

City of Aberdeen
Business Meeting, Work Session
February 3, 2014

Present: Mayor Bennett, Councilwoman Landbeck,
Councilman Garner and Councilwoman Young

Absent: Councilwoman Elliott

Also Present: Douglas Miller, City Manager
Phyllis Grover, Director of Planning and Community Development
Matthew Lapinsky, Director of Public Works
Henry Trabert, Chief of Police
Monica Correll, City Clerk

The meeting was called to order at 4:00 p.m. in the Council Chambers by Mayor Bennett.

Presentation: Interested Purchaser of Presbyterian Homes Property

Mr. David B. Adler, President of The Adler Corporation, Columbia, Maryland, presented architectural plans and concepts for mixed product, residential homes proposed for the Presbyterian Home property located off of Aldino Stepney Road of which 100 of the 130 acres was developable. Features of the plan were: larger properties, no age restricted housing, community center, diverse/unique housing assortment, 16/18/20 foot widths, walking trails, Hardie board use, and need for a water tower.

Mr. Thomas L. Fidler, Jr., Executive Vice President, MacKenzie Commercial Real Estate Services, spoke for Presbyterian Home, Inc. He explained that the Executive Board of Presbyterian Home exhausted all efforts under the Integrated Business District (IBD) zoning to develop this area under principle permitted uses. The current marketplace indicated a need for residential homes and that Presbyterian Home recommended Mr. Adler's plans.

Mr. Miller explained that the concepts would not be compliant with the new zoning code but that these ideas were presented to the Council as an alternative option.

Business Meeting: Matters of Immediate and Urgent Business (4:38 p.m.)

1. Budget Amendment; APD Car Computer Purchase
Sole Source Permission; APD Car Computer Purchase

A motion was made by Councilman Garner and seconded by Councilwoman Landbeck to approve the budget amendment to transfer \$60,706.00 of seized money to the general fund and sole source bid permission for the Aberdeen Police Department car computer purchase. **The motion was passed with a vote of 4 – yes, 0 – no, and 1 – absent.**

2. Trash Truck Chassis Amendment to Original Purchase

A motion was made by Councilwoman Landbeck and seconded by Councilman Garner to amend the original purchase of a trash truck chassis in the amount of \$99,230.00 (awarded in July 2013) to \$114,548.00 and approve the purchase of a Model 2011, HD 20 yd. rear loader in the amount of \$114,548.00 to McNeilus Truck and Manufacturing Company, Morgantown, PA. **The motion was passed with a vote of 4 – yes, 0 – no, and 1 – absent.**

3. Ordinance No. 14-O-05, Revision, City of Aberdeen Development Code, Transit Oriented Development (For Introduction)

Mayor Bennett introduced Ordinance No. 14-O-05. Mr. Miller explained that the original TOD Ordinance No. 13-O-09 had expired.

4. Approval; Amendment to Ripken Stadium Concession Agreement

A motion was made by Councilman Garner and seconded by Councilwoman Young to adopt the Amendment to the Ripken Stadium Concession Agreement and granting the Mayor permission to sign. **The motion was passed with a vote of 4 – yes, 0 – no, and 1 – absent.**

5. Bid No. 13-03, Sidewalk/Handicap Ramp, Driveway Aprons, and Curb Repairs on Mount Royal Avenue

A motion was made by Councilwoman Landbeck and seconded by Councilman Garner to approve Bid No. 13-03, Sidewalk/Handicap Ramp, Driveway Aprons, and Curb Repairs on Mount Royal Avenue to Civil Utility Construction Company, Inc., in the amount of \$104,795.00. **The motion was passed with a vote of 4 – yes, 0 – no, and 1 – absent.**

Work Session (5:10 p.m.)

- FY 15 Budget
- Council Retreat
- Ordinance Review; RV and Boat Storage

Mr. Miller asked the Mayor and Council for input on the budget and to review the RV/boat storage draft ordinance. He said that he was working with a facilitator to organize a Council Retreat. The last Retreat was held in 2012.

Concerning the RV/Boat ordinance, the Council discussed violations, penalties, allowable uses, possible sidewalk blockage, lengths of vehicles, storage on property, street parking, hazards, etc.

Adjournment: Being no further business, the meeting was adjourned by unanimous consent at 5:26 p.m.