



# TALBOT COUNTY, MARYLAND

County Council

MINUTES

July 22, 2025

Present – President Chuck Callahan, Vice President Pete Leshner, Lynn L. Mielke, County Manager Clay Stamp, and County Attorney, Patrick Thomas. Council members Keasha N. Haythe and Dave Stepp were absent.

- I. Agenda – Mr. Callahan requested and received unanimous consent for approval of the Agenda of Tuesday, July 22, 2025.
- II. Minutes – Mr. Callahan requested and received unanimous consent for approval of the Minutes of Tuesday, June 10, 2025, and Tuesday, July 1, 2025.
- III. Disbursements – Mr. Callahan requested and received unanimous consent for approval of the Disbursements of Tuesday, July 15, 2025, and Tuesday, July 22, 2025.
- IV. Presentation of Program Open Space (POS) Annual Plan for Talbot County for FY26 – Emily Gilmer, Director, Talbot County Department of Parks and Recreation - Ms. Gilmer stated that each year, the Department of Parks and Recreation receives POS funds through the Maryland Department of Natural Resources (DNR) which Parks and Recreation can then allocate to its various projects which align with POS criteria. She stated that the FY26 Annual POS Plan for Talbot County to be submitted, with Council's approval, will be requesting funding for replacement of the playground equipment at the Home Run Baker Sports Complex in Trappe. Ms. Gilmer stated that the playground equipment is approximately 20 years old and needs to be replaced to meet modern safety standards and to provide inclusive play opportunities for all children; total cost of the project is estimated to be \$300,000, 90%, or \$270,000 of which will be POS funding; the remaining 10%, or \$30,000, will come from local funding. She stated that improvements to the ball field at Home Run Baker Sports Complex are also included in the project. Ms. Gilmer concluded her presentation by stating that she will be requesting to utilize POS funding received in the next several years for the replacement of playground equipment at other County parks. Upon motion by Ms. Mielke, seconded by Mr. Leshner, the Council approved the Department of Parks and Recreation's Program Open Space Annual Plan for FY26 by voting 3 – 0 as follows:

Mr. Callahan – Aye  
Mr. Leshner – Aye  
Ms. Mielke - Aye

- V. Introduction of Administrative Resolution:

AN ADMINISTRATIVE RESOLUTION FOR THE PURPOSE OF ACKNOWLEDGMENT AND ACCEPTANCE BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND (THE "COUNTY") OF THE PLANNING, DESIGN, CONSTRUCTION, EQUIPPING AND OPERATION OF CELL NUMBER 5 AND CELL NUMBER 1 OF THE MID-SHORE II REGIONAL LANDFILL IN CAROLINE COUNTY, MARYLAND BY THE MARYLAND ENVIRONMENTAL SERVICE (THE

“SERVICE”) AND THE ISSUANCE BY THE SERVICE OF ITS REVENUE BONDS IN A MAXIMUM ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$28,000,000 FOR SUCH PURPOSE AND RELATED PURPOSES AS CONTEMPLATED UNDER THE EXISTING WASTE DISPOSAL SERVICE AGREEMENT (THE “SERVICE AGREEMENT”) BETWEEN THE SERVICE AND THE COUNTY, AS DESCRIBED HEREIN; ACKNOWLEDGING THE COUNTY’S CONTINUING OBLIGATIONS UNDER THE SERVICE AGREEMENT, AND AS DESCRIBED HEREIN; AUTHORIZING THE APPROVAL, EXECUTION AND DELIVERY OF ANY ADDITIONAL DOCUMENTS, CERTIFICATES OR INSTRUMENTS RELATED TO THE CONTEMPLATED FINANCING BY THE SERVICE, INCLUDING A CONTINUING DISCLOSURE AGREEMENT; AND GENERALLY RELATING TO THE ISSUANCE BY THE SERVICE OF SUCH REVENUE BONDS AND THE SERVICE AGREEMENT, was read into the record by the Clerk and brought forward for introduction. Prior to introduction, Martha Sparks, Finance Director, stated that Talbot County is a participant, along with Caroline, Kent, and Queen Anne’s counties, in an agreement with Maryland Environmental Service (MES) for the provision of the counties’ solid waste disposal needs which currently is at Mid-Shore II Regional Landfill (Mid-Shore II) in Ridgely, Caroline County. She stated that the purpose of the administrative resolution is to acknowledge and accept the issuance by Maryland Environmental Service (MES) of Revenue Bonds to fund the creation and operation of Cell Number 5 and Cell Number 1 at Mid-Shore II which will extend the life of Mid-Shore II. She stated that the Revenue Bonds will be repaid by the revenue generated by the tipping fees charged by Mid-Shore II. She stated that although the debt is not directly held by Talbot County, the County is contingently liable for the debt as one of the four participating counties. Upon motion by Ms. Mielke, seconded by Mr. Leshner, the Council approved the administrative resolution by voting 4 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye (via absentee ballot)  
Mr. Leshner – Aye  
Ms. Mielke – Aye

