

COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND

Council Meeting

January 14, 2025; 5:00 p.m.

Council Chambers, Easton, Maryland

COUNCIL MEMBERS:

Chuck F. Callahan

Pete Leshner

Keasha N. Haythe

Lynn L. Mielke

Dave Stepp

Reported by

Diane Houlihan

TRANSCRIPT OF PROCEEDINGS

MR. CALLAHAN: So I want to welcome everybody to the meeting tonight.

And could you please stand for the Pledge of Allegiance of the Flag and the prayer, please.

(Prayer and Pledge of Allegiance.)

MR. CALLAHAN: Okay. Thank you, Mr. Stepp. Appreciate it. Okay.

First on the agenda, we've had it before us, is there any additions, deletions, or corrections to the agenda tonight? Okay. Hearing none, the chair moves that the agenda be accepted as unanimous consent. Okay.

Next is the minutes of November 12th and November 26th. We've had a chance to take a look at them. Is there any deletions or additions or corrections to the minutes, Council? Okay. Hearing none, the chair moves that the minutes be accepted as unanimous

1 consent.

2 Next on the agenda is the disbursements of
3 December 17th and the 24th. We've had a chance
4 to take a look at that. Is there any deletions
5 or corrections or additions to the
6 disbursements?

7 MR. STEPP: You called out two dates. But
8 we're also approving them for December 31st,
9 January 7th, and January 14th.

10 MR. CALLAHAN: I'm sorry. Yeah. If I
11 said that, I missed that. Sorry about that.
12 Thank you, Mr. Leshner. I appreciate that.

13 With those dates, is there any corrections
14 or deletions?

15 MS. HAYTHE: No.

16 MR. CALLAHAN: Okay. With that said, the
17 chair moves that the disbursements be accepted
18 as unanimous consent. All right. Sorry about
19 that.

20 Next on the agenda is introduction of
21 administrative resolution. Madam Secretary,

1 could you go ahead and read that?

2 SECRETARY: Administrative resolution
3 establishing a Talbot 250 Commission.

4 MR. CALLAHAN: Okay. Mr. Leshner,
5 Mr. Thomas.

6 MR. LESHNER: This was done at my request.
7 You might be aware that in 2026, we
8 celebrate America's 250th.

9 MR. CALLAHAN: Right.

10 MR. LESHNER: 250th anniversary of American
11 independence.

12 The State has established a statewide
13 Maryland 250 Commission to coordinate
14 activities celebrating this anniversary. And
15 the State has been encouraging local
16 jurisdictions, municipalities and counties, to
17 similarly establish local commissions to do a
18 local coordinating effort.

19 And so I have asked for this to be
20 created. And as you saw, we've put a revised
21 version in. Mr. Thomas put this in with a

1 revised version to give us a little bit of
2 flexibility so that if we inadvertently leave
3 somebody out, we can make sure that we can be
4 inclusive with that local coordinating
5 commission.

6 MR. CALLAHAN: Okay. Mr. Thomas, you want
7 to add to that?

8 MR. THOMAS: I don't have anything further
9 to add, but I can answer any questions if you
10 need.

11 MR. CALLAHAN: Okay.

12 MR. LESHER: I will say, too, that our
13 very able and high-energy communications
14 director is all poised and ready to go and has
15 already announced a public meeting for next
16 week and is gathering interest in it.

17 I've heard from some of my colleagues at
18 the museum who are most certainly going to be
19 in attendance with that.

20 And I want to commend her for pushing to
21 move this forward and to get it started. Thank

1 you.

2 MR. CALLAHAN: Okay. So --

3 MS. HAYTHE: Just to add, too, that we
4 have a wonderful State representative in
5 Michelle as well that has certainly been
6 supporting us to do this with the commission as
7 well.

8 MR. LESHER: That's right.

9 MS. HAYTHE: Michelle Johnson. And thank
10 you for her as well, who lives right here in
11 Talbot County.

12 MR. CALLAHAN: Good. Any other comments
13 from Council?

14 MS. MIELKE: I just have comment. May I?

15 MR. CALLAHAN: Yeah. Sure.

16 MS. MIELKE: In reviewing it, I noticed it
17 didn't have like a deadline for a report of
18 their recommendations or conclusions. And I
19 wondered whether we should consider putting
20 that in.

21 MR. LESHER: Well, whether or not it's in

1 the resolution, I think that we can call for
2 that. Whether we want to do it on a, you know,
3 give them some time and ask for a report say
4 the summer or do it on a quarterly basis.

5 MR. KILMON: I can speak to -- yeah. You
6 want me to speak to it?

7 MR. THOMAS: I can just add that it does
8 provide that they are to provide reports at
9 least once per quarter at regular Council
10 meetings. And that within three months after
11 the final event, they're going to submit a
12 final report to the county. And then
13 afterwards, they'll be disbanded.

14 MS. MIELKE: I just meant a final report
15 of what the plan is.

16 MR. THOMAS: Okay. I mean --

17 MS. MIELKE: It's okay.

18 MR. CALLAHAN: Our plan?

19 MS. MIELKE: What?

20 MR. CALLAHAN: Our plan?

21 MS. MIELKE: Our plan, yes, of what their

1 recommendations.

2 MR. CALLAHAN: Okay.

3 MR. STEPP: Mr. President, may I defer my
4 comments to Sarah?

5 MR. CALLAHAN: Yeah. Sure.

6 MR. KILMON: I'll just go here.

7 Hello. My name is Sarah Kilmon. I'm the
8 communications coordinator and public
9 information officer for Talbot County.

10 Yes. This legislation has been a long
11 time coming. I believe Michelle was asking us
12 about a year ago when our commission was
13 coming. And so I'm excited that we've got it
14 up and running today with your approval.

15 So I just wanted to give you a little bit
16 of a background.

17 The commission's kind of goal as written
18 in the legislation will be to coordinate
19 efforts around Talbot 250. We have
20 intentionally kept it a little lofty because I
21 would like to work with the commission to ask

1 them what they would like to see done.

2 There's a lot of organizations that have
3 already been in the process of planning things
4 around 250. So I certainly don't want to step
5 on anyone's toes. I want them to be brought to
6 the conversation.

7 And essentially, it will be a place where
8 we can promote and organize our Talbot 250
9 events.

10 We do have a website set up. It's
11 talbot250.org. And you can -- that is live
12 now. You can see that. And then once the
13 commission is up and running, all the
14 commission information will be available there
15 as well.

16 But that will be a kind of place where you
17 can see upcoming Talbot 250-related events,
18 historical events, stories, and people, etc.

19 MR. CALLAHAN: Okay. That's great. Good
20 work.

21 Any questions from Council?

1 MS. HAYTHE: No.

2 MR. CALLAHAN: Okay.

3 MR. LESHER: So a motion is in order.

4 MR. CALLAHAN: Yup. Is there a motion?

5 MR. LESHER: I'll move approval of the
6 administrative resolution.

7 MS. HAYTHE: Second.

8 MR. CALLAHAN: Okay. We got a motion and
9 second to go ahead and approve Talbot 250
10 Commission. Madam Secretary, could you call
11 the vote.

12 SECRETARY: Mr. Callahan.

13 MR. CALLAHAN: Aye.

14 SECRETARY: Mr. Stepp.

15 MR. STEPP: Aye.

16 SECRETARY: Mr. Leshner.

17 MR. LESHER: Aye.

18 SECRETARY: Ms. Mielke.

19 MS. MIELKE: Aye.

20 SECRETARY: Ms. Haythe.

21 MS. HAYTHE: Aye.

1 MR. CALLAHAN: Okay. Good. Okay.

2 Next on the agenda is introduction of
3 legislation. Madam Secretary, could you go
4 ahead and read that bill.

5 SECRETARY: A bill to authorize the
6 improvement of athletic fields at public
7 schools within Talbot County.

8 MR. CALLAHAN: Okay. Mr. Shafer, you want
9 to come on up. There you go.

10 MR. SHAFER: Thank you, President
11 Callahan. Good evening, Members of Council.
12 Happy New Year, everybody.

13 Yes. So the first of three items that
14 will be mentioned tonight are the athletic
15 field improvements associated with the capital
16 enabling legislation that the Council is moving
17 forward.

