

**Town of Perryville
Public Hearing/Town Meeting Minutes
October 4, 2016**

ATTENDANCE: Mayor: James Eberhardt, Commissioners: Michelle Linkey, Ray Ryan III, Alan Fox, Robert Ashby Jr. and Town Administrator: Denise Breder, Director of Planning: Mary Ann Skilling

The Enterprise Zone Public Hearing was called to order at 7:00 p.m. by Mayor Eberhardt

Ms. Skilling summarized the purpose of the Enterprise Zone Expansion Public Hearing. The Enterprise Zone Program is an Economic Development Program established by Maryland giving local Governments the legal authority to offer various economic incentives to get businesses into town. Cecil County is responsible for administering the program. The Town of Perryville is looking to expand their existing Enterprise Zone which currently is IKEA property and Frenchman Land Company, on Route 7 zoned L-2. The Town is looking to expand the existing Enterprise Zone to include Perryville Outlet Center and associated properties owned under the Shops at Perryville, LLC. Zoned C-2 consisting of 40.9294 acres. The Perryville Outlet Center is now closed with the potential of being sold. There is the potential for real property tax credits and income tax credits for wages paid to eligible new employees with certain stipulations. We will have to submit our application to Cecil County Economic Development for approval but cannot do it now because of the upcoming Elections for their County Council so it will have to wait until the next quarter which is April of 2017.

Mayor Eberhardt inquired if any members of the audience had questions, which they did not.

He then asked if the board members had any questions.

Commissioner Ryan asked if we are limiting ourselves by only submitting the one area for expansion, when there may be other areas, such as Route 222 or Route 40, or the downtown area, to include in the request for the expansion of the Enterprise Zone.

Ms. Skilling responded that the primary responsibility is to have large parcels to create more job opportunities and revenue to benefit economically from. There is the opportunity to look at other properties but this parcel meets the same criteria as a larger parcel. There are stats that are done, which include demographics of the area, including poverty levels, employment, income level and those numbers may change by the time of submittal, which could affect our qualifying status.

Commissioner Linkey would like for us to be more cognizant of what businesses we are putting where to not derail the opportunity for another potential use coming in that would possibly be more beneficial. She also would like to see more opportunity for the

Route 40 corridor. Ms. Skilling noted that we do still have some time and we can look into some other areas in the interim to possibly consider for Enterprise Zone Expansion.

Mayor Eberhardt asked for Public comment and there was none.

Mayor Eberhardt closed the Public Hearing at 7:15 p.m.

The Town of Perryville meeting was called to order at 7:15 p.m. by Mayor Eberhardt.

Pledge to the Flag

The Town Meeting in its entirety can now be listened to on the Town's web site at www.perryvillemd.org.

There were no requests for remote participation.

APPROVAL OF TOWN MEETING AGENDA

Motion was made by Commissioner Ryan and seconded by Commissioner Fox to approve the Town Meeting Agenda. **All in Favor: Motion Carried.**

Consent Agenda Items: Mayor Eberhardt asked for a motion regarding the consent agenda items, which include the August 16, 2016 Work Session Minutes, the August 16, 2016 Special Meeting Minutes, and the September 6, 2016 Town Meeting Minutes.

Motion was made by Commissioner Linkey and seconded by Commissioner Fox to approve the Consent Agenda items. **All in Favor: Motion Carried.**

Commissioner Fox made note that he was not present at the September Town Meeting.

Mayor's Report -

Mayor Eberhardt reported that they met with the Secretary of Transportation for Maryland on Friday and all of the State Legislators on the upper shore and we made our wishes known to them, particularly the sidewalks to the High School and some other items regarding IKEA Way road which the State stated they would address.

Swearing in Ceremony

Mayor Eberhardt performed the swearing in ceremony for a new Perryville Police Officer, David Leas, who recently retired from the Cecil County Sheriff's Department as a Sergeant.

Mayor Eberhardt announced that a couple of our officers were honored at a ceremony of life savers with the Cecil County Emergency Management Center where they were also presented with a sketch from the niece of the recipient of their life saving efforts for them to display at the Police Department. It was a sketch of a heart with the various valves and flowers growing out of it symbolizing that it was a life-saving event.