The Administrative Resolution is effective immediately.

VI. Introduction of Legislation:

A BILL TO AUTHORIZE TALBOT COUNTY, MARYLAND (THE “COUNTY”) TO BORROW NOT MORE THAN SEVEN MILLION EIGHTEEN THOUSAND NINE HUNDRED FORTY-TWO DOLLARS (\$7,018,942) IN ORDER TO FINANCE AND REFINANCE IMPROVEMENTS TO CERTAIN WASTEWATER FACILITIES AND SANITARY DISTRICT FACILITIES IN THE COUNTY AND TO EFFECT SUCH BORROWING BY THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF ITS GENERAL OBLIGATION BONDS PAYABLE FROM AD VALOREM TAXES TO BE LEVIED BY THE COUNTY; EXEMPTING THE BONDS FROM THE PROVISIONS OF SECTIONS 19-205 AND 19-207 OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND; AUTHORIZING THE CONSOLIDATION OF SEPARATE SERIES OF BONDS INTO ONE OR MORE BONDS; AUTHORIZING THE REFUNDING OF SUCH BONDS AND RELATING GENERALLY TO THE ISSUANCE AND SALE OF SUCH BONDS FOR SUCH PURPOSES was read into the record by the Clerk and brought forward for introduction. Prior to introduction, Martha Sparks, Finance Director, stated that the legislation relates to the County’s on-going project to extend public sewer to the properties outlined in Resolution No. 235 which was approved by the Council in late 2016. If approved, the legislation would authorize the County to borrow not more than \$7,018,942 to reimburse construction costs related to the financing and refinancing of improvements to various Sanitary District facilities for the sewer extension project which is anticipated to be completed in

early 2027. The legislation was introduced by Mr. Callahan, Mr. Leshner, and Ms. Mielke as Bill No. 1619. A public hearing was scheduled for Tuesday, August 12, 2025, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

VII. Eligible for Vote:

A BILL TO AMEND CHAPTER 190 (ZONING, SUBDIVISION, AND LAND DEVELOPMENT) OF THE TALBOT COUNTY CODE FOR THE PURPOSES OF ENACTING REGULATIONS REGARDING DISSOLVED AIR FLOTATION (DAF) RESIDUALS, FOOD PROCESSING RESIDUALS, AND LIQUID ORGANIC SOIL AMENDMENTS, PROVIDING THAT THE STORAGE OF SUCH MATERIALS IS A PERMITTED USE IN THE AGRICULTURAL CONSERVATION (“AC”), COUNTRYSIDE PRESERVATION (“CP”), WESTERN RURAL CONSERVATION (“WRC”), AND RURAL CONSERVATION (“RC”) ZONING DISTRICTS, AND DEFINING TERMS ASSOCIATED THEREWITH, was read into the record by the Clerk and brought forward for vote. Prior to the vote, Bryce Yelton, Assistant Planning Officer, stated that Dissolved Air Flotation (DAF) or food processing residuals, are the products remaining after consolidating solids or sludge, out of wastewater during the treatment process, which can then be used as fertilizer. He stated that other surrounding jurisdictions had previously adopted regulations regarding DAF residuals. Council discussion ensued with Mr. Yelton. The Council approved Bill No. 1617 by voting 4 – 0 as follows:

Mr. Callahan – Aye  
Mr. Stepp – Aye (via absentee ballot)  
Mr. Leshner – Aye  
Ms. Mielke – Aye

Bill No. 1617 becomes effective as provided for in the legislation.

