant?

19 MR. COUNCELL: I think you have to go with
20 registered complaints.

21 In other words, you can't expect an owner

1 to keep a record and turn it in every time
2 somebody in the neighborhood says I don't like
3 this short-term rental, you know.

4 A lot of these can be taken care of
5 without involving the county.

6 Even further down when it talks about
7 records and whatnot. You know, the owners, to
8 make them keep the record is fine. But maybe
9 submit it if it's asked for or if there's a
10 problem that goes before the Short-Term Rental
11 Board.

12 But a lot of these things seem, you know,
13 I mean are they going to report ten times that
14 the neighbor next door didn't like something?

15 MR. CALLAHAN: Right.

16 MR. COUNCELL: I'm not there on that one.

17 MR. CALLAHAN: Okay.

18 MR. STEPP: I mean it seems like we're
19 taking the neighborly conversation out here.
20 Right?

21 I know we have a couple of STRs in my

1 neighborhood. I can tell you right now I can
2 pick up the phone and call any one of them if
3 someone is acting up and they would be more
4 than glad to take care of it.

5 So it seems like it's a bit of overreach
6 to do that.

7 I mean pick up the phone, call the person
8 who is there or the owner. Call the resident
9 agent, work it out. I mean not every complaint
10 needs to come to the boards, right?

11 MR. CALLAHAN: Right.

12 MR. MEEHAN: All right. Any other
13 discussion?

14 MR. CALLAHAN: Nope.

15 MR. MEEHAN: The next is section 190.63,
16 short-term rental licenses and Review Board.

17 And then 63.1, Short-Term Rental Review
18 Board. A, members. The Short-Term Rental
19 Review Board shall consist of five permanent
20 members with members appointed by the County
21 Council.

1 And then what is stricken is the board
2 shall be composed of. And instead it says all
3 of whom shall be qualified by having knowledge
4 or interest relevant to the board's function,
5 such as an attorney, a representative from the
6 vacation rental management industry, or a
7 member of a community or civic association from
8 a community containing, a, short-term rentals.
9 And really just moves some language around.

10 I mean it struck and other persons having
11 knowledge or interest relevant to the board's
12 functions.

13 And then I'll just read, I'll just finish
14 up. This is still in the ordinance. Three
15 members shall constitute a quorum for the
16 transaction of business. Each member shall be
17 an adult resident of Talbot County. Members
18 shall serve without compensation but shall be
19 entitled to reimbursement for reasonable
20 expenses duly approved by the finance officer.

21 So the only real change in that is just by

1 clarifying that all members of the board shall
2 be qualified by having knowledge or interest
3 relevant to the board's function.

4 MR. LESHER: No change in meaning, just a
5 rewording?

6 MR. MEEHAN: Yes. It's not a substantive
7 change.

8 MR. LESHER: Yeah.

9 MR. MEEHAN: Not a substantive change.

10 And then term is changed. Each member
11 shall serve for a staggered term of up to four
12 years or until a successor is appointed.
13 Members shall be eligible for reappointment
14 once. Thereafter, a member. I mean it struck
15 the word twice. So it's shall be eligible for
16 reappointment once. Thereafter, a member may
17 only be considered for reappointment upon the
18 expiration of four years from when their last
19 term ended.

20 MR. COUNCELL: So I think if you're going
21 to do that, you should do it for every board in

1 the county.

2 MR. LESHER: I'm with you there.

3 MR. COUNCELL: I would think that you
4 would want the best people for the job.

5 MR. CALLAHAN: Right.

6 MR. COUNCELL: And if you don't like them,
7 they serve at the -- we all serve at the
8 pleasure of you.

9 MR. CALLAHAN: Right.

10 MR. COUNCELL: If we're not doing our job.

11 MR. CALLAHAN: Right.

12 MR. COUNCELL: Send us out the door.

13 MR. LESHER: I agree.

14 MR. CALLAHAN: Yup. I want to clarify a
15 wording, finance officer, office, officer. Is
16 that Martha?

17 MR. MEEHAN: I don't know.

18 MR. CALLAHAN: Who is that?

19 MR. MEEHAN: I'm not sure.

20 MR. STAMP: The finance officer by charter
21 is the county manager.

1 MR. CALLAHAN: Okay.

2 MR. STAMP: The finance director would be
3 Martha.

4 MR. CALLAHAN: Okay. Yes, come up here.

5 MS. SPARKS: I'm the finance director for
6 the county. But according to the charter, the
7 county manager is the finance officer.

