



**Town of Port Deposit  
Town Council Meeting Minutes  
Work Session Meeting  
Conference/Video Meeting  
August 16, 2022**

*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:** Mayor Kuhs, Deputy Mayor Brown, Councilman Knight, Councilman Berlin, Councilman Tome Jr., Town Administrator Rinkerman, and Treasurer Sookiasian via Zoom.

**PUBLIC COMMENT** – Port Deposit property owner, Joe Moran suggested that with Bainbridge and The Great Wolf Lodge being developed, the town should be looking for ways to re-develop Main Street and provide incentives to developers/builders to come to Port Deposit. The various vacant and dismantled properties are an eye sore and he stated the owners should be held liable for the mess and for consequences to be enforced if they do not clean-up their properties. Mayor Kuhs and Councilman Knight commented on the flooding and historic guidelines providing a hardship to feasibly flip the houses. Councilman Knight inquired what type of incentives builders/developers might be looking for. Discussion continued on the matter and Town Administrator Rinkerman provided information regarding her attempts to work with Cecil County to get homes out of cyclical tax sale and back on the tax rolls.

Cool Beans Market Owner, Jack Morgan provided comment on the matter stating that he would like to see the town and property owners take more responsibility in order to make the town look better.

**OLD BUSINESS**

Netter's Alley Update – Town Administrator Rinkerman provided an update on Netter's Alley – the Public Works Department will be painting over the new graffiti. Public Works suggested adding some large boulders in front of the underpass since cars are still parking behind the railroad underpass.

Resident, Zoe Adams, Kym Adams, and Tara Keys voiced their frustration regarding the lack of solutions to people parking, illegal activities, and trash along Netter's Alley. They are grateful for the signs that were placed and the efforts thus far, but stated that the signs are not helping and people continue to disobey any regulations. Discussion ensued regarding issuance of parking tickets, the upcoming Code Enforcement Officer position, barriers, and cameras. Deputy Mayor Brown suggested discussing potential solutions further and asking Corporal Sewell if he is available to attend the next Public Safety Meeting to discuss the matter.

Motion was made by Councilman Tome, Jr. to have pole barriers installed in Netter's Alley. No second on the motion. Motion died for lack of a second.

Motion was made by Deputy Mayor Brown to temporarily place granite boulders at the railroad underpass in Netter's Alley. Seconded by Councilman Knight. Roll call vote: Tome, Jr. – No, Berlin – Y, Brown – Y, Knight – Y. Motion carried.

FEMA Flood Closure Grant Update – Town Administrator Rinkerman provided a form regarding the FEMA Flood Closure Grant Application the town submitted, and provided reasons as to why the application was rejected. The study was not enough to secure the grant money and FEMA would like engineering to be completed. Town Administrator Rinkerman stated that if the Council wants to move this project to the next level, the town will need to do an RFP, and have an engineer design the project for the next grant.

Motion was made by Councilman Knight to do a Request for Proposal (RFP) for the engineering study. Seconded by Deputy Mayor Brown. Roll call vote: Tome, Jr. – Y, Berlin – Y, Brown – Y, Knight – Y. Motion carried unanimously.

FY 2022 Financials and July Financials – Treasurer Sookiasian provided updates on FY 2022 and July Financials.

ARPA Project Recommendations – Treasurer Sookiasian provided a report detailing the current “wish-list” for ARPA projects that now exceeds the total amount of funds available. Treasurer Sookiasian advised the Council that the list will need to be reviewed and projects will need to be prioritized. The report indicated projects that the Finance Committee has recommended to the Council for funding.

Motion was made by Deputy Mayor Brown to approve the green lined items as presented on the ARPA list as the Finance Committee is recommending. Seconded by Councilman Knight. Roll call vote: Tome, Jr. – No, Berlin – Y, Brown – Y, Knight – Y. Motion carried.

Discussion on Councilman Tome, Jr.'s disapproval of the motion ensued as he stated that he believes the contribution to Water Witch Fire Company is low based on funding provided to other fire companies in the area. Deputy Mayor Brown asked Councilman Tome, Jr. to consider the percentage of the ARPA funds that Water Witch Fire Company is receiving as other town's may have received more funding.

Speed Camera Update – Treasurer Sookiasian provided estimates for 2 new speed radar signs as requested. One estimate was provided by the company the town previously purchased from, and the unit has batteries that would periodically need to be charged. The second estimate is from another company whose unit runs via solar battery. Discussion ensued regarding the possibility of connecting the power to one of the poles, and location of the 2 units. Council decided that placing a speed radar sign by the basketball court and by Town Hall would be best. Treasurer Sookiasian will proceed on obtaining an estimate for a unit to be connected to a Delmarva pole.

## **NEW BUSINESS**

Recommendation Public Works/Code Position – Town Administrator Rinkerman provided the Council the job description, duties, and notice regarding a new Public Works and Code Administrator position.

Councilman Knight commented he feels that is it time to put effort into the town's infrastructure and this position is the perfect opportunity to do so.

Motion was made by Councilman Knight to approve the position. Seconded by Deputy Mayor Brown. Roll call vote: Tome, Jr. – Y, Berlin – Y, Brown – Y, Knight – Y. Motion carried unanimously.

2022 Façade Grant Recommendations – Town Administrator Rinkerman presented the 2022 Façade Grant Applications that have been reviewed. She requested to make an exception on the \$10,000 maximum for 264 N. Main Street application. Council proceeded to discuss the applications and directed staff to proceed with sending the 2022 Façade Grant application decision letters.

Motion was made by Deputy Mayor Brown to make an exception for 264 N. Main Street for the \$10,000 maximum reward. Seconded by Councilman Tome, Jr. Roll call vote: Tome, Jr. – Y, Berlin – Y, Brown – Y, Knight – N. Motion carried.

**COUNCIL REPORTS**

Deputy Mayor Brown commented on the new Code Enforcement position and the need for Lee's Landing to enclose their dumpsters since they still do not have the trash compactor. The Council further discussed the trash issue at Lee's Landing in addition to fire lane guidelines for Rowland Drive.


Councilman Tome, Jr. advised that there is still a gentleman working on vehicles in the town's parking lot. He also volunteered to take on overseeing some of the Public Works needs within town until the new hire is in place.

**PUBLIC COMMENT** – No public comment.


**ANNOUNCEMENTS** – No announcements.

The meeting adjourned at 9:23 p.m. Audio recording is available upon request.

Attest:

  
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Vicky Rinkerman, Town Administrator

Approved:

  
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Robert A. Kuhs, Mayor