Town of Perryville Town Meeting Minutes October 3, 2017

ATTENDANCE: Mayor: James Eberhardt, Commissioners: Michelle Linkey, Pete Reich, Robert Ashby Jr., Ray Ryan III, Town Administrator: Denise Breder and Town Attorney: Fred Sussman

The Town of Perryville meeting was called to order at 7:01 p.m. by Mayor Eberhardt.

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

Mayor Eberhardt asked for a moment of silence for the victims of the Las Vegas shootings.

Pledge to the Flag.

APPROVAL OF TOWN MEETING AGENDA

Mayor Eberhardt asked for a motion to approve the Town Meeting Agenda as published with a change to move an item up on the agenda regarding a critical issue regarding water that we currently have after the approval of the first couple of items.

Motion was made by Commissioner Reich and seconded by Commissioner Linkey to approve the Town Meeting Agenda with the change as mentioned.

All in Favor:

Motion Carried.

Consent Agenda Items: Mayor Eberhardt asked for a motion regarding the consent agenda items, which include the August 15, 2017 Work Session Minutes, the August 15, 2017 Special Meeting Minutes, the August 15, 2017 Closed Session Minutes, the September 5, 2017 Town Meeting Minutes, the September 5, 2017 Closed Session Minutes.

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

Emergency Budget Amendment 2017-19

Commissioner Reich stated that we are experiencing major problems with our Train #3 membrane filter at the Water Plant that we planned for replacement next year. A new filter is supposed to accommodate about 400 gallons a minute, the Train filter #3 now is accommodating 220 gallons per minute, we are using a lot of water to backflush both filters. We think the reason why Train #3 filter is deteriorating is because of having to use it a lot to make up for what Train #4 filter was doing. Train #4 filter is down to 65

gallons per minute and was accommodating around 280 gallons a minute. We did hook up to the Perry Point VA system at the hydrant by the gate and we are getting about 150,000 gallons a day from that, and we have trucked in about 18,000 gallons per day for three consecutive days, to help fill the tanks. The Water Plant operators have been working a lot of overtime to keep things running and the town has issued a "Conserve Water" notice. Commissioner Reich stated that he is aware that the notice did get out but it appears that a lot of people still do not know about it.

Mayor Eberhardt asked that George Smith, our Water and Wastewater Superintendent, explain some more about the current issue as well as the quality of the water.

Commissioner Linkey inquired if we could use Emergency Services to put out a phone notice.

Ms. Breder responded that we can try, we used Nixle and reached out to notify the newspaper immediately for them to get the information in the newspaper, as well as the Department of Emergency Services and our social media accounts. Public Works has been busy getting their hoses and providing other assistance, so they may not have gotten it up on the sign boards yet. Direct contact by staff was made with some of our larger users as well and made sure hydrant flushing wasn't done.

George Smith, the Water and Wastewater Superintendent, noted that the town's water demand averages about 360,000 gallons per day, which included another 60,000 for back washing the filters under normal conditions. Because of the deterioration of the filters over a period of time the back-washing number is now steadily going up to about 100,000 gallons per day. This is water that we bring back that we have already produced and put in the towers, that is now being utilized for back-washing filters, meaning you now need to produce about 460,000 gallons per day. Currently Train #4 can only produce about 60 to 65 gallons a minute, Train #3 is at about 220 gallons a minute. Currently we can produce about 330,000 gallons a day, last week we were losing 50 gallons per minute. Currently Perry Point is servicing us approximately 100,000 to 130,000 gallons of water a day, but they cannot do that forever, so we started trucking water in. The biggest concern is that we have another 4 to 5 weeks before we receive Train #4 and get it installed which was ordered in July and now Train #3 needs replaced. Mr. Smith is proposing a mobile treatment unit that we can bring in, he has not gotten the cost on this yet. The quality of the water that we have been putting out has met all State requirements for the past 3 quarters and we expect to pass on the next quarter.

Mayor Eberhardt stated that along with the need to produce the water is the need to reduce the consumption so we really need to get that message out to conserve.

Mr. Smith stated that currently Perry Point offered to run around the clock as well, but they cannot run around the clock Friday and Saturday nights.