8 MR. CALLAHAN: Okay.

9 MS. SPARKS: How that code is intended to
10 be, finance director or finance officer, I
11 can't say. But according to the charter, the
12 county manager is the finance officer.

13 MR. CALLAHAN: Okay.

14 MS. SPARKS: Of the county.

15 MR. CALLAHAN: I appreciate it. I just
16 want to make sure that's crystal clear to
17 everybody.

18 MR. STAMP: And you may want it to be the
19 finance director.

20 (Cross talk.)

21 MS. SPARKS: I do review them. The county

1 manager does as well. We work in coordination
2 doing that.

3 MR. THOMAS: That was existing language,
4 but I mean we can look at that. It should be
5 consistent with whatever the process is.

6 MS. SPARKS: Okay. So it's whatever
7 Council determines it should be.

8 MR. LESHER: Well, is that an authority
9 that can be delegated by the finance officer?

10 MR. THOMAS: Most likely.

11 MS. SPARKS: We have several of those.

12 MR. CALLAHAN: Okay. All right.

13 MR. MEEHAN: Any more discussion? Okay.

14 So then we'll pick up on 63.2 B1. Again,
15 B1 just reiterates what -- just adds the
16 definition of what principal residence is. I
17 can read that again if you'd like or I can just
18 not read it. I'll just go ahead and read it.

19 For purposes of this subsection, principal
20 residence means the one location where the
21 applicant regularly resides and is the location

1 designated by the applicant for legal purposes
2 of voting, obtaining a driver's license, and
3 filing income tax returns, and at which the
4 applicant obtains the homestead tax credit.

5 And again, that's the contents of the
6 application. And they have to say where they
7 live.

8 And then subsection two, a statement
9 whether the property is located within a
10 homeowner's association, property owner's
11 association, community association, or other
12 similar association governed by any type of
13 covenants, conditions, restrictions, so on and
14 so forth, recorded among the land records of
15 Talbot County that specifically address the use
16 of the property as a short-term rental. A copy
17 of any such covenants, conditions, and/or
18 restrictions shall be submitted with the
19 application.

20 Three is not changed. Do you want me to
21 read that?

1 MR. CALLAHAN: No.

2 MR. MEEHAN: Okay. Good.

3 Four. So they also have to include an
4 address, telephone number, email, and email
5 address. And if applicable, their resident
6 agent may be -- where the applicant and/or
7 applicable the resident agent may be contacted
8 24 hours a day during a short-term rental
9 period.

10 So really the only thing that really adds
11 was include an email address.

12 MR. THOMAS: Right.

13 MR. CORSON: The only comment I have on
14 that is in number two with a copy of the
15 covenants, conditions, and restrictions. These
16 documents are gigantic, they're huge. I don't
17 know why we couldn't make an applicant affirm
18 that they are allowed to do it in that area.
19 If they're not, we have enforcement
20 capabilities in place to do that.

21 MR. CALLAHAN: Okay.

1 MS. MIELKE: But shouldn't it be on the
2 applicant and not staff to --

3 MR. CORSON: That's what I'm saying.
4 That's exactly what I'm saying. Is have the
5 applicant say yes, I'm allowed to do it in this
6 home. I mean I deal with these things all the
7 time. They're hundreds of pages and can be
8 quite expensive --

9 MR. LESHER: -- under penalty of perjury
10 and move on?

11 MR. CORSON: Sure.

12 MR. THOMAS: Maybe they could be
13 (indiscernible) recorded in the land records,
14 that they can at least provide the liber and
15 folio so that staff doesn't -- it would be easy
16 enough for staff to pull them up in the -- we
17 have access to the Maryland land records. That
18 way --

19 MR. CORSON: We do for now.

20 MR. THOMAS: No. I think --

21 MR. MEEHAN: I think we're good there.

1 MR. CORSON: Yeah.

2 MR. MEEHAN: They're not charging.

3 (Cross talk.)