Commissioner Fox's Report -

Commissioner Fox reported that the regular routine testing has been going on at the Wastewater Plant and a purchase order has been issued for the belt filter press. The operators at both plants continue to cross train. The permits have been submitted for the tank cleaning and painting and water circulator to be installed.

Commissioner Fox reported that he attended the Ribbon Cutting Ceremony at Subway, and he, along with some Planning staff also met with a potential buyer of a large commercial property in town, who also wants to meet with the property owner.

Commissioners' Reports -

Commissioner Ashby -

Commissioner Ashby met with the Finance, Administrative and Engineering Department for a roundtable discussion on the upcoming projects.

Commissioner Ryan's Report –

Commissioner Ryan reported that he attended the regular meetings last month. Planning and Zoning did not have a meeting last month due to lack of a quorum.

Fire Company Report - Commissioner Ryan

Commissioner Ryan reported that there were 104 ambulance calls for the month, 33 calls were to the Perry Point V.A., with a total of 96 hours and 35 minutes of man-hours. On the Fire Department side there were 28 calls, 4 on I-95, with an average response time of 4.25 minutes and an average personnel on call was 9.61. Last week we put 2 new cardiac monitors in service. We put out a request for bids for our washer and dryers for our cancer saving initiative that we have going on for our firefighters.

Commissioner Linkey's Report -

Commissioner Linkey reported that they have an opening in their parks department which is currently being advertised in house. She also mentioned attending the re-dedication ceremony of the Perryville Elementary School.

VA Update - Mark Dallaire

Mr. Dallaire reported that we finally got word to move forward on the C.L.C. On Friday the Construction Facilities Management office put out a pre-solicitation. The official RFP target date is October 18th. They anticipate a Construction award on February of 2017 and shovels hitting the ground the end of winter or early Spring. The CFM does want to meet with the town to discuss the impacts the project will have on the town in the next week or so. They are anticipating 18 months from start to finish, potentially 2 years.

Commissioner Fox has noticed orange or blue markings on some of the doors of the houses over at the VA, he inquired what they were for.

Mr. Dallaire responded that it was indicated what grasses the VA are to cut.

Town Administrator Report - Denise Breder

Ms. Breder wanted to remind everyone that there is a Public Hearing tomorrow night beginning at 6 p.m. at the Hollywood Casino being held by the MD Department of Labor, Licensing and Regulations regarding the request from the MD Jockey Club to operate a simulcast satellite betting facility at the Perryville Casino.

The Cecil County Chamber of Commerce plans on opening a Satellite Office in Perryville beginning November 2nd, they will have a staff member sitting at the new Subway on Wednesdays from 10 a.m. to 2 p.m.

Ms. Breder wanted to thank Christy Michaud, a professional horticulturist, for her guided trail walk at the Perryville Park on the 18th of September.

Ms. Breder noted that a couple of months ago at a Work Session the Fire Department requested a tie into our water lines. Our town engineer is developing an updated construction estimate for that. He has also reviewed the USDA funding requirements which requires a preliminary engineering report. We are trying to set up a meeting with the USDA to see if there is anyway of possibly getting funding from the USDA for that.

Mayor Eberhardt assumed that there are probably other grant opportunities that are available to the Fire Company for this that we may not be aware of.

Commissioner Ryan responded that the only grants that are out there now that are available to us do not include water or wastewater, they are basically firefighter safety or new equipment.

Ms. Breder commented that demolition for the new Police Department has begun, with the removal of numerous trees and the demolition of the old Police Department

along with sediment erosion control installation. She wanted to thank Rachel Deaner for all of the work that she did regarding the financing that we went through with the Department of Housing and Community Development, taking out a 2.5 million dollar loan to cover some of the costs. On October 11 from 1-3 p.m. there is a Section 106 meeting at the Havre De Grace Activity Center regarding the Susquehanna River Bridge Reconstruction and Expansion Project.