18 And generally speaking, the athletic field
19 improvements are going to be surrounding the
20 current fields that we have, grass fields, and
21 doing some long-standing improvements related

1 to some issues or concerns that came up related
2 to the artificial turf discussion. So we're,
3 you know, moving forward with the process of
4 upgrading our grass fields.

5 MR. CALLAHAN: Okay. Okay. Any questions
6 from Council? Okay.

7 Want to raise our hands?

8 MR. LESHER: To sponsor this?

9 MR. CALLAHAN: Yes.

10 MR. LESHER: Sponsored by Council.

11 MR. CALLAHAN: Okay. Sit right there, sit
12 right there.

13 MR. LESHER: You want to get a bill
14 number?

15 MR. CALLAHAN: Yup. Want to go ahead,
16 Madam Secretary. If you'll go ahead and tell
17 us what the bill is.

18 SECRETARY: This will be known as Bill
19 Number 1580, and the public hearing will be
20 held on Tuesday, February 11th, at 5:30 p.m.

21 MR. CALLAHAN: Okay. Thank you. Okay.

1 The next bill, Madam Secretary.

2 SECRETARY: A bill to authorize
3 replacement of the auditorium lighting system
4 at Easton High School.

5 MR. CALLAHAN: Okay. Yup.

6 MR. SHAFER: Yeah. So the Talbot County
7 auditorium at Easton High School has a lighting
8 system that dates back to the school's
9 renovation in '97. So we're pushing 20
10 whatever, 28 years, 27 years. And it is in
11 need of replacement. So this allocation would
12 do that.

13 MR. CALLAHAN: Okay. Any questions from
14 Council?

15 I think this is something we had in the
16 budget; isn't it?

17 MS. MIELKE: Right.

18 MR. CALLAHAN: Yup.

19 MR. SHAFER: Yeah. So it was a request, a
20 capital request that we had. Yeah.

21 MR. CALLAHAN: That's something that

1 Council wanted us -- go ahead.

2 MR. STAMP: These have been approved in
3 the FY25 budget by Council.

4 MR. CALLAHAN: Yup. That's what I
5 thought. Yup. Just wanted to make sure that
6 the public knew that. Okay.

7 MR. LESHER: Having been involved with a
8 couple of school theater productions and such,
9 I've seen how desperately needed this lighting
10 system is.

11 In fact, in order to put on some of the
12 really quality student productions that we've
13 seen at Easton High School, I believe that some
14 of the lighting directors have been bringing
15 equipment in from Baltimore County or use of
16 Baltimore County and other places to supplement
17 the antiquated equipment that the auditorium
18 itself has.

19 So this is I think going to be -- we've
20 moved into an era of LED lighting, which didn't
21 exist back in 1997.

1 MR. CALLAHAN: Okay.

2 MR. LESHER: This is going to be a huge
3 leap forward.

4 MS. HAYTHE: And we heard it during our
5 budget.

6 MR. CALLAHAN: We did hear it.

7 MS. HAYTHE: At the school. We know it's
8 needed.

9 MR. CALLAHAN: Okay. No other questions,
10 just raise our hands.

11 MR. LESHER: To sponsor. Sponsored by
12 Council.

13 SECRETARY: This will be known as Bill
14 Number 1581. The public hearing will be on
15 Tuesday, February 11th, at 5:30 p.m.

16 MR. CALLAHAN: Okay. The next bill.

17 SECRETARY: A bill to authorize
18 replacement and improvement of interior lights
19 at St. Michaels High School.

20 MR. CALLAHAN: Okay. Yup.

21 MR. SHAFER: So this would be the -- we

1 are currently replacing the elementary side
2 lights at the St. Michael's complex with grant
3 funding. So this would complete that project,
4 the LED conversion at that campus and the last
5 building that we have to convert.

6 MR. CALLAHAN: That's great. Okay.

7 Any questions from Council? Okay.

8 Raise our hands if sponsoring this.

9 MR. LESHER: Sponsored by Council.

10 SECRETARY: This will be known as Bill
11 Number 1582. The public hearing will be on
12 Tuesday, February 11th, at 5:30 p.m.

13 MR. CALLAHAN: Okay.

14 MR. SHAFER: And if the Council doesn't
15 mind, just very quickly, because it's kind of
16 in line with the capital projects funding.

17 First, I just want to, once again, thank
18 the Council for the capital funding associated
19 with the Chapel project and just provide a
20 very, very brief update that the project is
21 going well, it is on schedule, it is within the

1 established budget, and no complaints.

2 Very thankful to the Council, and I need
3 to say this more publicly, for allowing or
4 assigning, I don't know which it is, Bill Stagg
5 as the CDyooounty's project manager. He's been a
6 great asset to me and the project. So thank
7 you to Council.

8 MR. CALLAHAN: That's good. That's good.
9 Okay. Good job, good job.

10 MR. SHAFER: Thank you.

11 MR. CALLAHAN: Okay. So we're a little
12 bit early. So we're going to skip over to
13 Mr. Stamp, which is Clay's stuff.

14 MR. STAMP: Thank you, Council. County
15 manager report. We have some board and
16 committee appointments that we'd like to ask
17 you to support.

18 First one would be the Adult Public
19 Guardianship Review Board. We're requesting
20 the reappointment of the following individuals:
21 Wendy Young-Dyott, St. Marks Ministry to the

1 Aged; Heather Howes, Channel Marker; Glenn
2 Klakring, attorney; Sam VanNest,
3 representative, disabled community; and Kerri
4 Engles Roberts, Department of Social Services.

5 MR. CALLAHAN: Okay. Any questions,
6 Council?

7 MS. HAYTHE: No. Motion to approve the
8 appointment.

9 MR. CALLAHAN: Do I have a second?

10 MR. LESHER: Second.

11 MR. CALLAHAN: Okay. I have a motion and
12 second. Madam Secretary, could you call the
13 vote.

14 SECRETARY: Mr. Callahan.

15 MR. CALLAHAN: Aye.

16 SECRETARY: Mr. Stepp.

17 MR. STEPP: Aye.

18 SECRETARY: Mr. Leshner.

19 MR. LESHER: Aye.

20 SECRETARY: Ms. Mielke.

21 MS. MIELKE: Aye.

1 SECRETARY: Ms. Haythe.

2 MS. HAYTHE: Aye.

3 MR. STAMP: Thanks, Council.

4 Next one is the Agricultural Resolution
5 Board. Requesting the reappointment of Travis
6 Hutchison representing the ag community.

7 MR. CALLAHAN: Okay. Any questions from
8 Council?

9 MS. HAYTHE: No questions. Motion to
10 approve the appointment.

11 MR. LESHER: Second.

12 MS. MIELKE: Second.

13 MR. CALLAHAN: Okay. We got a motion and
14 second. Madam Secretary, could you call the
15 vote.

16 SECRETARY: Mr. Callahan.

17 MR. CALLAHAN: Aye.

18 SECRETARY: Mr. Stepp.

19 MR. STEPP: Aye.

20 SECRETARY: Mr. Leshner.

21 MR. LESHER: Aye.

1 SECRETARY: Ms. Mielke.

2 MS. MIELKE: Aye.

3 SECRETARY: Ms. Haythe.

4 MS. HAYTHE: Aye.

5 MR. STAMP: I guess I should move slower;
6 shouldn't I? We have to stretch it to 5:30.

7 MR. CALLAHAN: Yeah.

8 MR. STAMP: Okay. The next one is the
9 Historic Preservation Commission. Requesting
10 the appointment of Sharon Nash.

11 MR. CALLAHAN: Any questions, Council?

12 MS. MIELKE: No questions. Motion to
13 approve.

14 MR. CALLAHAN: Okay. We got a motion.

15 MS. HAYTHE: Second.

16 MR. CALLAHAN: We got a motion and second
17 to put Ms. Nash. Madam Secretary, can you call
18 the vote.

19 SECRETARY: Mr. Callahan.

20 MR. CALLAHAN: Aye.

21 SECRETARY: Mr. Stepp.

1 MR. STEPP: Aye.

2 SECRETARY: Mr. Leshner.

3 MR. LESHNER: Aye.

4 SECRETARY: Ms. Mielke.

5 MS. MIELKE: Aye.

6 SECRETARY: Ms. Haythe.

7 MS. HAYTHE: Aye.

8 MR. STAMP: The next would be the Planning
9 Commission. We're requesting your approval for
10 the appointment of Mr. Ed Heikes to serve on
11 the Planning Commission.

