



**TOWN OF PORT DEPOSIT
TOWN COUNCIL WORK SESSION MEETING
November 18, 2025**

MEETING MINUTES

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

CLOSED EXECUTIVE SESSION – At the November 4, 2025 Council meeting, motion was made by Councilman Berlin and seconded by Councilwoman Thiele to convene in closed executive session at 8:20 p.m., pursuant to the Annotated Code of Maryland, General Provisions Article, Title 3, Subtitle 3, Section 3-305 (7) to consult with counsel to obtain legal advice on a legal matter relative to cyclical tax sale properties. Council will not return to open session. ROLL CALL VOTE: Mayor Tome – Y, Councilman Berlin – Y, Councilman Knight – Y, and Councilwoman Thiele – Y.

PRESENT AT CLOSED SESSION: Mayor Tome, Jr., Councilman Berlin, Councilman Knight, Councilwoman Thiele, Town Administrator Rinkerman and Town Counsel Tom McCarron.

ABSENT AT CLOSED SESSION: Deputy Mayor Brown.

The Mayor and Council discussed with Town Counsel Tom McCarron a complication that has happened relative to the town foreclosing on the cyclical tax sale properties that were part of an MOU with Cecil County. A process and timeline were discussed for the town to proceed with a tax sale.

The closed executive session adjourned at 8:45 p.m. and Council did not return to open session.

PRESENT: Mayor Wayne Tome Jr., Councilman Daniel Berlin, Deputy Mayor Kevin Brown, Councilwoman Randa Thiele, Town Administrator Vicky Rinkerman, Treasurer Patti Gray, Public Works and Code Administrator Dan Jamison, Administrative Assistant Mary Culver.

ABSENT: Councilman Tom Knight

CALL TO ORDER

The meeting was called to order by Mayor Tome Jr. at 7:01 p.m.

PUBLIC COMMENT

None.

OLD BUSINESS

Tax Sale Properties Update: Town Administrator Rinkerman advised the Council that she, Treasurer Gray, and Administrative Assistant Culver met with legal counsel regarding the cyclical tax sale properties. Because the Town missed the tax sale certificate deadline, Town Administrator Rinkerman noted that the Town must now conduct its own tax sale in order to regain possession of the affected properties, rather than waiting until June 2026 for the County to include them in its tax sale.

NEW BUSINESS

Proposal Stormwater Project S. Main Street: Town Administrator Rinkerman reported that the Town received one bid from Lem's Contracting for the stormwater RFP. However, the scope of the project will need to be revised following the recent discovery of SHA easements on the existing drains, as well as additional property owned by Mr. Fuller, which would require the Town to obtain an easement to complete the work. She noted that the plans have been sent to Ken Fender at SHA for review, and that she has spoken with the contractor about redesigning the project so that the work is contained solely on the 43 South Main Street property.

COUNCIL REPORTS

Councilman Berlin raised concerns about tent-style carports placed on properties along Granite Avenue and Race Street. Town Administrator Rinkerman stated that tents are not permanent structures and should not be used as garages. She also noted that one of the structures appears to be placed on a property not owned by the individual who installed it, and she will follow up with the property owner.

Councilwoman Thiele provided an update on preparations for the upcoming Town Clean-Up Day. She reported that Banks Recycling will provide a container to accept appliances at no cost to the Town. She also noted that a concerned resident informed her of trash accumulation on Race Street. Councilwoman Thiele suggested addressing the cleanup during the event with the assistance of volunteers and the use of a flat trailer. Erica Berge of CCU recommended reaching out to the High Five Initiative for additional support.

Mayor Tome, Jr., was presented with a letter from Town Administrator Rinkerman requesting permission to collaborate with Cecil County on truck route enforcement. He asked the Council for authorization to sign the letter, and there were no objections. He also reported that Delmarva had been working throughout the day on streetlight repairs in Town and noted that they are making excellent progress.

PUBLIC COMMENT

Erica Berge, of Community Connecting Us, thanked Councilwoman Thiele for attending and representing the Town at the First Responder's Dinner hosted by the Cecil County Chamber of Commerce. She also expressed appreciation to the Public Works Department for assisting CCU with transporting new flooring into the downstairs of the Tome Memorial Methodist Church, noting that the renovation work underway would have been difficult to complete without their help. Ms. Berge further announced that the Annual Community Dinner will be held on December 17 and will once again be catered by Cool Beans.

Bill Baron reported that the Port Deposit Heritage Corporation recently welcomed children from Green Pastures School in Elkton for a visit to the Paw Paw Museum, the Tome Memorial Methodist Church, and Nesbitt Hall. During their visit, the students learned about the history of Port Deposit and even had the opportunity to play the organ at the church.

Town Administrator Rinkerman added that the Town recently acquired eight stained-glass windows from Tome Memorial Hall, which had been salvaged by the Bainbridge Development Corporation prior to vandalism at the site. She noted that most of the windows are in excellent condition, with only one showing damage. She thanked Bill Baron for his assistance, stating that the acquisition will allow the Town to preserve additional pieces of its history.

ANNOUNCEMENTS

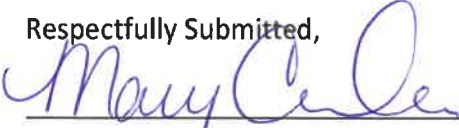
The Town will hold its annual Clean-Up Day on Saturday, November 22, 2025, 10 a.m.-2 p.m., to provide residents with an opportunity to dispose of bulk items and scrap metal, as well as paper shredding with a Shred-It truck and a drug take-back courtesy of the Cecil County Sheriff's Office. No large appliances, construction materials, hazardous waste, or yard waste will be accepted. Proof of residency required.

The Annual Holiday Tree Lighting Event will take place on Saturday, December 6, 2025, downtown and at Lee's Landing. It will include a golf cart parade, Christmas caroling, and tree decorating. More details to be announced.

ADJOURNMENT

There being no further business, Mayor Tome, Jr., adjourned the meeting at 7:23 p.m.

Respectfully Submitted,



Mary Culver, Administrative Assistant

Approved:



Wayne Tome Jr., Mayor