VIII. County Manager’s Report:

- A. Talbot Family Network – Requested Council approval for the appointment of Tina Jones to a three-year term on the Talbot Family Network Board of Directors; said term will expire July 1, 2028. Upon motion by Mr. Leshner, seconded by Ms. Mielke, the Council approved the appointment by voting 3 - 0 as follows:

Mr. Callahan – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye

- B. Historic Preservation Commission – Requested Council approval for the appointment of Thomas “Tom” Costigan to a three-year term on the Historic Preservation Commission; said term will expire on July 1, 2028. Upon motion by Mr. Leshner, seconded by Ms. Mielke, the Council approved the appointment by voting 3 - 0 as follows:

Mr. Callahan – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye

- C. Hog Neck Golf Course – Requested Council approval of the request of the General Manager of Hog Neck Golf Course to use FY26 Capital Outlay funding for the purchase of a Toro Workman Greens Sprayer in the sum of \$65,028.33; said purchase will be made from Turf Equipment and Supply utilizing a Sourcewell group purchasing contract. Upon motion by Ms. Mielke, seconded by Mr. Leshner, the Council approved the purchase by voting 3 – 0 as follows:

Mr. Callahan - Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye

- D. Hog Neck Golf Course – Requested Council approval of the General Manager of Hog Neck Golf Course to use FY26 Capital Outlay funding for the sole source purchase of a Bernhard Reel Grinder the sum of \$56,000; said purchase will be made from Finch Turf, Inc., the only distributor of Bernhard products in the state of Maryland. Upon motion by Ms. Mielke, seconded by Mr. Leshner, the Council approved the purchase as outlined by voting 3 – 0 as follows:

Mr. Callahan – Aye  
Mr. Leshner – Aye  
Ms. Mielke - Aye

- E. Recycling Bins at Perry Cabin Park – Mr. Stamp advised that the recycling bins currently located at Perry Cabin Park in St. Michaels will be removed later in the week and signs will be placed at the location indicating that the bins are being relocated to the entrance of the Mid-Shore I Homeowner Drop-off and Transfer Station located on Barkers Landing Road. in Easton. He stated that the bins are being relocated due to their incompatibility with the nearby sports field activities and the repeated misuse of the bins for household trash, furniture, etc. Mr. Stamp advised that the County is in the process of selecting a new site for recycling bins in the Bay Hundred area to better serve the citizens there and that updates will be provided as the project moves forward.

- F. Introduction of Talbot County Intern – Mr. Stamp introduced Caleb Schneck, summer intern for Talbot County. He stated that Mr. Schneck, a rising junior at the University of Maryland College Park, will be working with various County departments, including Easton Airport, Planning & Zoning, the Department of Emergency Services, Finance, etc. Mr. Stamp stated Mr. Schneck will also assist the County Manager's Office in developing an internship guide to expand and strengthen the County's internship program. Council members welcomed Mr. Schneck.

- IX. Public Comments: Members of the public were afforded an opportunity to comment on matters of interest to them.

- X. Council Comments:

Ms. Mielke - No comments.

Mr. Leshner - Following comments by Zach Lister, member of a local Boy Scout troop, during the *Public Comments* portion of the meeting on legislation pending before the Council, Mr. Leshner had commented that, in his opinion, when a

resident of Talbot County who is not yet of voting age, cares enough about an issue to speak publicly and passionately about it, people take notice. Mr. Leshner continued his comments by stating that Mr. Lister is a member of the Boy Scout troop of which he is one of the adult leaders. He stated that the requirements for the Citizenship in the Community Merit Badge require the Scout to attend and observe a public meeting and be prepared to discuss an issue while there, Mr. Lister had taken the additional step and testified in public. Mr. Leshner concluded his comments by stating that he looks forward to attending Mr. Lister's Eagle ceremony.

Mr. Callahan - No comments.

Upon motion by Ms. Mielke, seconded by Mr. Leshner, the Council voted to reconvene on Tuesday, July 29, 2025 at 4:00 p.m. for a work session on the Administrative Resolution Establishing a Senior Citizens Task Force; and to reconvene on Tuesday, August 12, 2025 at 3:30 p.m. in Open Session and immediately adjourn into Closed Session as listed on the statement for closing that meeting, then for the regularly scheduled meeting at 5:00 p.m. by voting 3 – 0 as follows:

Mr. Callahan – Aye  
Mr. Leshner – Aye  
Ms. Mielke – Aye

The meeting ended at 5:40 p.m.