12 MR. CALLAHAN: Okay. Is there a motion?

13 MS. HAYTHE: Motion to approve.

14 MR. CALLAHAN: Is there a second?

15 MR. STEPP: Second.

16 MR. CALLAHAN: Okay. We got a motion and
17 second to put Mr. Heikes on the Planning
18 Commission. Madam Secretary, can you call the
19 vote.

20 SECRETARY: Mr. Callahan.

21 MR. CALLAHAN: Aye.

1 SECRETARY: Mr. Stepp.

2 MR. STEPP: Aye.

3 SECRETARY: Mr. Leshner.

4 MR. LESHNER: Aye.

5 SECRETARY: Ms. Mielke.

6 MS. MIELKE: Aye.

7 SECRETARY: Ms. Haythe.

8 MS. HAYTHE: Aye.

9 MR. STAMP: And the next would be the
10 Short-Term Rental Review Board. Asking for
11 your consideration for two spots. For the
12 appointment of Mr. Bob Haase, which would be a
13 reappointment of Mr. Bob Haase, and the
14 appointment of Mr. Hugh Smith to serve on the
15 Short-Term Rental Review Board.

16 MR. LESHNER: I'll move the appointments.

17 MS. MIELKE: Second.

18 MR. CALLAHAN: Okay. We got a motion and
19 second to put Mr. Smith and Mr. Haase back on
20 the board. Madam Secretary, could you call the
21 vote.

1 SECRETARY: Mr. Callahan.

2 MR. CALLAHAN: Aye.

3 SECRETARY: Mr. Stepp.

4 MR. STEPP: Aye.

5 SECRETARY: Mr. Leshner.

6 MR. LESHER: Aye.

7 SECRETARY: Ms. Mielke.

8 MS. MIELKE: Aye.

9 SECRETARY: Ms. Haythe.

10 MS. HAYTHE: Aye.

11 MR. STAMP: Finally, the Tourism Board.

12 The Town of St. Michaels is requesting to have
13 Commissioner Katrina Whittington replace the
14 member currently serving on that board.

15 MR. LESHER: I'll move the appointment.

16 MR. CALLAHAN: Okay.

17 MR. STEPP: Second.

18 MR. CALLAHAN: Okay. We got a motion and
19 second. Madam Secretary, could you call the
20 vote.

21 SECRETARY: Mr. Callahan.

1 MR. CALLAHAN: Aye.

2 SECRETARY: Mr. Stepp.

3 MR. STEPP: Aye.

4 SECRETARY: Mr. Leshner.

5 MR. LESHNER: Aye.

6 SECRETARY: Ms. Mielke.

7 MS. MIELKE: Aye.

8 SECRETARY: Ms. Haythe.

9 MS. HAYTHE: Aye.

10 MR. STAMP: Thank you, Council. I'd like
11 to ask Rich Setter to come up.

12 Rich Setter is your golf professional at
13 Hog Neck Golf Course. He's going to be
14 discussing the 2025 golf course rates and fee
15 schedule proposal that you have in your packet.
16 And he's here to go through that and answer any
17 questions.

18 Good evening, Rich.

19 MR. SETTER: Good evening, everybody.
20 Rich Setter, golf professional, GM Hog Neck
21 Golf Course.

1 Also, in 2026, it's the 50th anniversary
2 of Hog Neck Golf Course.

3 MR. LESHER: Wow.

4 MR. SETTER: So be thinking about how you
5 want to celebrate that, too. I know I am.

6 In terms of the rates, keeping in mind
7 with sort of our fiscal budget theme, trying to
8 stay very conservative with all the unknowns
9 out there going forward. Basically, the
10 membership rates there, if you are a single
11 member, looking at \$100 increase across the
12 board is all. Same thing with couples and a
13 family membership, a \$200 increase is all.

14 And then in terms of our daily rates.
15 Just looking to increase the weekend daily fee
16 rate coming in there.

17 Everything else has pretty much stayed the
18 same for the most part, trying to stay
19 consistent and conservative with everything
20 that we've done.

21 MR. CALLAHAN: Okay. Any questions from

1 Council?

2 Any questions from you, Ms. Mielke?

3 MS. MIELKE: No.

4 MR. CALLAHAN: You're on the board.

5 MS. MIELKE: Well, he can explain why.

6 MR. CALLAHAN: Okay. Any questions?

7 MS. HAYTHE: No questions. Just
8 congratulations on the 50th anniversary,
9 though.

10 MR. SETTER: Thank you. Any ideas you can
11 come up with, fire away at me.

12 MR. CALLAHAN: Okay. All right.

13 MR. STEPP: Open a new driving range.

14 MR. SETTER: That would be a great little
15 anniversary present.

16 MR. STEPP: Yes.

17 MR. CALLAHAN: Okay. Yeah. Okay. All
18 right. Do I have a motion?

19 MS. MIELKE: I so move.

20 MS. HAYTHE: Second.

21 MR. CALLAHAN: Okay. We got a motion and

1 second. Madam Secretary, could you call the
2 vote.

3 SECRETARY: Mr. Callahan.

4 MR. CALLAHAN: Aye.

5 SECRETARY: Mr. Stepp.

6 MR. STEPP: Aye.

7 SECRETARY: Mr. Leshner.

8 MR. LESHNER: Aye.

9 SECRETARY: Ms. Mielke.

10 MS. MIELKE: Aye.

11 SECRETARY: Ms. Haythe.

12 MS. HAYTHE: Aye.

13 MR. CALLAHAN: Okay.

14 MR. STAMP: Thank you.

15 MR. SETTER: Thank you. I commend you on
16 your efficiency. You're flying.

17 MR. STAMP: Thank you, Rich.

18 MR. SETTER: Thank you.

19 MR. LESHNER: You didn't think you were
20 going to get to go home this early tonight; did
21 you?

1 MR. SETTER: That never happens.

2 MR. STAMP: Council, a couple of more
3 things.

4 One, I'd like to, under announcements,
5 mention that county offices will be closed on
6 Monday, January 20th, for Martin Luther King,
7 Jr. Day.

8 And then finally, I just want to take a
9 moment to extend my kudos to our Roads
10 Department and our first responders, those
11 folks that were out there doing what needed to
12 be done during a foot of snow that appeared.

13 We're not used to getting a foot of snow
14 around here, but everyone pitched in.

15 And a special shout out to our farm
16 community.

17 I think if you looked at our Facebook
18 post, and I do want to give a shout out to
19 Sarah, our communications manager, who jumped
20 in a plow truck and interviewed one of our plow
21 operators and put that on social media so that

1 folks could hear from a plow driver what it's
2 like to try to clear roads.

3 But on the social media, they put this
4 song. It says you may have famous friends, but
5 I got friends with tractors.

6 So the back story to that is we're very
7 fortunate to have the team of people that we
8 have.

9 And one of the individuals that Brian has
10 down there is Lois McDonald, who has been with
11 us for years and years. And during the height
12 of things when we were trying to get the roads
13 opened up, I looked over to Lois, I said should
14 we call the farmers. And she said yeah, and
15 she knew who to call.