Ms. Breder announced that our Halloween Party was going to be on October 14, 2016 at Rodgers Tavern and Trick-or-Treat will be on October 31, 2016 from 6-8 p.m. The band shell ribbon cutting ceremony has been rescheduled for December 10, 2016 at the Tree Lighting Ceremony.

Commissioner Linkey would like to get an update on what is going on with getting more information out to the residents by a community page on our website and twitter.

Amanda Hickman responded that the last she knew we were waiting for them to do the update to our actual website before doing the community page calendar.

Treasurer's Report - Rachel Deaner

Ms. Deaner wanted to relay some information regarding FEMA, that the Perryville Fire Company is considered a donated resource for the town. The Fire Companies are now required to apply for reimbursement through the town, so in order for them to receive reimbursement FEMA requests that it be done all at one time through the town so that Fire Company costs are included to be reimbursed once the town receives the full reimbursement. The new casino is supposed to be opening on December 8 so table game money will be coming our way and an additional \$70,000 annually according to the legislation as well. We are expecting some draft financials on Monday for the audit.

Mayor Eberhardt inquired if we have some draft revenue projected for the table games, to which Ms. Deaner responded that she has estimated that it should be around \$15,000 at this point.

Ms. Breder mentioned that she is having a meeting this Friday at 11:30 a.m. with the appropriate staff to discuss preparations for the potential storm that we may get over the weekend.

Police Report -Police Chief Al Miller

Chief Miller reported that he and the Lieutenant attended various meetings last month. He reported that there is a new drug out on the street called carfentanil, which is a controlled substance used as a tranquilizer for elephants and other large animals. Users have been mixing this in heroin and other drugs and it is 100 times more potent than

fentanyl, which is about the highest you can go on pain medication. This new drug is causing overdoses on a regular daily basis. We have scheduled an emergency meeting with the Cecil County Sheriff's Department and the State's Attorney's Office on how they want this packaged and handled if it comes into our office, whether it can be absorbed through the skin or our gloves. A week or so ago two of our officers responded to a call for a non-responsive subject, no pulse or breathing, they administered NARCAN when they got there which helped, when paramedic arrived they administered a NARCAN injection bringing the gentleman back to life. We are prepared for the upcoming storm and the Halloween Party and other upcoming events for the town. He also wanted to thank Rachel and her group for her assistance with the GOCCP grant.

Commissioner Ryan stated that the carfentanil is absorbed through the skin and at the least every officer needs to have gloves on.

Ms. Deaner inquired if we have received any reports regarding the clown sightings that have recently been in the news.

Chief Miller reported that Cecil County has had two showings in different schools in Cecil County that have not caused any major problems or issues in the County at this point, but it is another issue that the County would like to have a meeting on to discuss.

Outreach Report

The monthly attendance was 110 for the month of September, there were 2 new referrals and 1 new member. Outreach has continued their efforts to keep their members school years running smoothly with offering homework assistance every day after school. In addition to our normal community service projects, we intend to install a small "Little Free Pantry" on our Outreach property. It will give the community a chance to donate as needed to those community members in need to receive, free of charge. We have also been invited to partner with the Boys and Girls Club of North East for their evening game night. There are two field trips scheduled for this month, one is to Legend of the Fog and the other is to Milburn Orchards. Both of these trips require the members to complete community service projects and life skill classes to be eligible.

Planning and Zoning Report

Ms. Skilling stated that the last date for the Farmers Market will be October 28. The Comfort Station will be the last structure to be installed at Lower Ferry Park, which should be installed mid-November, hopefully in time for the ribbon cutting ceremony.

From the Floor

Pat Stetina, representing the Railroad Museum, commented that the Railroad Museum has a new display at the entrance to the Perryville Library through the first week

of November, he encouraged residents to stop in and check it out if they get a chance and also visit the Railroad Museum.

Old Business

Ordinance 2016-16 - consideration of an Ordinance for the purpose of providing that the Mayor and Commissioners shall set by Resolution the number of non-seasonal boat ramp permits that may be issued in any year.