4 MR. THOMAS: As of today.

5 MR. CORSON: Okay. Breaking news.

6 But I don't think it's necessary to have
7 staff to have these homeowners. And they
8 change. They change all the time.

9 MR. CALLAHAN: Okay.

10 MR. CORSON: That was my only comment on
11 that.

12 MR. MEEHAN: All right. And then there
13 are -- there's a new subsection ten and
14 subsection 11.

15 Number ten. Proof that the applicant has
16 obtained property and liability insurance that
17 specifically covers the applicant's use of the
18 property as a short-term rental.

19 And then 11. A statement as to whether
20 the property is accessed via a shared private
21 road or driveway and a statement as to whether

1 the applicant has the right to use a shared
2 pier.

3 And then 12, that was in there. Any other
4 information determined by the planning director
5 to demonstrate the ability to comply with this
6 section and other provisions of Chapter 190
7 related to short-term rentals.

8 MR. COUNCELL: So I think on ten, if
9 you're so inclined to do that, which I don't
10 know of anything else the county requires proof
11 of insurance, but maybe they do. But just have
12 a box that they check.

13 But I just -- who isn't going to have
14 insurance. And if they don't, whoever is in
15 there, if something happens, then they're going
16 to own the short-term rental, you know.

17 MR. CALLAHAN: Yeah.

18 MR. STRANNAHAN: Again, a checked box and
19 initial and sign.

20 MR. CORSON: It's another piling of
21 paperwork on staff is my opinion.

1 MR. CALLAHAN: Right.

2 MR. CORSON: Is my concern on that.

3 MR. CALLAHAN: Okay.

4 MR. MEEHAN: Okay. So then any other
5 discussion?

6 G is hearing and decision. So we can now
7 jump ahead to the hearing and the notice of
8 public hearing. The applicant must provide
9 notice of the hearing as provided herein.

10 I'm not going to read everything that's
11 already in the --

12 MR. CALLAHAN: We got about 15 more
13 minutes.

14 MR. MEEHAN: Is that right?

15 MR. CALLAHAN: Yup.

16 MR. MEEHAN: Okay. Well, then let's move.

17 So subsection three. Owners of all -- so
18 this is who has to get it. Owners of all
19 property that live on a property line within
20 1,000 feet of the property lines of the
21 property for which the applicant seeks a

1 short-term rental license.

2 And then subsection four then adds like
3 applicable homeowner's association, just adds
4 other types of that type that get notice.

5 Subsection five. If the short-term rental
6 property is accessed via a shared property
7 road, all owners of the property who have a
8 right to access that road or driveway.

9 And then C. The notice shall include.
10 And then struck a bunch of language. And then
11 move things just -- but one of the things that
12 is new is a statement that any problems or
13 complaints may be referred to the applicant or
14 the applicant's agent and may also be referred
15 to the code compliance officer or other
16 designated county official.

17 Then proposed number of bedrooms and
18 proposed maximum occupancy.

19 And finally, if the applicant is an
20 entity, partnership, corporation, LLC, the
21 notice shall also include the name, email

1 address, and telephone number of at least one
2 individual authorized to act on behalf of the
3 entity.

4 And then also, if the property is owned by
5 one or more individuals, at least one owner
6 shall appear in person. This is all new.

7 MR. CALLAHAN: Right.

8 MR. MEEHAN: In person at the public
9 hearing.

10 If the property is owned by an entity, at
11 least one individual authorized to act on
12 behalf of the entity shall appear in person at
13 the public hearing.

14 The board shall permit such individual to
15 appear remotely via video conferencing,
16 provided such individual requests to appear not
17 less than five business days prior to the
18 hearing and further provided that the video
19 conferencing platform is approved by the county
20 and allows for such individual, the board, and
21 other individuals present at the hearing can

1 clearly see and hear the person.

2 The complete application with all
3 supporting documents shall be posted on the
4 county's website no less than 15 days prior to
5 the scheduled date of the public hearing and
6 available to public inspection upon request.

7 In the event the applicant submits any
8 changes, any changes, or supplements to the
9 application within 15 days of the public
10 hearing, that the planning director, in their
11 sole discretion, considers to be material, the
12 planning director may require the applicant to
13 provide notice of such material changes or
14 supplements to all parties who received notice
15 under section blah, blah, blah, in which case
16 the public hearing shall be postponed for a
17 period of not less than 15 days from the
18 scheduled public hearing date to provide the
19 public with an opportunity to review the same.