16 MR. CALLAHAN: Right.

17 MR. STAMP: And within a very short amount
18 of time, we had up to eight different farmers
19 that contracted with our Roads Department to
20 get out there and help us.

21 And it's just about, you know, we talk

1 about community and the beauty of community.
2 While other counties were struggling, bragging
3 rights for a minute, our county came together
4 as a community. And just real proud.

5 And I know you are as well. And I just
6 want to shout out to a lot of people who are
7 out there doing a good job.

8 MR. CALLAHAN: That sounds great. I
9 appreciate it.

10 MR. LESHER: Mr. Stamp, I realize that for
11 our roads crews and for our farmers who are
12 assisting them, that was, to use a classical
13 reference, a (inaudible) fee in task because
14 they would clear a road, and the winds would
15 blow and drift the snow back across the roads.
16 And they would have to clear it again. And a
17 lot of those roads had to be cleared many
18 multiples of times, particularly where there
19 are no wind breaks against the edges of fields.

20 And so the effort was not merely clearing
21 a foot of snow, but re-clearing that snow

1 several times over.

2 Really kudos to all of those involved,
3 including those who knew where to find the
4 farmers.

5 MR. STAMP: Right. Good.

6 MR. CALLAHAN: And we just have a few more
7 minutes.

8 And like you say, kudos to fire, the
9 deputies, all them because they were right out
10 in it, too.

11 MR. STAMP: That's right.

12 MR. CALLAHAN: And they got to keep us
13 safe and sound.

14 MS. MIELKE: There were quite a few
15 rescues by our Sheriff's Department; weren't
16 there?

17 MR. STAMP: Yeah.

18 MR. CALLAHAN: Yeah, it was. So okay.

19 MR. STAMP: So in one of the moments,
20 Chuck said to me, because we do try hard around
21 here to make sure we do the right thing. And

1 when we were trying to re-clear those roads
2 that were drifting over, Chuck said to me in
3 this one moment, he said don't be too hard on
4 ourselves, we're not snow people.

5 MR. CALLAHAN: Yeah. Exactly.

6 MR. STAMP: Anyway, it was a good showing.
7 Thank you.

8 MR. CALLAHAN: It was good. It was good
9 on the guys. Yeah. Okay.

10 We about ready?

11 MS. HAYTHE: Two minutes.

12 MR. LESHER: Officially 90 seconds.

13 MS. HAYTHE: (Inaudible.)

14 MR. CALLAHAN: All right. Madam
15 Secretary, so get geared up, get geared up.

16 MR. LESHER: And following on that, I
17 certainly heard from our county manager,
18 Mr. Stamp, about all the efforts to -- he was
19 personally involved in assisting the roads crew
20 and coordinating their efforts.

21 And clearly, this was a full team effort

1 to respond to the emergency.

2 But I also had the occasion Wednesday
3 night to go to the Corn Club dinner over at the
4 VFW. This is where the University of Maryland
5 Agricultural Extension awards those farmers who
6 have been most efficient in planting and
7 growing their crops. And it recognizes both
8 corn growers and soybean growers. And the
9 youngest recipient must have been about five --

10 MS. HAYTHE: Yeah. I think he was.

11 MR. LESHER: -- children's division, too.

12 But I spoke with one of our farmers who
13 had been called out. And he said how there
14 were barriers to getting farmers out there and
15 how Mr. Stamp had removed those barriers and
16 made sure that they didn't have anything that
17 would hold them back from responding to this
18 emergency.

19 And this is what happens in a small
20 community where we know each other and have
21 confidence and know how to get things done.

1 Really a good all-around team effort.

2 And it is now 5:30. So you can proceed
3 with it.

4 MR. CALLAHAN: I got you. Good. Thank
5 you, Mr. Leshner. And thank you, Mr. Stamp.
6 Good job. Okay.

7 Madam Secretary, it's all yours. We're
8 going to open the public hearing.

9 You want go ahead and do the first
10 resolution.

11 SECRETARY: Resolution Number 364. A
12 resolution to formally close Wallys Way and
13 Bethany Lane as county roads and authorize the
14 conveyance of certain real property described
15 in a deed dated December 14, 1984, and recorded
16 among the land records of Talbot County,
17 Maryland, at liber J.T.B. number 594, folio 423
18 to Chamberlain, LLC for no monetary
19 consideration.

20 MR. CALLAHAN: Okay. Mr. Thomas, you want
21 to speak on this a little bit?

1 MR. THOMAS: Sure. I can provide a brief
2 summary.

3 MR. CALLAHAN: Yup. Okay.

4 MR. THOMAS: The county owns a 50-foot
5 wide strip of land that bisects a parcel that's
6 owned by Chamberlain, LLC in Cordova.

7 Portions of this property are included in
8 the county's road inventory as well as a lane,
9 Bethany Lane.

10 Chamberlain contacted the county to
11 request that the county close these roads and
12 convey the land to it so that they can
13 facilitate the transfer of that property.

14 And we've checked with county staff,
15 including Brian Moore, who has confirmed that
16 the county does not need these roads, they're
17 not being used. The county does not wish to
18 maintain them, and the county has no objection
19 to the conveyance requested.

20 MR. CALLAHAN: Okay. All right. At this
21 time, I'll go ahead and open it to the public.

1 And you have three minutes to come up to talk
2 for an individual, five minute if you're
3 representing an organization.

4 So at this time, I'll go ahead and open
5 the floor. Yup. Yes, sir. Come on up.

6 MR. SMITH: Good evening, Council. Zach
7 Smith on behalf of Chamberlain, LLC, the
8 property owner, the owner of the property that
9 more or less surrounds these roadways and the
10 right of way that's the subject of this.

11 That property was formerly operated as The
12 Bethany House, which the Council may recall was
13 a group home in Cordova. It closed I think
14 early 2000s.

15 It's a little unusual to have this
16 situation where you have roads more or less on
17 private property that only serve one property
18 owner but are under the county's maintenance
19 obligations and that the right of way was
20 dedicated to the county.

21 I'm not exactly sure why that was done. I

1 assume it was done to support the institutional
2 use that was there formerly. But nonetheless,
3 that use has ceased. It's gone away.

4 And these roads now, the configuration,
5 the layout of them, served that use. That use
6 is gone. They no longer make any sense. As
7 Mr. Thomas said, they bisect the property.

8 And so we think -- I approached Mr. Thomas
9 for that reason because we think it would
10 benefit both my client, because they would get
11 rid of this encumbrance that bisects their
12 property, but also the county, to remove the
13 county's maintenance obligations and to remove
14 this strip of land that has no seeming public
15 benefit. There's no reason why the taxpayers
16 should be paying and maintaining these roads
17 that only serve this one property.

18 So for that reason, we support the
19 resolution and ask the county to approve it.
20 And we will present the county with a deed to
21 convey that strip of land to Chamberlain, LLC.

1 Thank you.

2 MR. CALLAHAN: Sounds great. Appreciate
3 it. Thank you.

4 Okay. Anybody else on my left here?

5 Anybody here on my right want to come up?
6 Yes, sir. Come on up.

7 MR. MILLS: Thank you. My name is Kevin
8 Mills. I own property at 7510 Quaker Neck
9 Road.

10 And Resolution Number 367 was drafted in
11 response to an application --

12 MR. CALLAHAN: Hold tight now. We're not
13 on that resolution yet.

14 MR. MILLS: Oh, okay. I'm sorry. This is
15 only about 364?

16 MR. CALLAHAN: Yes, sir.

17 MR. MILLS: I'm sorry.

18 MR. CALLAHAN: No problem. We'll get to
19 you. Okay.

20 Anybody else want to come up? Okay.

21 So we'll go ahead at this time and close

1 the public hearing.