Mr. Sussman reminded the board that there is an amendment to the Ordinance as a follow up from a comment at the last Town Meeting to remove in the second line of the "FOR" paragraph of Ordinance 2016-16, "to an individual".

Motion was made by Commissioner Linkey and seconded by Commissioner Fox to approve the amendment to Ordinance 2016-16. **All in Favor: Motion Carried.**

Motion was made by Commissioner Linkey and seconded by Commissioner Ashby to approve Ordinance 2016-16 as amended. **All in Favor: Motion Carried.**

New Business

501C Grants - consideration of recommendations for the 501C Grant Program, one of the grant programs available from funding received through revenue from the casino.

There were 8 applications received with the total amount requested being \$76,750, the total funds available is \$40,000.

Recommendations made by the committee were to provide funding to the Perryville Little League toward the purchase of 4 sheds in the amount of \$4,000, the Perryville Fire Department toward the costs of PPV fan and 2 CPAP systems in the amount of \$6,500, Restore Church for the annual Easter Egg Hunt in the amount of \$3,000 toward the cost for signage, face painting supplies, marketing, staff shirts, eggs, etc., the Chesapeake Feline Association in the amount of \$20,500 toward the cost of utility connections, security system, permits, etc. for a new surgical suite pod to be installed, and the American Legion Post 135 toward replacement of two HVAC units in the amount of \$6,000.

Mayor Eberhardt wanted to get some more information regarding the Chesapeake Feline Association 501C Grant Request.

Dawn Cowhey, representing the Chesapeake Feline Association explained the plan for a surgical pod that is being gifted to them which stemmed from a Best Friends Conference that she attended last year, which is a National Coalition for Animal Rescue. A representative from Lulu's Rescue center from Doylestown approached her after the conference about the good things we had going on with our organization and offered our organization a spay/neuter pod to address the over population of feral free roaming

animals in Cecil County. We looked for about a year for a piece of property in Cecil County that the pod could be placed on, to no avail. We contacted Amanda Hickman, the Economic Development Coordinator for the Town of Perryville, for possible locations within the Town of Perryville. A location was found on the property across from Royal Farms, off of Route 222, Ann Jackson, who owns the property agreed to donate use of the land for 3 years to place the pod on for this program.

The Chesapeake Feline Association was recently given a donation of 500 additional Spay/Neuter's by the MD. Department of Spay Neuter Program to address the over-population within Cecil County. Once we get through the Zoning here next month we plan on having the pod delivered and hope to be up and running by December. The plan is to open 3 days a week, potentially Monday, Wednesday, and Friday, or possibly Thursday from 7:30 a.m. morning drop off and picked up no later than 6 p.m., with a once a month offering of rabies vaccines and distempers. The pod is designed to handle dogs as well, but for the first year at least we will be doing only felines. All of the staff are volunteers and we have several Veterinarians in the area who have offered to volunteer their time.

Jane Bellmyer, from the Cecil Whig, asked if they have considered teaming up with a dog organization to have them be open on the two days when they are closed to share some of the costs as well.

Ms. Cowhey replied that they have discussed this but it has not really been addressed. In looking at the County as a whole felines are what needs to be addressed, it is something to be considered, though.

A resident from the town brought up concern regarding traffic issues at that particular area, especially during the morning high traffic times.

It will not be a high volume of customers coming in at one time, they do not anticipate it being too much of an issue but will take his concerns into consideration.

Mayor Eberhardt suggested putting signage up to have a one-way entrance only to assist with some issues that may arise.

Ms. Cowhey commented that they do have signage planned for the location and plan on beautifying the property, Miss Jackson plans on tearing down two of the older buildings and keeping one for us to use for an office and storage are and we will also keep the fence there. She had also had asked that one of the board members or town representative attend a fundraising event that they plan to have along with two other rescue organizations at 510 Johnny's in Bel Air to serve as a bartender for a short period of time.