Further discussion ensued on the notice that was put out and whether the code needs to be updated to provide language for enforcement if it is made to be a mandatory water restriction. The portable unit would be a probable temporary solution once we find out the cost.

Commissioner Linkey stated that the hose that we currently have hooked up to Perry Point needs to be replaced, there are leaks in it.

Ms. Breder responded that the Public Works Supervisor is aware of that and will be replacing sections as soon as possible.

Commissioner Reich commented that we are currently getting three 6,000 gallon water tanks delivered a day at \$300 per tank, and they are going to take it up to eight tanks a day.

Mayor Eberhardt introduced Emergency Budget Amendment 2017-20, funds needed in the amount of \$312,000 to replace the other filter membrane which is currently deteriorating. We found that we are able to utilize funds from the Local Impact Funds as opposed to taxpayer or water user revenue.

Ms. Breder commented that these funds were received in excess of what we had budgeted for the last two years. Ms. Breder stated that depending on the cost of the renting the stand-alone we may need to do an additional Emergency Budget Amendment which will be a bit more difficult since this was the full amount of what we had in those funds.

The introductory paragraph of Emergency Budget Amendment 2017-19 was read as follows: For the purpose of amending the adopted budget for the Town of Perryville for the fiscal year beginning July 1, 2017, and ending June 30, 2018, to appropriate for certain purposes certain funds for replacement of Train #3 Membrane Filter at the Town's Water Plant and generally related to amendment of the Town's FY 2018 budget.

Motion was made by Commissioner Linkey and seconded by Commissioner Reich to waive the requirement for introduction of Ordinance 2017-19 so that it can also be approved at this meeting as an Emergency Ordinance. All in Favor: Motion Carried.

Motion was made by Commissioner Reich and seconded by Commissioner Ryan approve Emergency Budget Amendment Ordinance 2017-19. All in Favor: Motion Carried.

Discussion ensued to look into our current code and pursue making changes if determined to be necessary to provide us the ability to impose mandatory water restrictions and enforcement.

Commissioner Linkey suggested to continue to put out the notice on Nixle once a week to keep it fresh in people's minds and doing the reverse 911 if allowed.

Suggestions were made to send notices to HOA's and to the schools to send the information out to the parents through the students to get the word out about the water restrictions, an emergency Town Meeting at the High School was also suggested.

Danielle, the Outreach Program Director, commented that she could have her members pass out flyers if we wanted to do something like that.

Commissioner Ryan is concerned that we will still not be where we need to be without assistance after receiving and installing the first filter membrane system while waiting on the other one and would like us to get some answers as soon as possible regarding enforcement so that we can make this a mandatory conservation act.

Commissioner Reich stated that the portable unit may resolve the issue in the interim.

Francis Bowman stated that you can boost a post to Facebook and get it out to more people, you can spend around \$5 and reach about 1,000 targeted people and go up to \$20 and reach much more people.

Eric Morsicato thought that the plant was made to expand to double its capacity.

Ms. Breder replied that we would have to put two membrane cassettes in the basins to double that capacity.

Mr. Morsicato stated that this may be something for the Mayor and Commissioners to look into.

Mr. Morsicato inquired if there is a firm out there that studies the reason that this membrane is deteriorating so rapidly.

Mayor Eberhardt responded that this is about the time frame that they had told us they would last until, which is why we included it in the budget for this year not anticipating that it would take so long to come in and deteriorate so rapidly.

Commissioner Reich commented that the companies generally tell you that they last about 7 to 9 years and we are at 9 years.

Commissioner Linkey asked if the Outreach members report could be moved up to the next item on the agenda since it is getting late and we have an Outreach member here.