2 And I think, Madam Secretary, this is
3 eligible for vote.

4 SECRETARY: It is if you bring it to --

5 MR. CALLAHAN: Third reader?

6 SECRETARY: Third reader.

7 MR. LESHER: This is a resolution.

8 SECRETARY: I mean it's a resolution. You
9 can just vote.

10 MR. LESHER: You can call for the vote.

11 MR. CALLAHAN: Okay.

12 SECRETARY: You can just call for the
13 vote.

14 MR. CALLAHAN: Okay. So Madam Secretary,
15 could you call the vote.

16 SECRETARY: Mr. Callahan.

17 MR. CALLAHAN: Aye.

18 SECRETARY: Mr. Stepp.

19 MR. STEPP: Aye.

20 SECRETARY: Mr. Leshner.

21 MR. LESHER: Aye.

1 SECRETARY: Ms. Mielke.

2 MS. MIELKE: Aye.

3 SECRETARY: Ms. Haythe.

4 MS. HAYTHE: Aye.

5 MR. CALLAHAN: Okay. Thank you. Okay.

6 Next Resolution, 365.

7 SECRETARY: Resolution Number 365, a
8 resolution to amend the Talbot County
9 comprehensive water and sewer plan to
10 reclassify and remap certain real properties
11 located at 9802 Ocean Gateway and 9818 Ocean
12 Gateway, Easton, Maryland. Shown on tax map 25
13 as parcels five and six, from unprogrammed to
14 W-1, S-1, immediate priority status, pursuant
15 to an application filed by the McNeal Family
16 Trust.

17 MR. CALLAHAN: Okay. Mr. Thomas, you want
18 to do this or you want --

19 MR. THOMAS: I'll defer to Mr. Clarke and
20 Mr. Yelton.

21 MR. CALLAHAN: Okay. All right, guys.

1 Welcome, guys. Yup.

2 MR. CLARKE: Ray Clarke, county engineer.

3 We received the application from the
4 property owner associated with 365 and
5 ultimately presented that to the Public Works
6 Advisory Board on December 19th.

7 And the Public Works Advisory Board
8 basically via a five to zero vote for
9 recommends that the County Council adopt
10 Resolution 365.

11 MR. CALLAHAN: Okay.

12 MR. YELTON: On January 8, 2025 --

13 MR. CALLAHAN: Could you introduce
14 yourself?

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

17 MR. CALLAHAN: Okay. No problem.

18 MR. YELTON: Thank you.

19 MR. CALLAHAN: Yup.

20 MR. YELTON: Last Wednesday on January 8,
21 2025, the Planning Commission reviewed this

1 Resolution 365. A motion was made and seconded
2 that it was consistent with the 2016 Talbot
3 County Comprehensive Plan and the seven
4 relevant standards in accordance with the
5 Environmental Article 9506A1 of the Maryland
6 Annotated Code. The motion passed via a four
7 to zero vote.

8 MR. CALLAHAN: Okay. That's great. Okay.
9 All right.

10 At this time, we'll go ahead and open the
11 public hearing. Anybody here on my left here
12 want to come on up? Yup.

13 MR. SMITH: Good evening, again. Mr. Zach
14 Smith on behalf of the property owner to speak
15 in support of this resolution.

16 This property was annexed into the town in
17 2012 and zoned commercial at that time, but the
18 comprehensive water and sewer plan map was
19 never amended.

20 For that reason, we proposed the amendment
21 and went through. And as Mr. Clarke pointed

1 out, both the Planning Commission and the
2 Public Works Advisory Board unanimously
3 supported the amendment.

4 The Town of Easton also provided a letter
5 supporting the amendment.

6 And so we would ask the Council to do the
7 same.

8 There's no definitive plan for the
9 development of this property at this time. But
10 it will certainly be developed consistent with
11 the town's Comprehensive Plan and town zoning
12 and some sort of commercial land use based on
13 the zoning that it has.

14 MR. CALLAHAN: Okay. All right. Thank
15 you.

16 MR. SMITH: Thank you.

17 MR. CALLAHAN: Okay. Okay. Anybody here
18 on my right want to come on up and talk about
19 Resolution 365? Okay.

20 Anybody else? Okay.

21 At this time, Madam Secretary, we'll leave

1 the public hearing open or no?

2 SECRETARY: You can.

3 MR. LESHER: I think you can close this
4 one since this one will be eligible for a vote.

5 MR. CALLAHAN: Okay.

6 MR. LESHER: And call for the vote.

7 MR. CALLAHAN: Okay. So we'll go ahead
8 and close the public hearing on this one. And
9 it's eligible for the vote.

10 Madam Secretary, could you call the vote.

11 SECRETARY: Mr. Callahan.

12 MR. CALLAHAN: Aye.

13 SECRETARY: Mr. Stepp.

14 MR. STEPP: Aye.

15 SECRETARY: Mr. Leshner.

16 MR. LESHNER: Aye.

17 SECRETARY: Ms. Mielke.

18 MS. MIELKE: Aye.

19 SECRETARY: Ms. Haythe.

20 MS. HAYTHE: Aye.

21 MR. CALLAHAN: Okay. Good. Okay.

1 All right. We're getting to you now.

2 We're getting close.

3 Madam Secretary.

4 SECRETARY: Resolution Number 366. A
5 resolution to amend the Talbot County
6 comprehensive water and sewer plan to
7 reclassify and remap certain real properties
8 located on the east side of US Route 50 south
9 of Dutchmans Lane, Easton, Maryland. Shown on
10 tax map 34 as parcels 128 and 175 from W-3, S-3
11 and unprogrammed, respectively, to W-1, S-1,
12 immediate priority status, pursuant to an
13 application filed by Corrigan & Trippe
14 Ventures, LLC.

15 MR. CALLAHAN: Okay.

16 MR. CLARKE: Thank you. Council, again,
17 Ray Clarke, county engineer.

18 We did receive the application from the
19 property owner related to Resolution 366.

20 At the same time, we did receive a letter
21 of support from the Town of Easton on this.

1 At the December 19th Public Works Advisory
2 Board meeting, the board basically made a
3 motion and approved that motion recommending
4 the County Council adopt Resolution 366 via a
5 five to zero vote.

6 MR. CALLAHAN: Okay.

7 MS. DEFLOW: Hello. Elisa Deflaux,
8 Planning and Zoning.

9 The Talbot Planning Commission reviewed
10 the application at their January 8, 2025,
11 meeting and made a decision to defer any
12 decision until they had met with the Town of
13 Easton Council to discuss the number of
14 dwelling units that have already been approved
15 or under construction.

16 MR. CALLAHAN: Okay. That's good. Okay.

17 All right. At this time, I'll open it up
18 to the public. Three minutes for individuals,
19 five minutes for an organization.

20 Anybody on this side want to come up and
21 talk? Yes, sir.

1 You're starting to be a problem.

2 MR. SMITH: I know. My apologies. Zach
3 Smith on behalf of the property owner.

4 And just wanted to remind the Council this
5 property was annexed into the Town of Easton
6 last year. And you'll remember specifically
7 for the purpose of providing some affordable
8 housing, which is something that's much needed
9 in the town and something that's strongly
10 supported by both the town and county
11 Comprehensive Plans.

12 Please also recall we came to the Council
13 last fall with a request to waive the county
14 zoning hold, for the five-year hold, which the
15 County Council unanimously supported and waived
16 that hold, allowing the town's R10A zoning to
17 become immediately effective.

18 And so updating the comprehensive water
19 and sewer plan is the next step in the ability
20 to develop that property.

21 We understand the county can't vote this

1 evening because they haven't yet received your
2 recommendation from the Planning Commission.

3 I believe that the Planning Commissions
4 are scheduled to meet later this month. So
5 hopefully their recommendation will be
6 forthcoming.

7 As Mr. Clarke said, the Public Works
8 Advisory Board did unanimously support it.

9 So we hope that when you get in a position
10 you're able to vote on it, you will support it
11 and allow us to move forward with that project
12 we talked about back in the fall.

13 MR. CALLAHAN: Okay. Thank you, Zach.

14 Go ahead.

15 MS. DEFLOW: I just wanted to let you know
16 that the Council and the Planning Commission
17 will be meeting on Thursday, January 23rd.

