



**Town of Port Deposit  
Town Council Meeting Minutes  
Legislative Meeting  
Conference/Video Meeting  
August 3, 2021**

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

**CALL TO ORDER**

Mayor Kuhs called the meeting to order at 7:00 p.m.

**PRESENT:** In person: Mayor Kuhs, Deputy Mayor Brown, Councilman Berlin, Town Administrator Rinkerman, Treasurer Sookiasian, Chief of Police Smith, and Legal Counsel McCarron. Via Zoom: Councilman Tome Jr.

**ABSENT:** Councilman Knight

**SAFETY TIP OF THE MONTH** – Mayor Kuhs presented the Safety Tip of the Month to Council.

**APPROVAL OF MINUTES**

Minutes from Town Council June 1, 2021 Legislative Meeting and June 15, 2021 Work Session Meeting were presented.

Motion was made by Deputy Mayor Brown to approve the June 1, 2021 minutes as presented. Seconded by Councilman Berlin. Roll call vote: Berlin – Y, Brown – Y, Tome Jr. - Y. All in favor. Motion carried.

Motion was made by Deputy Mayor Brown to approve the June 15, 2021 minutes as presented. Seconded by Councilman Berlin. Roll call vote: Berlin – Y, Brown – Y, Tome Jr. - Y. All in favor. Motion carried.

**PUBLIC COMMENT** – John Armstrong Jr. of Rock Run Road expressed his concern for the development of Granite Cliffs. He stated that the stream that runs across both his and his daughter’s property adjoins the land that is owned by Vulcan. He explained the property damages just from the 2 most recent rainstorms. The stream runs into the town and he is concerned that with the development of Granite Cliffs, his property and the town will be destroyed. Mr. Armstrong stated that the Cecil County Planning Commission approved the (concept) development of Granite Cliffs 4-1. After the County’s approval, Mr. Armstrong researched the Vulcan Company. Their website states that they claim to be a “good community member” and “responsible stewards with respect to the safety and environment impact of their operations”, but he believes that not to be true. Mayor Kuhs discussed the storm water management with the development and how the land is not within the town limits which means everything goes through Cecil County for approval.

Additional public comment was provided by Mr. Bannon and his son on damage to his property from the recent rainstorms. They voiced their concern over pending development for Granite Cliffs and Bainbridge.

**PUBLIC HEARING –**

**Charter Amendment Resolution 04-2021 (CAR 04-2021)** – amends Charter Article III, Section 309.d in order to clarify that a fair summary of an ordinance must be published in a newspaper having general circulation in the Town in the 20 calendar days following the ordinance’s passage; provides for compliance with certain provisions of the Annotated Code of Maryland relating to Charter amendments; provides that the title of CAR 04-2021 constitutes a fair summary of such Charter amendment; and generally relates to such Charter amendment.

Counsel Lindsey A. Radar provided the Council a summary of Charter Amendment Resolution 04-2021 (CAR 04-2021) and stated that the Charter Amendment is necessary to permit the publication of a summary of amendments be published.

Public Comment – Mayor Kuhs called for public comment on Resolution CAR 04-2021. There was no public comment on Resolution CAR 04-2021.

**Charter Amendment Resolution 05-2021 (CAR 05-2021)** - repeals and re-enacts, with amendments, Charter Article VII, Section 719 in order to: authorize the Town to borrow money for any proper public purpose by the issuance and sale of its general obligation bonds, notes or other evidences of indebtedness; specify certain matters that the Council shall determine or provide for ordinance and other matters that the Council may determine or provide for by resolution concerning general obligation debt of the Town; permit the Council to delegate authority to Town official(s) to determine certain matters regarding general obligation debt; provide that general obligation debt may be sold by public or private sale; authorize or provide for the methods by which general obligation debt may be bid for when sold by solicitation of competitive bids at public sale; provide for the manner in which any notice of sale or summary thereof may be published or disseminated by methods other than publication; and provide for the manner of giving notices of redemption or put; provides that the powers set forth in Charter Section 719 are additional and supplemental to any other general obligation borrowing authority applicable to the Town; provides for compliance with certain provisions of the Annotated Code of Maryland relating to Charter amendments; provides that the title of CAR 05-2021 constitutes a fair summary of such Charter amendment; and generally relates to such Charter amendment.

Counsel Lindsey A. Radar provided a summary of Charter Amendment Resolution 05-2021 (CAR 05-2021) to amend the regulations for the town to borrow money.

Public Comment – Mayor Kuhs called for public comment on Resolution CAR 05-2021. There was no public comment on Resolution CAR 05-2021.

Council will consider CAR 04-2021 and CAR 05-2021 for passage at the August 17, 2021 Council meeting, or a subsequent Council meeting.