Outreach Program - Danielle Hemling

Jane, an Outreach Member, reported on behalf of the Outreach Program. She reported that the overall attendance for the month of September was 283 and there were 5 new members. The Outreach Program has begun our school schedule. As school started up this month we have instituted our daily homework help, along with daily counseling sessions (for those who need it), continued community service, and life skills. We have also started our nightly dinners. With our school supply drive, we were able to send all of our members to school with appropriate supplies. Also, through an anonymous donation we were able to send 4 children to school with new shoes. We started this month off by running our first ever 5K in support of Outreach. We had about 50 runners in attendance and many donated above and beyond what the registration fee was. In total we raised \$1,150 dollars for Outreach. The local yoga studio in town (Pura Vida Yoga and PT) held a community donation class for Outreach. We raised \$100. We also participated in the Lower Ferry Festival; our staff along, with a few of our dignitaries, donated their time to be placed in the dunk tank. Proceeds from this activity were donated to Outreach and we raised \$159.01. We had a meeting this month with a staff member from IKEA. We have applied for their community donation grant and they have graciously accepted our application. Stay tuned to see some of the exciting things they will be doing for our building. Also, a parent of some of our members graciously donated his time and money to replace rotting support beams in our basement. In November we plan on taking some of our members to North Bay for a team building day trip as well as our annual trip to Milburn Orchards this October for pumpkins!

Ms. Hemling announced that IKEA donated two bunk beds to the new Police Department and two bedside tables and sheets for all 14 officers, to be switched out when they are used. The plan is for IKEA to redo the kitchen and rework the pantry in our Outreach building and to put higher shelving in the basement now that it is dry for storage. We have also been receiving donations to be raffled off to step up our fundraising efforts.

Commissioners' Reports -

Mayor's Report -

Mayor Eberhardt reported that there is a meeting coming up on the 13th with the State Highway and State Legislators to discuss our priority list of transportation issues that we have. IKEA road is one that they have come through with already and that is moving along. We will once again be pushing to have sidewalk to the High School as we always have. Mayor Eberhardt announced he will be attending a Ribbon Cutting Ceremony at the High School for their new turf field on Friday.

Commissioner Ashby's Report -

Commissioner Ashby reported that the Lower Ferry Festival went well that the Town held a few weeks ago. He reported that a small committee has been formed, "The Green Team" including himself, Alan Fox and Planning and Zoning that we are looking

to expand on that with more volunteers and Denise Breder is also involved. There is one person from APG that has a lot of knowledge on the MS4 permit as well as a member from IKEA that handles stormwater management involved.

Mayor Eberhardt inquired when the next Green Team meeting was.

Ms. Breder responded that is December 11 at 5 p.m. to receive training from Mike Hunninghake. Alan Fox is the Chair, Commissioner Ashby is the board liaison, there are about 10 people on the committee right now and more are welcome.

Commissioner Linkey's Report -

Commissioner Linkey stated that the full report will be on line.

Mayor Eberhardt commented that with the closing of Roundhouse Drive and coming in from the south side it seems like the closure sign should be at Smith Lane. He had asked that Public Works be talked to about that. Movie night is October 20th and the Halloween Party is on the 27th of October.

Commissioner Ryan's Report -

Commissioner Ryan reported that they had a Planning and Zoning meeting on the 18th and they have a new member. There has been some preliminary interest in the former Perryville Outlet Mall site and the possibility of putting a warehouse up there. Clearing of an area has begun where we are getting a Royal Farms at 222 and Heather Lane.

Commissioner Reich's Report -

Commissioner Reich reported that both the Water Plant and the Wastewater Plant have met or exceeded their State and Federal standards. Commissioner Reich reported that he also attended the Lower Ferry Park Festival and agrees that it went well. He participated on a committee that evaluated the 8 RFQ's for the denite filter project and those 3 have been selected, the RFP for the same project has been written and sent to MDE for their approval.

VA Update - Mark Dallaire

When the new plant is up and running there will be a 30-day time period that both plants will run parallel which is required from MDE to make sure that the new plant is producing water of sufficient quality before pulling the plug on the old one. We are looking at a year from this December for the new water filter plant to be up and running. It will be with the new membrane filter technology and will have a granular activated carbon with a secondary backup so water quality should be top notch. The EUL project is well underway, they are tearing down some of the houses and rebuilding some. With

the CLC project there are still talks going on between the Construction Facilities Management that is running the project and the project engineer on cutting back on the scope of the project. Mr. Dallaire introduced the Site Manager, whose name is Theresa Gividen. He also announced that there will be a new Associate Director of Finance named John Eckman who started on October 1st replacing our previous Director.