18 MR. CALLAHAN: Okay.

19 MS. DEFLOW: At 1 o'clock.

20 MR. CALLAHAN: Okay. Great. Okay.

21 Thank you, Zach.

1 MR. SMITH: Thank you.

2 MR. CALLAHAN: Okay. Anybody else here on
3 my right like to come up? Yes, sir. Come on
4 up.

5 MR. RIGGIN: Mr. President, Members of the
6 Council, my name is Phil Riggin, 29736 Sullivan
7 Drive, Easton. And you're smiling at me as if
8 I've been here before.

9 Mine is just a simple, I hope it's a
10 simple question of me not knowing how some of
11 the administrative procedures here in the
12 county work.

13 I see here that one of these, the previous
14 resolution talks about properties on Ocean
15 Gateway and the Resolution 366 talks about
16 properties on Route 50.

17 Are they not the same road?

18 MR. LESHER: They're the same road. I'm
19 not sure why they're described (inaudible.)

20 MR. CALLAHAN: Yeah.

21 MR. RIGGIN: It is a matter of some

1 confusion to me, but I may be -- maybe you have
2 addresses on Ocean Gateway and it's a separate
3 section of the road from Route 50, which -- and
4 this, of course, is a little more of interest
5 to me because it does, it is a property just
6 south of Dutchmans Lane.

7 MR. CALLAHAN: All right. Okay.

8 MR. RIGGIN: Which I've discussed, we've
9 discussed here in the past.

10 So if there's an administrative issue to
11 be resolved...

12 MR. LESHER: Well, thank you. I'm sure
13 the lawyers in this room have pricked up their
14 ears with your question. Thank you.

15 MR. RIGGIN: Not trying to be a problem.
16 I just was confused by what appeared to be a
17 discrepancy. Thank you.

18 MR. CALLAHAN: No problem. I appreciate
19 it. Okay.

20 Anybody else want to talk about this, 366?

21 So Madam Secretary, we'll go ahead and

1 leave this open on this one.

2 SECRETARY: Okay.

3 MR. CALLAHAN: Okay. Until the Planning
4 Commission makes a decision. Okay.

5 Now we're getting there, we're getting
6 there. 367.

7 SECRETARY: Resolution Number 367, a
8 resolution to amend the Talbot County
9 comprehensive water and sewer plan to
10 reclassify and remap certain real property
11 located at 7510 Quaker Neck Road, Bozman,
12 Maryland. Shown on tax map 39 as parcel 79
13 from unprogrammed to S-1, immediate priority
14 status, pursuant to an application filed by
15 Kevin Mills.

16 MR. CLARKE: Thank you, Council. Again,
17 Ray Clarke, county engineer.

18 We received the application from the
19 property owner and ultimately processed that
20 for Resolution 367.

21 We presented this to the Public Works

1 Advisory Board on December 19th. The board
2 decided to defer action on this. They would
3 like to get additional information. At the
4 same time, maybe create a priority-type policy
5 that would then identify that these areas,
6 which parcel can come in and which parcels
7 would not come in.

8 And ultimately with this parcel being
9 about four acres, I think it -- and it's very
10 close to the sewer service area that's being
11 installed for Resolution 250, which is the lots
12 in and around Bozman and Neavitt. Actually
13 from the St. Michaels plant to Bozman and
14 Neavitt.

15 So at the same time, I think Mr. Mills has
16 noted this, and we don't disagree, that if he
17 does try to do a septic system on his property
18 for let's say adding additional bedrooms, that
19 that's pretty much going to have to knock down
20 trees that are full grown there as well as
21 doing possibly a lot of the work in the buffer

1 area.

2 So one of the things we've done is we've
3 drafted up a policy. We're going to be meeting
4 with the Public Works Advisory Board, along
5 with our GIS maps, kind of looking at some of
6 the parcel sizes and whatnot. At their meeting
7 on January 16th, which is this week, kind of
8 going through that with hopefully coming back
9 to the Council with some ideas and
10 recommendations.

11 We also are working to set up a meeting
12 with the Maryland Department of the Environment
13 as well as the Maryland Department of Planning
14 to also discuss this and maybe creating some
15 kind of overlay area within the comp water and
16 sewer plan that would identify maybe these,
17 like the parcel that Mr. Mills' lot is in, as
18 kind of being in an environmentally sensitive
19 area where we have high ground water, poor
20 draining soils.

21 We have tried to get Mr. Greene, Brennan

1 Greene, the director of Environmental Health, to
2 provide a letter of support for this parcel as
3 well as other parcels in this area. So we're
4 working on that.

5 I know Mr. Mills has also tried to get in
6 contact with Mr. Greene as well to get that
7 letter of support.

8 Again, we're trying to see if we can kind
9 of come up with a game plan to help the Council
10 whenever we received these applications to help
11 process them a little quicker and faster.

12 MR. CALLAHAN: Sounds great.

13 MS. DEFLOW: Thank you. Elisa Deflaux,
14 Planning and Zoning.

15 The Planning Commission reviewed the
16 application on January 8th and they supported
17 the Public Works Advisory Board's
18 recommendation and deferred the application
19 until they are ready to make a decision.

20 MR. CALLAHAN: Okay. Sounds great. Okay.

21 So okay. So at this time, I'll go ahead

1 and open it to the public. For an individual,
2 give you three minutes. If you're representing
3 an organization, I'll give you five minutes.

4 So anybody over here to my left?

5 And the very patient gentleman here in the
6 back, come on up.

7 MR. MILLS: Not patient enough apparently.
8 I apologize for the false start.

9 MR. CALLAHAN: That's okay. No problem,
10 no problem.

11 MR. MILLS: Shows my inexperience here.
12 Kevin Mills, 7510 Quaker Neck.

13 So yeah. This resolution was drafted in
14 response to an application I filed requesting
15 an extension of the sewer service.

16 I want to thank you for making this
17 historic investment in the county and for your
18 attention to this resolution. And I guess I'd
19 like to make three points in support of it.

20 One, obviously right thing to do for the
21 environment. I've actually made my career in

1 environmental protection. And so you and I
2 have a common interest in safeguarding the
3 quality of the Bay ecosystem.

4 We want to keep the sewage out, but we
5 also, as has been mentioned by Mr. Clarke, we
6 have mature forest on the property. So while
7 it might be four acres, a lot of that is that
8 forested area that we really want to preserve
9 and build on, as opposed to cut down. And so
10 that would be very important for the
11 environmental quality here as well.

12 So second thing is it's really the right
13 time and place to grant an extension. The
14 current map runs just short of my next door
15 neighbor's house. So it's not far to go. And
16 the crews are preparing to do this work on
17 Quaker Neck. And so it's easiest to add now.
18 And so while I'm quite aware of the policy
19 being developed, my hope is it's really going
20 to put a premium on maximizing participation in
21 this public sewer system, removing septic

1 systems. And especially in cases like this
2 where it's relatively easy to do and you have
3 an eager resident who wants to pay his fair
4 share and increase participation in the overall
5 system.

6 And then finally, just a couple of
7 thoughts as it relates to this property is so
8 the prior owners had gotten approval to
9 establish an SRA up to five bedrooms for this
10 property. So there's a one-bedroom carriage
11 house on the property now.

12 We are working on designing a home that
13 would be three bedrooms. So we're going to be
14 within the density expectations of that prior
15 approval if even under septic, but that really
16 just underscores that our motivation here is to
17 do the right thing for the environment. Try to
18 anticipate the future here and make this switch
19 when it's easy in support of the county's big
20 and important goals here.

21 So thank you very much.

1 MR. CALLAHAN: Okay. Thank you.

2 MR. LESHER: Question for --

3 MR. MILLS: Yes.

4 MR. LESHER: The new construction will
5 replace this old carriage house here or --

6 MR. MILLS: No. The idea is to be in
7 addition to.

8 MR. LESHER: Okay.

9 MR. MILLS: So there's an existing SDA
10 that just a portion of it was being used. But
11 my understanding is we'll be required to do an
12 additional one with the additional development.