**OLD BUSINESS**

Camera Project Phase 3A and 3B – Treasurer Sookiasian informed Council that the Town will receive a \$15,000 VLT Grant for Phase 3B of the Camera Project. He explained that Phase 3B requires a proper power and signal source which is costly because it requires a 2<sup>nd</sup> hub for the Town Camera System. With the VLT Grant received plus additional funds in the Public Safety budget, the 2<sup>nd</sup> hub can be installed and also used for future cameras on N. Main Street.

Motion was made by Councilman Berlin to proceed with Phase 3B of the Camera Project. Seconded by Councilman Tome Jr. Roll call vote: Berlin – Y, Brown – Y, Tome Jr. - Y. All in favor. Motion carried.

### **NEW BUSINESS**

General Order 01-2021 – Chief Smith provided an overview of the amendment to Port Deposit Police Manual, Charter 2.18 – Sexual Assault Victims – Disposal Rape Kit Evidence and Notifications.

Motion made by Deputy Mayor Brown to approve General Order 01-2021, Amendment to Port Deposit Police Manual, Charter 2.18. Seconded by Councilman Tome Jr. Roll call vote: Berlin – Y, Brown – Y, Tome Jr. - Y. All in favor. Motion carried.

Introduction – Ordinance 2021-05 – Zoning Code Amendment, Article IX, Part IV, Section 129 – Revision to Critical Area District Overlay Map – Town Administrator Rinkerman introduced Ordinance 2021-05 and provided the Critical Area District Overlay Map that was reviewed by the Planning Commission. She stated that property owners affected by the revisions were notified by DNR via mail and DNR received no response from property owners. The revised map lines were done using GPS. The Planning Commission reviewed the amendment and has recommended approval to the Council. A Public Hearing is scheduled for the August 17, 2021 Town Council Meeting.

Equipment Purchase – Treasurer Sookiasian presented a proposal to purchase a sweeper for the skid for Public Works. The sweeper would help to pick up gravel after heavy rain, help to clear the promenade, and road areas.

Motion was made by Deputy Mayor Brown to approve the purchase of the sweeper attachment. Seconded by Councilman Tome Jr. Roll call vote: Berlin – Y, Brown – Y, Tome Jr. - Y. All in favor. Motion carried.

### **REPORTS TO COUNCIL**

Treasurer Sookiasian informed the Council that J.D. Eckman wishes to back out of the lease agreement for the rental of the office on the 2<sup>nd</sup> floor of Town Hall. Counsel McCarron will review the lease agreement and statement that J.D. Eckman provided as to why they wish to end the agreement. Counsel McCarron will follow up with the Council to discuss responding to J.D. Eckman on behalf of the town.

Treasurer Sookiasian provided the Council with financial reports and updates for the month of July. He also informed Council of the \$2,000 donation received from the V.F.W. for new picnic tables in Marina Park.

Chief Smith provided the Chief's report for the month of July and informed the Council of the meetings and online trainings attended. She stated that she submitted a grant application for body cameras as recommended by Councilman Knight. Chief Smith previously took surplus firearms from inventory to the auction and stated that she was successful with selling some of the firearms.

Chief Smith provided updates regarding an MOU with the Cecil County Child Advocacy Center and Truck Enforcement MOU.

Deputy Mayor Brown inquired about an incident posted on the Port Deposit Community Facebook page involving a resident.

Town Administrator Rinkerman provided the Council an update on various meetings and projects. This included the recent HAC meeting reviewing the application for 140-142 N. Main Street and the upcoming Planning Commission meeting to review the Final Site Plan and Final Subdivision Plan for Bainbridge development. Mrs. Rinkerman provided an update on the mill and overlay project as the State Highway Administration's (SHA) scope was revised to proceed with S. Main Street while attempting to receive American Rescue Plan funding to complete N. Main Street. Town Administrator Rinkerman informed Council of SHA's next steps in regards to the damages from the July 25, 2021 storm. She will be meeting with DNR next week to look at stream erosion to review how they were impacted by the storm. The Army Corp of Engineers has a potential grant in order to help with the storm water management funding.

Mayor Kuhs expressed his gratitude for all of the work and efforts that Town Administrator Rinkerman does for the town and stated that she is a tremendous asset.

### **COUNCIL REPORTS**

Councilman Tome, Jr. inquired about the storm surge in the Rice Tot Lot Dog Park.

Deputy Mayor Brown stated he was asked by a resident if the town's Public Works department still plans to weed eat on the railroad bank. Treasurer Sookiasian responded on the matter of Public Works maintaining areas that are private property or that do not belong to the town. Mayor Kuhs asked if the Public Works staff would consider working 40 hours/week seasonally.

Councilman Berlin expressed his concern of a pole and low power line by Marina Park. Councilman Berlin announced that there is a clean-up event on August 4<sup>th</sup> at 6:30 PM for Marina Park.

**PUBLIC COMMENT** – No public comment.

**ANNOUNCEMENTS** – No announcements.


The public meeting was adjourned at 9:02 p.m. The meeting was recorded and audio is available upon request.

Attest:



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Vicky Rinkerman, Town Administrator

Approved:



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Robert A. Kuhs, Mayor