Mayor Eberhardt thought that the basic idea for the EUL project was to rehabilitate the original houses for historical purposes, but it appears that you are tearing some down and building them back up.

Mr. Dallaire believes that out of the 42 houses in Phase I, 9 of them have been kept and will be representative of one of each floor plans that there will be, which will be a total of 10. They did an assessment and worked with the MD Historical Trust on the remaining 33 houses and it was not worth investing the money to try to save them so they were torn down.

Commissioner Linkey asked what the larger house across from the mansion was going to be.

Mr. Dallaire replied that it is part of the CHEP lease, there has been identified hazardous materials, asbestos and they do not have the funding to repair that right now.

Mayor Eberhardt was invited to the opening of the Museum at the Grist Mill and understands that it is not the Perry Point Museum, it is a Veterans Museum, he asked what is going on with that.

Mr. Dallaire stated that there was one Village House, 1167 was the house number, on Avenue D, that used to be the Veterans Museum. It was open 4 hours a week and run by volunteers, with old wartime memorabilia, uniforms, guns, badges, etc. They are moving the contents of that house to the Grist Mill with the intent to expand on that with display cases and to include some historical pictures of Perry Point as well.

Mayor Eberhardt inquired what was in the mansion museum.

Mr. Dallaire replied that there is no museum in the mansion, it is more of a conference center and for training.

Administrator's Report - Denise Breder

Ms. Breder stated that the Shops at Perryville sign was painted over on the Water Tank at the Outlets and another coat will be put on as part of their contractual obligation from the prior owner. As follow up to a from the floor request at last month's meeting a letter was written to the State of Maryland regarding the impacts of the Conowingo Dam and the dredging that's to be done by the State, and she will let us know what the response is from that. She also contacted the Maryland Department of Natural Resources

to see if they can provide assistance with some maintenance issues at the marina. Dianna has reached out to schedule a meeting with the property owner of the marina and he has been out of town dealing with business regarding disaster response from the hurricanes.

Treasurer's Report - Debra Laubach

Ms. Laubach reported that regarding the Police Station as of May's invoicing \$2,500,000 had been fully disbursed from the loan. From June – August invoices, along with a portion of May's invoice were paid directly from Town funds. Total amount paid through August 31 billing is \$1,349,469.29. Per August billing invoice, balance to finish, including retainage is \$577,117.46 according to North Point. An item to be introduced later on the agenda is a budget amendment to bring the remaining funds in for the Police Department. There was \$640 collected for the month of September for the honor box, the total to date is \$3,709. We are continuing to answer questions and prepare work schedules for the auditors and hope to receive a preliminary report from them this week. During discussions with the auditor it was brought to our attention that because this year the General Fund has incurred debt we now have to keep a separate fund called the Capital Fund. We received July's slot revenue in the amount of \$125,444.95, which for the same month last year was \$109,000.

Police Report - Al Miller

Chief Miller reported that his monthly report will be in-line. Chief Miller asked Danielle, the Outreach Program Director, to join him at the podium. Chief Miller stated that they have participated with the Shop-with-a-Cop program in Elkton in the past and the presents that have been obtained have been spread out County wide and has gotten out of hand. Danielle suggested having something local and keeping it in our community for our kids. He informed the officers if they want to continue with Shop-with-a-Cop that is ok too, but we are going to do some local fundraising for our kids in our community, what is collected in our community will stay in our community. They plan on having two fundraisers for the Outreach Program between now and Christmas and will probably be bringing in additional funds for Outreach. Chief Miller explained that the Outreach Program was initially opened in 2006 to help kids that may be headed in the wrong path or had gotten in trouble and were referred to us. He wanted to give recognition to Danielle for what she has been doing in her short amount of time as the Outreach Director and that they want to start acknowledging the good things that the kids in our community are doing.