Motion was made by Commissioner Fox and seconded by Commissioner Ashby to approve the recommendations as stated for the 501C Grant Program. **All in Favor: Motion Carried**

Revitalization Grants - consideration of recommendations for the Revitalization Grant Program, 12 applications were received totaling \$329,032, funds available are \$45,000. Recommendations from the committee included, 323 Aiken Avenue, \$1,260 to replace the front door, 612 Front Street, \$2,862 for gutters, 5440 Pulaski Highway, \$10,000 toward stone veneer and paint, 918 Mill Creek, \$5,000 toward siding, 5264 Pulaski Highway, \$4,626 toward roofing, 405 Elm Street, \$1,500 toward windows. One of the original recommendations for a business, after further review did not qualify, so \$10,000 slated for that was divided among four addresses, two of which were recommended previously and two that were added. The two locations originally recommended were 636 Broad Street, \$6,000 for landscaping and plantings, 530 Aiken Avenue, \$5,500 toward roof and gutters. Two new recommendations were 502 Front Street, \$4,000 toward replacement of fence and 536 Aiken Avenue, \$4,000 toward replacement of windows.

Commissioner Ashby would like to see the grants separated next year into two categories, commercial and residential.

Motion was made by Commissioner Ryan and seconded by Commissioner Fox to approve the recommendations as stated for the Revitalization Grant Program. **All in Favor: Motion Carried.**

Resolution 2016-14 - consideration of a Resolution to support the continuation and expansion of the existing Enterprise Zone within the Town of Perryville.

Mayor Eberhardt asked for clarification regarding the process if we were to come up with some more areas to add to the Enterprise Zone expansion request before the submittal deadline. He inquired if we would have to have another Public Hearing, in which Mr. Sussman replied that we would. He also asked if we would be ok if we did not come up with any additional areas to add to the expansion request by January, do we go ahead with approval or would we have to have another Public Hearing because of the lapse of time. Mr. Sussman commented that we would not have to have another Public Hearing in that instance, the only requirement is to have a Public Hearing before you approve the application.

Resolution 2016-14 was tabled until January by Mayor Eberhardt with Commissioner Ryan and the board members concurring, to look more into possibly adding additional requests for expansion of the Enterprise Zone into the Resolution prior to the submission deadline of the County.

Budget Amendment Ordinance 2016-19

Ms. Deaner summarized Budget Amendment Ordinance 2016-19 which was introduced at the September 20, 2016 Special Meeting and distributed to the board and displayed to the public on the Power Point for a vote this evening. It is assigning funds needed for the Police Station & Storm Water Outfall Project in the amount of \$341,027, assigning funds needed for the Corporate Boundary Survey in the amount of \$33,780, Outreach Donation for help at the Triathlon and funds needed to cover the cost of Pension matching for Outreach employees who have signed up in the amount of \$2,450.

Mayor Eberhardt requested that an update regarding the Corporate Boundary Survey be put on the next Work Session Agenda.

Motion was made by Commissioner Linkey and seconded by Commissioner Ryan to approve Budget Amendment Ordinance 2016-19. **All in Favor: Motion Carried.**

Reservoir Road- consideration of approval of a Memorandum of Land Restrictions for the Dam or Reservoir.

Ms. Breder stated that there has been a small change to the Memorandum of Land Restrictions that was originally presented. The Maryland Department of the Environment suggested that we fill in the one area that was not completed to give some more detail on what the permit is for, which is to lower the Perryville Reservoir approximately four feet in elevation by drilling a four-inch hole through the concrete spillway effective October 19, 2016. They did say that the permit date may change so Mr. Sussman suggested some language to be included in the motion to approve the permit which would allow for the possible change to the effective date.

Motion was made by Commissioner Linkey and seconded by Commissioner Ashby to approve the Memorandum of Land Restrictions for the Dam or Reservoir but adopt it substantially in the form in case any non-substantive changes happen. **All in Favor: Motion Carried.**

Motion was made by Commissioner Fox and seconded by Commissioner Linkey to adjourn the October 4, 2016 Town Meeting at 8:35p.m. **All in Favor: Motion Carried.**

Respectfully submitted,

Jackie Sample
Perryville Town Clerk