13 MR. LESHER: I don't know if you can
14 explain to us, or maybe staff can, how this
15 prior approval remains in place.

16 I'm unfamiliar with an approval that
17 specifies a number of bedrooms or anything like
18 that. So I'm just learning here.

19 MR. CLARKE: Again, I can assist here.

20 I think typically what happens with the
21 Environmental Health Office, when they're

1 approving a plat, they'll identify on that plat
2 the SDA, or sewage disposal area or sewage
3 reserve area. And the focus of that is pretty
4 much establishing about a 10,000 to 12,000
5 square foot area on the lot where the drain
6 field for the septic system would be installed.

7 And so unfortunately, in Mr. Mills's case,
8 as he noted, there is a mature growth of forest
9 there. Those trees would have to be knocked
10 down in order to put that sewage disposal area
11 in.

12 And typically what happens, again, we've
13 also talked with -- that's one of the reasons
14 we're trying to talk with MDE about this. When
15 you run into, in this area with sewer and/or
16 septic, you're actually penetrating the ground
17 water. So what ends up happening, the ground
18 water table may only be 12 to 18 inches.
19 Typically it's about 12 inches below the ground
20 surface.

21 So now what happens is your septic system

1 or your septic tank can be hydraulically
2 challenged because now it's above the
3 discharge. The ground water has now put that
4 water level above the discharge. And then when
5 it goes into the drain field, all you're doing,
6 if it's only about 12 inches below the grade
7 and you get a heavy rain, it's going to seep
8 up.

9 I mean and then unfortunately the way
10 Environmental Health looks at it, they're the
11 only ones to say a septic system is failing.
12 But typically during wet water events, a lot of
13 the systems out there are typically failing.

14 In talking with the previous director of
15 Environmental Health, areas like this, they
16 called it I guess suds weekends or suds on
17 Sunday. Where they would do their laundry and
18 whatnot and you would see the suds basically
19 from the laundry on the surface of the ground.

20 And so we had a situation in the Bozman, I
21 think Bozman area where we had a property owner

1 actually had a septic tank with a staff gauge
2 on it and it was colored red, green, and
3 yellow. And when it was red, that means you
4 don't do laundry because the ground water table
5 is up. But when it went down, that meant they
6 could do laundry.

7 Again, when that ground water table is
8 coming up, it's very difficult for the system
9 to operate properly.

10 MR. LESHER: So the approval is from
11 Department of Environmental Health?

12 MR. CLARKE: That is correct. And what
13 will end up happening is they -- again, they're
14 allowed to penetrate the ground water.

15 And so with Mr. Mills doing a new septic
16 system for a three-bedroom house, it would be a
17 standard -- well, it would probably be a septic
18 system with a denite unit. But that denite
19 unit would actually be discharging into the
20 ground water. So into the drain field that
21 would be penetrating right into the ground

1 water.

2 So if the ground water table is high,
3 it's, you know, and they're doing a lot of
4 flows, it's going to go up. It's going to wake
5 up a little bit.

6 MR. LESHER: So maybe this is a question
7 for Planning and Zoning. This would be a
8 second dwelling unit on the same parcel.

9 MR. CLARKE: I believe what I'm hearing, I
10 think Mr. Mills can attest to that, he's
11 actually going to be adding on. The carriage
12 house, it's going to be one structure. It will
13 be the carriage house, but he's going to add
14 bedrooms onto that carriage house. So it will
15 still be the one structure.

16 MR. LESHER: I see. Okay. Thank you very
17 much.

18 MR. CALLAHAN: Okay. Anybody else want to
19 say anything about 367?

20 Okay. All right. At this time...

21 MS. HAYTHE: (Inaudible.)

1 MR. CALLAHAN: Yeah. We're going to be
2 leaving that open. Okay.

3 Madam Secretary, we'll leave it open to
4 the next meeting or the next couple of
5 meetings. Can you help me let the public know
6 how long it stays open? At least another
7 meeting.

8 MR. THOMAS: Until February because the
9 Planning Commission will have to review this.

10 SECRETARY: Yeah. The Planning Commission
11 won't review it until February again.

12 MR. CALLAHAN: Okay. So it will be
13 sometime in February before we can vote on it.

14 MR. THOMAS: February 11th.

15 SECRETARY: February 11th you can vote on
16 it.

17 MR. CALLAHAN: Oh, okay.

18 MR. THOMAS: Assuming that the Planning
19 Commission has made a recommendation by that
20 point.

21 MR. CALLAHAN: Okay. I was just letting

1 the gentleman know. Okay. Good. All right.

2 Next resolution, 368.

3 SECRETARY: Resolution Number 368, 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 4502 Old Trappe Road, Trappe,
8 Maryland. Shown on tax map 54 as parcel 302,
9 from unprogrammed to W-1, S-1, immediate
10 priority status, pursuant to an application
11 filed by Brian Hause.

12 MR. CLARKE: Again, Ray Clarke, county
13 engineer.

14 On Resolution 368, we did receive the
15 application from the property owner and
16 processed Resolution 368.

17 This is, again, within the Trappe water
18 and wastewater system. It is going to be a
19 light industrial parcel.

20 During the Public Works Advisory Board
21 meeting, they raised questions because this

1 would be actually connected to the existing
2 Trappe, Town of Trappe's wastewater treatment
3 plant. So they had some questions and concerns
4 that were being asked.

5 So I ended up forwarding a letter to the
6 Town of Trappe on January 8th. I've not heard
7 a reply back yet. So I'm trying to get that
8 information for the board to basically provide
9 that to the Public Works Advisory Board from
10 the Town of Trappe as it relates to the number
11 of EDUs that would possibly be built for this
12 light industrial park.

13 MR. YELTON: Council, thank you. Again,
14 Bryce Yelton, Planning and Zoning.

15 The Planning Commission had heard this on
16 their Wednesday meeting on January 8th last
17 week. And a motion was made and seconded to
18 postpone this resolution pending the additional
19 information for the Public Works Advisory Board
20 that Ray had noted.

21 Just another thing to note, that this is

1 one of two industrial parcels within the Town
2 of Trappe. And so this was subsequently
3 originally annexed into the Town of Trappe in
4 2007 with the remainder under a resolution in
5 2023.

6 MR. CALLAHAN: Okay. All right, then.

7 We'll go ahead and open it to the public.
8 Three minutes for an individual, five minutes
9 for an organization.

10 So if anybody wants to come up here. Yup.

11 MR. SMITH: Good evening, again, Council.
12 Zach Smith on behalf of Brian Hause.

13 And Brian is the owner of the subject
14 property. It's approximately 37 acres.

15 As Mr. Yelton said, a portion of the
16 property, the majority of it was annexed into
17 the town back in 2007.

18 I was before the Council in 2023 to annex
19 the remaining five acres, which the Council did
20 support.

21 The property is zoned industrial by the

1 town. It's really a light industrial zoning.
2 And it's one of only two properties in the Town
3 of Trappe that have that zoning. And
4 importantly, their Comprehensive Plan doesn't
5 propose any additional industrial land. So
6 this is sort of it, this and the adjacent
7 property on Backtown Road.

8 And the plan that Brian has is to utilize
9 the property for his business. He's a
10 contractor, a site contractor. But maybe to
11 subdivide the property and create opportunities
12 for other light industrial users, similar to
13 some of the light industrial parks we have here
14 in Easton, which will provide important
15 services and jobs and revenue for the county
16 economic activity.

17 So we think all that's positive. And I
18 think that's why the Council supported waiving
19 the hold when we came for the annexation.

20 We certainly understood the questions that
21 the Public Works Advisory Board had. We

1 couldn't answer them. I think they're
2 questions for the Town of Trappe. So we hope
3 they get that information and it's satisfactory
4 and we're able to come back before the Council.
5 And that assuming it is satisfactory, you will
6 support the resolution at that time.