Danielle commented that a couple of the fundraisers that they are looking into having are adult events, possibly a paint night at the sports bar and possibly a beef roast at the American Legion with a silent auction. Various businesses have ramdomly started to donate items for auction after a neighbor to the Outreach Program donated an item for auction and the word got out. Danielle stated that since juvenile crime has decreased in Perryville it has changed the direction of the program. What we are doing now is helping the lower income kids in our community who may not have a safe place to go after

school or who may possibly otherwise be getting into trouble. When they come they are required to do their homework before anything else and get tutoring and offered counseling sessions if needed.

Chief Miller feels that the Outreach Program needs more recognition because it is an innovative program.

Chief Miller stated that he has had a few people come to his office to express their concerns within their communities. He suggested that they hold a Homeowners Association meeting and we will be there, we have an officer specifically assigned to homeowner neighborhoods. It will probably be another couple of weeks before we occupy the new Police Department, we are still waiting for our permits.

Mayor Eberhardt inquired about the status of a speed device that they were going to order. Chief Miller replied that he will need to talk to him about that, it is going to cost a lot more than what they budgeted for so it has not been ordered.

Planning and Zoning Report -

Ms. Battaglia stated that Commissioner Ryan had highlighted the key points of the Planning and Zoning Report so she did not have anything to add to that. She did report that she has 3 interviews scheduled tomorrow for the Code Enforcement Officer position.

From the Floor

Eric Morsicato, who resides at Owens Landing, stated that the residents there have been experiencing a lot of issues with the marina and would like to see something get done. He suggested checking with other cities and seeing what kind of codes that they have on their marinas, he doesn't believe that we have much in our codes.

Mayor Eberhardt and Ms. Breder both agreed that updating the code has been discussed and also suggested by DNR in talks with them for help.

Old Business

Lower Ferry Pier Ordinance 2017-12

Mayor Eberhardt presented Ordinance 2017-12 for Lower Ferry Pier Boat Slip rentals that was originally tabled in July.

Motion was made by Commissioner Ashby and seconded by Commissioner Reich to take from the table Ordinance 2017-12.

All in Favor: Motion Carried

Ms. Yackanech commented that the last time that we were here the board had requested that some changes be made, to include the first priority given to Maryland residents and this has been done, a paragraph about renting it this year was taken out. There are amendments to the Ordinance that need to be approved, then the Ordinance with the amendments would need to be approved.

Motion was made by Commissioner Ashby and seconded by Commissioner Reich to approve the amendments as written.

All in Favor: Motion Carried.

Motion was made by Commissioner Ryan and seconded by Commissioner Reich to approve Ordinance 2017-12 as amended.

All in Favor: Motion Carried.

New Business

Ordinance 2017-16 Civil Emergencies

Mayor Eberhardt read the introductory paragraph of the Civil Emergencies Code:
For the purpose of defining certain terms; providing for the proclamation of a civil emergency in the Town of Perryville at certain times, for a certain duration and under certain conditions; specifying duties, responsibilities and authority of the Mayor in connection with a civil emergency subject to certain conditions; and generally relating to the handling of civil emergencies in the Town of Perryville.

Commissioner Reich referenced number 4 on the second page regarding energy emergencies, we have a possible civil emergency coming up with our water tank, he inquired if that is not considered a public health issue.

Commissioner Ryan made reference to the definition page items C and D which state a public emergency and a catastrophic health emergency.

Mr. Sussman, the Town Attorney, noted that both of those are defined in number 1 and number 2 of the Ordinance which would not cover the water emergency.

Mayor Eberhardt suggested that the Town Attorney look at this Civil Emergency Ordinance as written to see if it allows us to handle the current water situation. Mayor Eberhardt commented that before this is voted on next month and prior to voting on it next month we need to look at ways on enforcing stronger water restrictions. He would like the definitions in this Ordinance to be looked at to see if any can be amended to allow language in there to include the circumstance that we have now if possible or broaden the definition of public emergencies.

