



**Town of Port Deposit  
Town Council Meeting Minutes  
Work Session Meeting  
March 21, 2017**

**PRESENT:** Deputy Mayor Leeds, Councilman Knight, Councilman Kuhs, Councilwoman Rodgers, Legal Counsel Herring, and Town Administrator Rinkerman. (No quorum)

**ABSENT:** Mayor Tome, Councilman Brown, and Councilman Haines,

**CALL TO ORDER:** Deputy Mayor Leeds called the meeting to order at 7:00 p.m.

**PRESENTATIONS**

**Tome Visitor Center Update – Town Administrator Rinkerman**

- The invitations for the dedication ceremony are being prepared and the project is on schedule to be completed by the end of April.

**Sheriff's Office - Corporal William Sewell**

- There were 2-4 additional car break-ins last month. They think they know who is doing it, but need to get evidence.
- North Main Street residents have had eggs thrown at their houses in the early morning (1:00 - 2:00 a.m.) This has happened about five times.
- Water Witch has not sent notification to the Sheriff's office for the event in April. They need to get it to the office ASAP to do pre-planning.

Discussion ensued regarding needed police coverage times for the town.

**PUBLIC COMMENT** – There was no public comment.

**NEW BUSINESS**

- **Bid Award for Geotechnical Investigation – Town Administrator Rinkerman**

Town received one bid from AECOMM for \$73,250.

- Railroad would like a hydraulic analysis at the end walls as part of their decision to allow the temporary floodgates. That has driven the cost up higher than planned and the bid is based on the number of borings.
- Town Administrator Rinkerman suggested a number of grants we could apply for to cover the remainder of the cost.

Councilman Knight suggested contacting AECOM and determining if the cost could be reduced if the study was done for Vannort Drive only.

**OLD BUSINESS**

- **RAILROAD PARKING LEASE – North Main Street – Town Administrator Rinkerman**

- Town Administrator Rinkerman reached out to Norfolk Southern and they have no objection to selling the property. They did recommend that we lease the property first since they do not know how long a sales agreement would take.

Councilwoman Rodgers commented on the possibility of this area being used for a dog park.

- **BLACK ROCK ALGAE PROPOSAL – Town Administrator Rinkerman**  
Black Rock Algae has advised that they do not intend to apply for funding through the Chesapeake Bay Trust.

## **REPORTS TO COUNCIL**

### **CODE AND ZONING REPORT – Zoning and Code Office Mann**

Property updates:

- 109 N. Main – Neither County or Rebecca can figure out what bank owns it.
- 220 N. Main – No one is claiming ownership. (Estate issue)
- 250 N. Main – No change.
- 52 Center – Wants to remove the mobile home and put another one on the property. They were provided a list of permissible uses for the property.
- Code Enforcement Officer Mann spoke with Port Deposit Heritage Corp. They are willing to discuss a partnership with the Town to address abandoned properties.
- 93 and 96 North Main have been sold and she will meet with the new owner as soon as settlement is complete.

Code Enforcement Officer Mann prepared a draft of an economic and revitalization plan for help in getting grants.

Councilman Knight asked if we could sell Freeman Hall. Town Administrator Rinkerman provided an update on the Green Street Properties inquiry about using it as a community center. An appraiser did contact Code Enforcement Officer Mann about the property.

Councilman Knight also asked how complicated the process is for the Town to demo a property. Legal Counsel Herring said it is not that complicated, you just have to develop a procedure and commit to the cost. He suggests we use a private process server. Code Enforcement Officer Mann commented that she needs Council to let her know how far they want to take these properties in the legal process. Councilman Knight agrees that we need to set up a process and see what the cost will be.

Legal Counsel Herring Council needs to put together a small working group to meet with he and Rebecca to come up with operating conditions i.e., municipal infractions, demo's etc. (Councilman Knight and Councilman Kuhs volunteered for the working group.)

### **FINANCE REPORT – Finance Manager Sookiasian**

- Copy of report in packet.
- There is a cost in excess of \$1,000 to reestablish the line of credit.
- None of the clock repair companies panned out. One said they might be able to repair it for a minimum of about \$6,000. Council agreed it should be put on hold.
- He is recommending some equipment purchases:
  - Pressure washer (recommends we purchase it this fiscal year; money would come from speed radar unit.)
  - Front cut mower to replace the front cut that is 16 years old
  - Truck loading vac for leaves
  - Broom for front of skid steer that would act as street sweeper
  - Stationery radar unit. Councilman Knight noted that all or many of the poles have outlets from when there were lighted Christmas decorations. He also does not want to wait until next fiscal year as he thinks that it will cost us more in police coverage.
- Presented a budget timeline.
- Reimbursement money from SHA for Gas House is starting to come in. (\$250,000 pending on that day.)
- Received \$1,500 grant from Exelon for parks and recreation.

**LEGAL COUNSEL REPORT – Legal Counsel Herring**

- Balance of Charter Amendments will be presented at the April Legislative meeting.
- Senate Bill 705 being voted on Wednesday that allows plaintiffs who sue government agencies to recover fees if they win their case. LGIT has predicted a 30% increase in fees if this passes.

**TOWN ADMINISTRATOR REPORT – Town Administrator Rinkerman**

- Wastewater pumping station – HAC and Planning Commission are reviewing. We provided the lot at 129 S. Main to them when they took over the sewer. Neither HAC nor Planning is happy with the look or location of the building.
  - Town Administrator Rinkerman has contacted the County, but noted the building has to be at the bottom of the hill.
  - Code Enforcement Officer Mann provided the County and committees with an architect's rendering of a suggested building.
  - Legal Counsel Herring will attend the Planning meeting to provide guidance.
  - Legal Counsel Herring noted that the Mayor had a conversation with Al Wein and County Executive McCarthy and they are willing to change the location of the building.
- Change of use applications for 10 South Main and 66 South Main have also been submitted.
- County Council is not going to provide us with a portion of the casino money. Councilman Kuhs asked if we had any legal recourse. Legal Counsel Herring said he would have to look at it, but does not believe so. He said the best bet might be to take it to the state level for legislation.

Councilman Knight asked if the Basketball court should be lit. Town Administrator Rinkerman told him that we are awaiting a grant.

**COUNCIL REPORTS**

Councilman Kuhs thanked Rebecca for the drawing she did for the lift station, on her own time. Council concurred.

**PUBLIC COMMENT** – There was no public comment.

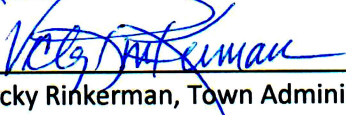
**ANNOUNCEMENTS** – There were no announcements.

**EXECUTIVE SESSION** – No Executive Session was scheduled.


**ADJOURNMENT**

The meeting was adjourned at 9:00 p.m.

Attest:

  
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Vicky Rinkerman, Town Administrator

Approved:

  
\_\_\_\_\_  
John Leeds, Deputy Mayor