7 And if I could just ask, in terms of on a
8 personal note, the scheduling of the follow-up
9 Council hearing. I'm going to be away on the
10 11th. So I don't know if there's any way that
11 this item and the one for Corrigan & Trippe
12 could be put on the second Council meeting in
13 February just to ensure that I can --

14 SECRETARY: 25th?

15 MR. SMITH: I wouldn't want to delay
16 Mr. Mills. It's just I can't be here on the
17 11th.

18 MR. CALLAHAN: That's fine. Is it okay
19 with Council? I'm fine with it.

20 MS. HAYTHE: Fine with it.

21 MR. LESHER: I have no problem deferring

1 this to the second meeting in February.

2 MR. SMITH: Thank you for that, Council.

3 MR. CALLAHAN: Okay. Thank you.

4 MS. HAYTHE: As long as you're not going
5 anywhere warm.

6 MR. SMITH: I'm not.

7 MR. CALLAHAN: Okay. Anybody else would
8 like to come up and talk about 368? Okay.

9 So we'll go ahead and, at this time, hold
10 this open, too. Okay. All right.

11 I think that's it, Madam Secretary, on
12 your part; isn't it?

13 SECRETARY: Yes, it is.

14 MR. CALLAHAN: Okay. And we got county
15 manager done.

16 So we're public hearing.

17 MR. STAMP: Public comments.

18 MR. LESHER: Public comments.

19 MR. CALLAHAN: I'm sorry. Public
20 comments. Yup.

21 MR. STAMP: We're checking.

1 MR. CALLAHAN: We're checking. Okay.

2 MR. LESHER: Given the small audience, you
3 might just want to ask if there's anybody here
4 who has public comment.

5 MR. CALLAHAN: Right. I'm playing by the
6 rules. You taught me that. You know what I
7 mean? Hey, you know. Okay.

8 Does anybody want to come up under public
9 comment? Okay.

10 MS. HAYTHE: She said nobody.

11 MR. CALLAHAN: Yup, yup. Okay.

12 Let's start with...

13 MR. STAMP: Council comment.

14 MS. HAYTHE: Starting on my end?

15 MR. CALLAHAN: Want me to?

16 MS. HAYTHE: Sure.

17 MR. CALLAHAN: Okay.

18 MS. HAYTHE: I can make it quick.

19 MR. CALLAHAN: Okay.

20 MS. HAYTHE: So I just wanted to thank the
21 staff and everyone, Public Works Department and

1 everybody that went out to clear the snow.

2 I was on a call today, and they were just
3 raving about how well the Public Works
4 Department did with clearing the snow.

5 And you know, living on Matthewstown Road,
6 it was pretty good. And then all the county
7 back roads that I have to travel as well was
8 good. So I just want to commend Clay and the
9 staff and everybody that went out. So thank
10 you for a job well done. And hopefully we
11 won't get anymore snow.

12 MR. STAMP: Amen.

13 MS. HAYTHE: And also, as Pete mentioned,
14 too. Pete, Chuck, and myself attended the
15 meeting at the VFW. And I just want to commend
16 Sharon Dill for a great program every year and
17 all the farmers that come out to be part of
18 that.

19 MR. CALLAHAN: The Corn Club, yup.

20 MS. HAYTHE: Corn Club meeting, yeah.

21 MR. CALLAHAN: Okay.

1 MS. MIELKE: I'll just add my kudos to the
2 county and how they handled snow that we
3 haven't had in several years. And it was just
4 spectacular. I had heard the same comments.
5 My goodness, it's just so good.

6 Congratulations. Thank you.

7 MR. CALLAHAN: Yup. Sounds great.

8 MR. STEPP: I'll stick with the same
9 theme. I'll parlay off of both Keasha's and
10 Lynn's comments.

11 Even those, when pushing snow, accidents
12 happen. Even the way that the mailboxes that
13 seemed to fall off when hit with heavy, slushy
14 snow. But just the way that those are being
15 handled.

16 I actually heard from a neighbor who was
17 in that predicament and how that was being
18 handled by our Roads Department. So great job
19 all around even on the aftermath of those
20 unfortunate accidents that do happen. So well
21 done.

1 MR. LESHER: Looking forward. Monday is
2 Martin Luther King, Jr. Day, a national day of
3 service.

4 And one of the things that I find makes
5 Talbot County particularly special is how many
6 people in this community volunteer, go out and
7 support youth, sports, organizations, volunteer
8 all across this community. This is a day for
9 you. This is a day for all of us to help those
10 regular volunteers and pitch in in community
11 service. There are opportunities out there,
12 and I commend you to look for them.

13 MR. CALLAHAN: Good job. And like
14 everybody was saying about the snow and the
15 efforts that the county made and the staff. So
16 that is obviously a big deal, and I do want to
17 commend staff.

18 Because not only some of the procedures
19 that we have to do when it comes to this, but
20 they're planning a couple of days prior to
21 this. And when it actually happens, Clay and

1 his department heads are in the emergency
2 services at three or four or 5 o'clock in the
3 morning making decisions on what's going on.

4 So it's, it's kudos to a lot of people
5 that make this happen. So when things do,
6 you're talking about government, you're talking
7 about schools, you're talking about safety,
8 shutting roads down. So there's a lot of
9 process that Council has to make decisions to
10 shut things down or keep things going. And in
11 this case, we had to shut down things for
12 safety purposes.

13 So there's a lot that goes into this
14 process the day it happens and then several
15 days prior to that. So kudos to all the people
16 that were involved. Roads and the police and
17 Joe Gamble and his guys and the fire
18 department.

19 What we are very proud of is Clay Stamp's
20 background. It's emergency services. So we're
21 gifted to have you, Clay, because that's your

1 strength. And we really appreciate you staying
2 on top of that.

3 And sometimes I know you hate it when I
4 call you at 4 o'clock in the morning because
5 that's my time, you know. So I love doing
6 that.

7 MR. STAMP: That's when you say good
8 afternoon, Clay.

9 MR. CALLAHAN: I do. Exactly, exactly.

10 So but all kidding aside, I really
11 appreciate what Council does on emergencies.
12 And I think, you know, we build off of this
13 one-foot snow and we learn from maybe the dos
14 and don'ts and what we can and can't do. But
15 it's only so much we can do, and we're prepared
16 for it. So I really appreciate it.

17 MR. LESHER: The County Council's next
18 meeting will be held on Tuesday, January 28th,
19 beginning at 5 o'clock p.m. The Council will
20 be convening in open session at 3:30 p.m. and
21 then adjourning into closed session, as listed

1 on the statement for closing that meeting.

2 On Wednesday, January 22nd, at
3 5o'clock p.m., the Council will be meeting with
4 the Board of Education. The meeting will be
5 held at the Talbot County Board of Education
6 offices, located at 12 Magnolia Street in
7 Easton and is open to the public.

8 Therefore, is there a motion to adjourn
9 this meeting and reconvene as noted?

10 MR. STEPP: So moved.

11 MS. HAYTHE: Second.

12 MS. MIELKE: Second.

13 MR. CALLAHAN: Okay. We got a motion and
14 second. Madam Secretary, could you call the
15 vote.

16 SECRETARY: Mr. Callahan.

17 MR. CALLAHAN: Aye.

18 SECRETARY: Mr. Stepp.

19 MR. STEPP: Aye.

20 SECRETARY: Mr. Leshner.

21 MR. LESHNER: Aye.

1 SECRETARY: Ms. Mielke.

2 MS. MIELKE: Aye.

3 SECRETARY: Ms. Haythe.

4 MS. HAYTHE: Aye.

5 MR. CALLAHAN: Okay. Thanks a lot for
6 coming tonight. I appreciate it.

7 (Meeting concluded at: 6:05 p.m.)

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STATE OF MARYLAND

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

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

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

I further certify that I am not of counsel to any of the parties, not an employee of counsel, 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 20th day of January, 2025, at East



Diane Houlihan
Notary Public

My commission expires September 16, 2025

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