Legislative Priorities

Mayor Eberhardt discussed some of the Legislative transportation priorities that were sent to the Department of Transportation from us a while back. Some of which was

the enhancement of I-95 and the Route 40 toll to hopefully get a commuter pass for use on I-95, particularly during rush hour. MD 222 and I-95 interchange upgrade, and maintenance for the road that goes beyond the park entrance. Also, are the sidewalks on MD 222 from Clayton Street to the intersection with St. Marks Church Road, which they are saying could be another two years or more. Mayor Eberhardt commented that the more recent concept plan that we saw from the State in regard to that project appeared to be different, it appeared to show sidewalks on both the east and the west side.

Ms. Breder commented that he is correct on that, the sidewalks are going to be discussed at the Work Session in October, they are supposed to provide us with some digitals so that we can show you some exhibits. The stormwater management would be a little more intrusive than we originally thought it would be.

Mayor Eberhardt also stated that another priority was to increase the Penn Line service to include mid-day and weekend service for the entire line and special event trains. Another is to replace the bridge over the Amtrak line on MD 327. Mayor Eberhardt asked if there are any other issues that we wanted to bring to the Department of Transportation. In addition to the transportation priorities we wanted to take to the State Legislators the MS4 priority.

Commissioner Ryan would like them to look at widening MD 222 as a whole, not just at the MD 222 and I-95 vicinity.

Ordinance 2017-17 – Amendment of Budget Amendment 2017-14

The introductory paragraph for Ordinance 2017-17 reads as follows: For the purpose of correcting an error in Ordinance 2017- 14 regarding an amendment of the FY 2018 budget for the Town of Perryville, providing in all other respects Ordinance 2017-14 remains in full force and effect: and generally related to amending of certain budget expenditures for the FY July 1, 2017, through June 30, 2018.

Budget Amendment Ordinance 2017-18

The introductory paragraph reads as follows: For the purpose of amending the adopted budget for the Town of Perryville for the fiscal year beginning July 1, 2017, and ending June 30, 2018, to appropriate for certain purposes certain funds and generally related to amendment of the Town's FY 2018 budget.

Motion was made by Commissioner Linkey and seconded by Commissioner Reich to adjourn the October 3, 2017 Town Meeting at 8:56 p.m. All in Favor: Motion Carried. Respectfully submitted,

Jackie Sample

Perryville Town Clerk

Statement Regarding August 15, 2017 Closed Meeting for Inclusion in Minutes October 3, 2017 Town Meeting

On August 15, 2017 the Mayor and Commissioners of Perryville conducted a closed meeting at 7:16pm in accordance with General Provisions Articles, §3-305(b)(1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body had jurisdiction; or any other personnel matter that affects one or more specific individuals and §3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related thereto. Commissioners Ashby, Linkey, and Reich were in attendance as well as the Mayor, by phone at 7:22pm. In addition to Mayor and three Commissioners, Denise Breder, Town Administrator, Cathy McCardell, Assistant Town Administrator and Tara Dvorak, Office Clerk attended the closed session. During the meeting, there was discussion on returning employees. And the possibility of the Town purchasing property. Motions were made on these issues. The meeting was adjourned at 7:26pm.

Statement Regarding September 5, 2017 Closed Meeting for Inclusion in Minutes of October 3, 2017 Town Meeting

On September 5, 2017, the Mayor and Commissioners of Perryville conducted a closed meeting at 8:10 p.m. in accordance with General Provisions Article, § 3-305(b)(7) to consult with counsel to obtain legal advice on a legal matter and (4) To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State; (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process. Commissioners Linkey, Ryan and Ashby and Reich all voted in favor of conducting the closed meeting. In addition to the Commissioners, the Town Administrator, Denise Breder, Town Attorney, Fred Sussman, and Town Clerk, Jackie Sample attended the entire closed session. During the meeting, the board consulted with legal counsel with respect to two lease negotiations regarding cell towers, one new and one existing lease, no final decisions were made. The board gave Ms. Breder permission to pursue negotiations of the terms on the new lease interest without hiring a consultant and concurred with the proposed terms regarding the existing lease with amendments suggested by staff to be prepared for the board to vote on at a different date. The board discussed code and charter issues as they apply to board members and getting legal advice on those issues.

Motion was made by Commissioner Reich and seconded by Commissioner Ryan to adjourn the Closed Session at 8:25 p.m. **All in Favor: Motion Carried.**