20 The applicant shall be solely responsible
21 for any cost associated with the rescheduling

1 of the public hearing, including any
2 publication fees.

3 So basically what that says is you got to
4 submit the whole application. If there's a
5 material change that the planning officer
6 decides is material enough to require new
7 notice, then a new notice has to go out and
8 that's on the owner. But that's the only
9 reason. Otherwise, it can just go as-is.

10 Any questions about that?

11 MR. COUNCELL: So the only thing I would
12 say there is I don't think anything -- in other
13 words, every application that the county
14 entertains, it's okay for an agent to do that,
15 a designated agent.

16 So I'm not sure why we're doing this in
17 this case. Not a big deal if they can do it by
18 Zoom.

19 The other thing I would suggest, if we've
20 only got 15 minutes, can we just go through it
21 because there are some things that are

1 important and a lot of them that really aren't.
2 I mean --

3 MR. MEEHAN: Yeah. Let's do that.

4 MR. COUNCELL: We got big fish.

5 MR. MEEHAN: Let's jump again --

6 (Cross talk.)

7 MR. LESHER: Before you do that, on this
8 section, A subsection three, has to do with the
9 perimeter under which notice is provided. And
10 this is one of these one-size-fits-all
11 approaches, which I think we should be learning
12 from.

13 We've heard for those in a lot of the
14 village zones, the TR zones, that, good grief,
15 1,000 feet, that's a lot of the properties that
16 we're noticing and is the impact really felt
17 out that far.

18 MR. COUNCELL: Right.

19 MR. LESHER: And on those, on those, in
20 those smaller lot zones, the village zones and
21 TR, I don't know, is RR smaller lot zone as

1 well?

2 MR. TARLETON: Generally, but it's not
3 drastically smaller. Usually around
4 five acres.

5 MR. LESHER: Well, perhaps the village
6 zones and TR. Do we shrink that down to
7 500 feet and save, frankly, a lot of the burden
8 of both the notification for initial
9 application, but also renewal.

10 MR. COUNCELL: I've got 500 feet beside my
11 notes.

12 MR. LESHER: Well.

13 MR. COUNCELL: I mean I think that's
14 adequate on some of these smaller --

15 MR. LESHER: Yeah, yeah. If you're on a
16 40-acre farm, sure. But for those smaller
17 zones, I think we've seen from the experience
18 that 1,000 feet is more than is necessary.

19 MR. CORSON: More than adequate.

20 MR. MEEHAN: So that's 2A little Roman
21 three, correct?

1 MR. LESHER: Correct.

2 MR. MEEHAN: Okay. Yup. Chip, did you
3 want to just jump in?

4 MR. COUNCELL: That's fine, if you want.

5 MR. MEEHAN: Or I'll go ahead.

6 MR. COUNCELL: No, no. I think as far as
7 me, I'm okay on the rest of page six.

8 If we go to page seven where it says upon
9 the issuance of the board, this is a
10 (indiscernible) -- no, no. I'm sorry.

11 The Short-Term Rental Board. The planning
12 director shall notify each party that
13 participated on the record either written or
14 oral comments.

15 You know, that's available on the website.
16 I think at some point, it's up to people to pay
17 attention and be involved. I mean I don't know
18 how many people show up at these meetings, but
19 we certainly don't do that at the Planning
20 Commission and I know you certainly don't do
21 that at the Council, that everybody that signs

1 up.

2 MR. CALLAHAN: Right.

3 MR. CORSON: There's an easier way.

4 MR. CALLAHAN: Okay.

5 MR. COUNCELL: The other thing on the
6 renewal, on section two, there's a whole list
7 of these that I think are a little bit of an
8 invasion on property. Total number of
9 short-term rental tenants, the dates, the dates
10 the dwelling was occupied by the owner, the
11 dates the dwelling was occupied by anyone other
12 than the owner or a short-term rental member of
13 the owner's immediate family, and a log of
14 rentals accompanying the supporting documents,
15 appropriate receipts or reservation forms.

