



**Town of Port Deposit
Town Council Meeting Minutes
Legislative Meeting
Conference/Video Meeting
January 7, 2025**

The public was invited to call into the meeting via videoconferencing or audio by phone.

This meeting was held at The Carriage House, 80 South Main Street, Port Deposit, MD.

CALL TO ORDER

Mayor Tome, Jr called the meeting to order at 7:00 p.m.

PRESENT: Mayor Tome, Jr., Deputy Mayor Brown, Councilman Berlin, Councilman Knight, Town Administrator Rinkerman, Treasurer Gray, PW & Code Administrator Jamison, and Town Attorney Tom McCarron.

ABSENT: Councilwoman Thiele

APPROVAL OF MINUTES

Minutes were not available for review and approval.

CCSO REPORT

Corporal Charles Dix provided the statistics from the CCSO report. Corporal Dix advised that our contact person would be changing to Corporal Tyler Price. Corporal Price spoke as well, saying that he was a local resident and has been part of the patrol units currently serving the town. He stated that he was looking forward to serving the town in his new capacity.

PUBLIC COMMENT - None

PUBLIC HEARING – ANNEXATION RESOLUTION 06-2024 AND EXHIBITS

Town Attorney McCarron provided an overview of the annexation process and a review of the documents associated with the annexation. This hearing is for public comment regarding the annexation. The Town has provided copies of the annexation documents to the public that include tracked changes to the original document. He advised that after this hearing, the Council will provide final changes to the documents that will be negotiated with the petitioner before a final decision is made at the January 21, 2025 meeting.

Annexation Resolution, Exhibit 1, Annexation Agreement, Exhibit 2 to enlarge the corporate boundaries of the Town of Port Deposit by annexation of 44.9515 +/- acres of land consisting of multiple parcels on Tax Map 221 in the Seventh Election District of Cecil County.

Annexation Plan, Exhibit 3.

- Presentation of Annexation Petition – Joe Moran, et al

Attorney David Beste, representing Mr. Moran stated the process that has been followed for this annexation. He noted his client's request for specific sections of the conditions that were presented at the November 4, 2024, Council meeting. He commented on Freeman Hall parking and providing a green recreational space for the town, as well as potential parking being provided on one area of his property for Spot in the Rock Park. He also commented on housing needs in the community, and requested assistance from the town to offset assessments that would increase the property taxes, including the County impact fees associated with public sewer. His client is excited about this project and being able to provide housing to the community.

Deputy Mayor Brown commented on the proposed amendments to the documents.

Councilman Knight commented on the proposed amendments and the Town providing assisting them with the County impact fees associated with this type of project.

Councilman Berlin commented on proposed assistance with the Spot in the Rock Park with potential upgrades and parking.

Mr. Moran recognized town officials for their assistance with the annexation and introduced a representative from Bob Ward Buildings. This company will lead the development of the housing units. The representative shared brochures of the proposed single-family and townhomes.

Town Administrator Rinkerman reviewed the comments provided by the Port Deposit Planning Commission, comments from the petitioner, Maryland Department of Planning, and Cecil County Land Use and Development Division. She advised that a request would need to be submitted to Cecil County requesting an amendment to the Master Water and Sewer Plan to include this property in the Priority Growth Area for future public water and sewer service. She provided a letter of support submitted by the Bainbridge Development Corporation for the annexation and residential development.

Planning Commission Chair, Bill Baron stated the Planning Commission has reviewed the documents and proposed amendments were sent to the Council.

PUBLIC COMMENT

Albert Owens commented on access to his property and a burial site on an adjoining property.

Suzette Johnson of 178 Liberty Grove Road currently leases her property to hunters. She stated her concerns about the increase in traffic and trash, maintaining her right of way to her property, water runoff issues from the new development, and issues with the entrance to the proposed development.

Mayor Tome advised that the town would investigate the trash problem on her property from Schoolhouse Apartments.

Bryan Kern of 84 Bentley Lane, represented the owners of the Rehert property. He also expressed concerns regarding the increased traffic on both Rock Run and Liberty Grove Roads. He also questioned the process of obtaining a Cecil County waiver and the need for an environmental impact and hydrology study.

Joshua Kern of 53 Granite Avenue spoke about road infrastructure, road maintenance, and speeding

vehicles. He was concerned about the possibility of rock slides from the cliff that might affect others.

Tory Pierce from Frederick Ward representing the petitioner provided an update on the development plan that indicates approximately 125 units. He stated that the entrance would be built to the Cecil County Road Code.

Ellie Horah of 41 Rolling Hills Ranch Lane stated that the Town and the area surrounding the town would need more police coverage and she thinks the coverage of her area is not adequate at this time. She suspects that Rolling Hills Ranch, which has a therapeutic riding program, would have issues with trespassers on that property. She also expressed concerns regarding the increase in traffic, advising that Rock Run Road is unsafe now.

A Council decision on Annexation Resolution 06-2024, Annexation Agreement, and Annexation Plan is scheduled for the January 21, 2025 Council Meeting. This meeting will be held in Town Hall, 64 South Main Street, Port Deposit at 7:00 p.m.

OLD BUSINESS

Town Administrator Rinkerman stated that the Town has received a 2025 DHCD Strategic Demolition Grant. Due to a subsequent sale, 34 Race Street has been removed from the grant request. She suggested the town may wish to replace that with a request for the demolition of the blue building in Marina Park.

NEW BUSINESS - None

REPORTS TO COUNCIL

Public Works and Code – PW and Code Administrator Jamison reported that the leaf machine has been put up for the winter.

Treasurer Gray reported on the certificate of deposits and the budget report. Discussion ensued regarding when the town received property tax deposits, how façade grants are tracked in the budget, and donations to the fire company.

Town Administrator Rinkerman reported on projects and grants.

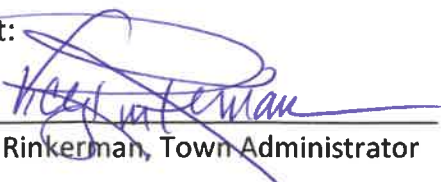
COUNCIL REPORTS - None

PUBLIC COMMENT - None

ADJOURNMENT

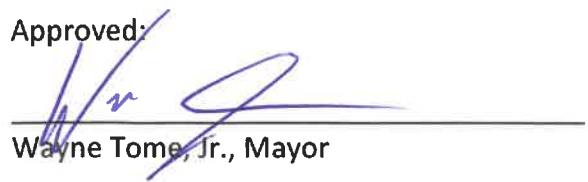
The public meeting adjourned at 9:00 p.m. Meeting audio is available upon request.

Attest:



Vicky Rinkerman, Town Administrator

Approved:



Wayne Tome, Jr., Mayor