The transcript of the Tuesday, July 22, 2025, County Council meeting is available for review in the Office of the Talbot County Manager during regular office hours.

XI. Summary of Closed Session Held on July 22, 2025:

1. Statement of the time, place, and purpose of the closed session:

Time of closed session: 4:00 p.m. to 5:00 p.m.  
Place of closed session: County Council Office  
Purpose of the closed session: To consider various matters as set forth in the statement for closing the meeting


2. Record of the vote of each member as to closing the session:


Names of members voting aye: Callahan, Leshner, Mielke  
Members opposed: None  
Abstaining: None  
Absent: Haythe, Stepp

3. Statutory authority to close session and listing of each topic actually discussed, persons present, and each action taken in the session:

Topic Description	Statutory Authority	Reason for Closed Session Discussion	Persons Present	Action Taken
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To discuss appointments to various County boards and committees	GP § 3-305(b)(1)(i)	Public discussion would discourage individuals from volunteering to serve	Chuck Callahan, Pete Leshner, Lynn Mielke, Clay Stamp, Jessica Morris, Patrick Thomas	No action
To provide legal advice regarding Board of Appeals decision	GP § 3-305(b)(7)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Lynn Mielke, Clay Stamp, Jessica Morris, Patrick Thomas, Brennan Tarleton	No action
To provide legal advice regarding Public Information Act request	GP § 3-305(b)(7)	Attorney-client privilege regarding legal advice	Chuck Callahan, Pete Leshner, Lynn Mielke, Clay Stamp, Jessica Morris, Patrick Thomas	Council concurred with recommendation

		<b>TALBOT COUNTY, MARYLAND</b> <b>WEEKLY CASH STATEMENT</b> <b>7/15/2025</b>	
<b>OPERATING FUNDS - SHORE UNITED BANK</b>			
<b>OPERATING FUNDS AT</b>	<b>7/8/2025</b>		<b>\$ 51,000,026.21</b>
Interest on Accounts 6/2025			145,184.21
Returned Paymentus Payments			(9,377.66)
Deposits			4,741,317.49
Checks			(198,232.21)
ACH Disbursements			(1,153,834.63)
EFT's			(95,407.23)
Wire Transfers			(5,293,653.80)
<b>OPERATING FUNDS AT</b>	<b>7/15/2025</b>		<b>\$ 49,136,022.38</b>
<b>PETTY CASH FUNDS</b>			<b>\$ 18,105.00</b>
<b>INVESTMENT FUNDS</b>			
		<u>Yield</u>	
Maryland Local Government Investment Pool (MLGIP)		4.32%	\$ 23,329,746.79
Bayvanguard Bank		4.15%	\$ 11,254,141.36
Shore United Money Market Account		4.33%	\$ 62,993,427.18
<b>INVESTMENT FUNDS TOTAL</b>			<b>\$ 97,595,420.33</b>
<b><u>TOTAL ALL CASH AND INVESTMENTS</u></b>			<b><u>\$ 146,731,442.71</u></b>

		<b>TALBOT COUNTY, MARYLAND</b> <b>WEEKLY CASH STATEMENT</b> <b>7/22/2025</b>	
<b>OPERATING FUNDS - SHORE UNITED BANK</b>			
<b>OPERATING FUNDS AT</b>	<b>7/15/2025</b>		<b>\$ 49,136,022.38</b>
Returned Paymentus Payments			(49,297.99)
Returned Value Payments			(7,719.67)
Returned Check #102			(1,712.33)
Deposits			5,948,539.58
Checks			(105,865.84)
ACH Disbursements			(2,144,236.91)
<b>OPERATING FUNDS AT</b>	<b>7/22/2025</b>		<b>\$ 52,775,729.22</b>
<b>PETTY CASH FUNDS</b>			<b>\$ 18,105.00</b>
<b>INVESTMENT FUNDS</b>			
		<u>Yield</u>	
Maryland Local Government Investment Pool (MLGIP)	4.33%	\$	23,329,746.79
Bayvanguard Bank	4.15%	\$	11,254,141.36
Shore United Money Market Account	4.33%	\$	62,993,427.18
<b>INVESTMENT FUNDS TOTAL</b>			<b>\$ 97,595,420.33</b>
<b><u>TOTAL ALL CASH AND INVESTMENTS</u></b>			<b><u>\$ 150,371,149.55</u></b>