16 I think that's a overreach.

17 MR. CALLAHAN: Yeah.

18 MR. COUNCELL: That quite honestly, I
19 don't see how the planning staff even manages
20 that.

21 MR. CALLAHAN: Right.

1 MS. MIELKE: Well, actually, an owner is
2 required to have this information for tax
3 purposes because they have to -- there's a
4 certain percentage of time that they can be in
5 there and a certain percentage of time when
6 they rent it out.

7 So all this log does is have them keep a
8 record that the IRS might require them to do.
9 So why shouldn't they do what the law requires?

10 MR. COUNCELL: Well, that would be between
11 them and the IRS. I don't know why we would
12 want to get involved in that.

13 MR. CALLAHAN: Yeah.

14 MR. COUNCELL: I don't --

15 MR. STRANNAHAN: And what would we do with
16 it, the county we, do with that information?
17 Just store it?

18 MR. CORSON: Yeah. I don't see where it's
19 relevant to know --

20 MS. MIELKE: Well.

21 MR. CORSON: -- if an owner or a relative

1 was there.

2 MS. MIELKE: Just so you know, if you're
3 not complying with the tax laws, then you have
4 a problem.

5 MR. STRANNAHAN: (Indiscernible.)

6 MS. MIELKE: Not only with IRS, with us
7 because you're breaking the law.

8 MR. STRANNAHAN: Absolutely. My point is
9 is this something that's going to cause more
10 staff burden?

11 MR. CALLAHAN: Right.

12 MR. STRANNAHAN: And whatever.

13 Yes. I think there's no problem that
14 owners should have to do all of these things,
15 but we don't necessarily need the staff to have
16 to track it.

17 MR. CALLAHAN: I agree.

18 MR. COUNCELL: Even some of these records,
19 if the owner needs to keep them if the county
20 asks, fine.

21 But to turn them in, will that then become

1 under the...

2 MR. STRANNAHAN: Freedom of Information
3 Act.

4 MR. COUNCELL: Yeah.

5 MR. THOMAS: That would be redacted
6 (indiscernible).

7 MS. MIELKE: But they don't have to put
8 names or anything. It just has to, you know,
9 we used it personally for these days and rented
10 it for these days. That's all they're asking.

11 MR. CALLAHAN: Let's move on.

12 MR. CORSON: Yup. Move on. Where else?

13 MR. MEEHAN: I mean I sort of jumped
14 ahead, but at the bottom of page nine, this is
15 sort of significant. So I don't know if this
16 is the case anyway.

17 But so short-term rental licenses shall be
18 non-transferable. For properties transferred,
19 a new application is required. For purposes of
20 this section, a property owned by an entity,
21 corporation, partnership, LLC, shall be

1 considered transferred if there is a change in
2 the controlling interest of such entity and the
3 individuals holding such controlling interest
4 were not the individuals who were approved as
5 part of the initial application.

6 What that means is if you sell the LLC to
7 somebody else, then that new owner needs to
8 file, to apply for their own license.

9 MR. LESHAR: Clarifies what a change of
10 owner constitutes.

11 MR. MEEHAN: Yes, yes.

12 Now, I mean the other changes were sort
13 of, sort of repetitive, meaning we really sort
14 of already covered that stuff. It clarified
15 what the community association is, thing about
16 the shared driveway.

17 I think just nothing else jumps out at me
18 as being significant.

19 Anybody else have anything?

20 MR. COUNCELL: That was pretty much what I
21 had.

1 The only thing I would add, currently,
2 when we set this up at the time, again, as I
3 mentioned in the beginning, so a short-term
4 license applicant comes in. He has to
5 automatically come back in one year, and then
6 it's a two-year license. And they have to come
7 before the Short-Term Rental Board.

8 I wonder if the ones that don't have any
9 complaints and there's not a problem, if they
10 can do that without going through all that
11 expense and time. In other words, if they're
12 proven a good actor, is there a permit process
13 through the county that we can streamline some
14 of that?

15 MS. MIELKE: Isn't it like having a
16 driver's license? I mean even if you have no
17 tickets, you still have to re-register.

18 MR. CORSON: I don't think he's saying
19 that there's going to be no renewal. But
20 having to come back and renotify and go through
21 the whole process if there's no complaints or

1 violations, can we go to an initial application
2 of two years or some term. As opposed if
3 there's no issues, there's no complaints, why
4 have to come back again after year one to do
5 the same thing you just did and you've been
6 following the rules.

7 MR. COUNCELL: Basically they're coming
8 three times in two years.

9 MR. CORSON: Right.

10 MR. MEEHAN: Bryce, is that right?

11 MR. YELTON: I'll speak clearly so
12 everybody can hear me.

13 So the current process is --

14 MR. CALLAHAN: Yup, yup.

15 MR. YELTON: Bryce Yelton, Talbot County
16 Planning and Zoning.

17 So the current process is you come in for
18 your application, and that is a one-year
19 license if approved by the Short-Term Rental
20 Review Board.

21 Within two months before that expires, you

1 come in for your renewal administratively
2 through the county.

3 We review everything, make sure that
4 everything is correct, make sure if there's any
5 violations, that they've been taken care of,
6 make sure that they're paying their
7 accommodations taxes, everything like that.

8 And when they come back for that renewal,
9 they are then approved for two years. And you
10 still have to apply two months before your
11 expiration to continue that renewal.

12 So you don't have to go back to the
13 Short-Term Rental Review Board for renewal.
14 It's only for that first time, unless you miss
15 that renewal date. And that renewal date
16 written into the code is 60 days before the
17 expiration of the license.

18 MR. COUNCELL: I stand corrected then. I
19 was misinformed. Sorry.

20 MR. CALLAHAN: Okay. No problem, no
21 problem. Okay. We're good.

1 You good with that process?

2 MR. TARLETON: (Indiscernible.)

3 SPEAKER: (Indiscernible.)

4 MR. COUNCELL: I think that was very
5 helpful to go through this line by line.

6 MR. CALLAHAN: Yes.

7 MR. CORSON: And I think there's a lot in
8 here.

9 The thing that I struggled with the most
10 was addressing a problem that didn't seem to
11 be --

12 MR. CALLAHAN: A problem.

13 MR. CORSON: -- as big of a problem. You
14 know, there's certainly some things in here
15 that cleans up some of the issues, but I think
16 going through this today was very helpful for
17 us.

18 MR. CALLAHAN: Right.

19 MR. CORSON: So I appreciate it. Thank
20 you all.

21 MR. CALLAHAN: Thank you.

1 So could you guys clean this up a little
2 bit and give us a recommendation on what you
3 think some of the things are --

4 MS. MIELKE: Don't we have to have a
5 hearing?

6 MR. COUNCELL: So we had a public hearing
7 in May.

8 MR. CORSON: May.

9 MR. COUNCELL: And we took testimony.

10 MR. CALLAHAN: Okay.

11 MR. COUNCELL: We left the record open.

12 MR. CALLAHAN: Okay.

13 MR. COUNCELL: Until our next July meeting
14 I think.

15 MR. CALLAHAN: Okay.

16 MR. COUNCELL: We were taking written
17 comments at least through this workshop.

18 MR. CALLAHAN: Sure.

19 MR. COUNCELL: And into.

20 And then but it's up to the chairman, but
21 I would say we're --

1 MR. CORSON: I think I'd like to keep it
2 open until that meeting occurs.

3 MR. CALLAHAN: Okay.

4 MR. CORSON: I think we can come up with
5 something.

6 MR. CALLAHAN: That sounds good.

7 MR. CORSON: We had some good comments on
8 this, and we can get you back something for
9 review.

10 MR. CALLAHAN: Great. Council, any other
11 questions?

12 MS. HAYTHE: No. I think this was good.
13 Thank you for taking the time.

14 MR. CALLAHAN: Yup.

15 MS. MIELKE: Thank you.

16 (Cross talk.)

17 MR. CALLAHAN: Thank you, guys.

18 MR. LESHER: This was a good process.

19 MR. CALLAHAN: It is. Thank you.

20 (Work Session concluded at: 3:29 p.m.)

21

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
County Council Audio, personally appeared before me
5 at the time and place herein set according to law,
6 was interrogated by counsel.

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

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

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

19 AS WITNESS my hand Notarial Seal this 16th
20 day of June, 2025, at Easton



21
Diane Houlihan
Notary Public

My commission expires September 16, 2025

[1,000 - agree]

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