

CITY OF ABERDEEN
Council Meeting
March 13, 2017

Council Present: Mayor Patrick McGrady
Councilman Steven Goodin
Councilwoman Sandra Landbeck
Councilman Timothy Lindecamp
Councilman Melvin Taylor

Also Present: Randy Robertson, City Manager
Phyllis Grover, Director of Planning and Community Development
Kyle Torster, Director of Public Works
Henry Trabert, Chief of Police
Opiribo Jack, Director of Finance
Monica Correll, City Clerk

Mayor McGrady called the meeting to order at 7:00 p.m. in the Council Chambers. The prayer was delivered by Pastor Merritt Schatz, Grove Presbyterian Church and the Pledge of Allegiance was led by Councilwoman Sandra Landbeck.

APPROVAL OF MINUTES:

A motion was made by Councilman Goodin and seconded by Councilman Lindecamp to approve the following minutes:

- Council Work Session, February 13, 2017
- Council Meeting, February 13, 2017
- Closed Meeting February 13, 2017
- Closed Meeting, February 27, 2017

The motion passed by a by a vote of 5 – yes; 0 – no.

Ayes: Mayor McGrady, Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.
Nays: None.

STATEMENT OF CLOSED MEETING:

The Mayor read the Statement of Closed Meeting for February 27, 2017.

On February 27, 2017, the Mayor and Council held a regularly scheduled Work Session in the second floor administrative conference room at 5:30 p.m. in City Hall. All members voted by roll call in the affirmative to close the meeting.

At approximately 6:28 p.m., a closed meeting was convened by the Mayor and Council in the same room. Members present were: Mayor Patrick McGrady, Councilman Steven Goodin, Councilwoman Sandra Landbeck, Councilman Timothy Lindecamp, and Councilman Melvin Taylor. Also in attendance were: Randy Robertson, City Manager; Fred Sussman, City Attorney; and Monica Correll, City Clerk.

The meeting was held pursuant to the Open Meetings Act, Statutory Authority Md. Code Annotated, General Provisions Article § 3-305(b): (7) to consult with counsel to obtain legal advice on a legal matter, and (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. The topic of the session was a potential contract regarding operations of City facilities.

During this meeting, the Mayor and Council discussed details for a potential contract. No action was taken and the closed meeting was adjourned at approximately 6:42 p.m.

PRESENTATIONS: None.

PUBLIC HEARINGS: None.

PUBLIC COMMENTS: There were no public comments.

LEGISLATIVE SESSION:

1. Resolution No. 17-R-02, Terms of M&T Bank Sewer Note

A motion was made by Councilwoman Landbeck and seconded by Councilman Lindecamp to introduce Resolution No. 17-R-02, Terms of M&T Bank Sewer Note. **The motion passed by a vote of 5 – yes; 0 – no.**

Ayes: Mayor McGrady, Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.

Nays: None.

A motion was made by Councilwoman Landbeck and seconded by Councilman Lindecamp to adopt Resolution No. 17-R-02, Terms of M&T Bank Sewer Note. **The motion passed by a vote of 5 – yes; 0 – no.**

Ayes: Mayor McGrady, Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.

Nays: None.

2. Ordinance No. 17-O-07, Funding of Aberdeen Volunteer Fire Department, Inc.

A motion was made by Councilman Lindecamp and seconded by Councilwoman Landbeck to introduce Ordinance No. 17-O-07, Funding of Aberdeen Volunteer Fire Department, Inc. **The motion passed by a vote of 5 – yes; 0 – no.** A public hearing would be held at the next meeting.

Ayes: Mayor McGrady, Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.

Nays: None.

3. Ordinance No. 17-O-08, Prohibited Occupancies

A motion was made by Councilwoman Landbeck and seconded by Councilman Lindecamp to introduce Ordinance No. 17-O-08, Prohibited Occupancies. **The motion passed by a vote of 4 – yes; 1 – no.** A public hearing would be held at the next meeting.

Ayes: Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.

Nays: Mayor McGrady.

4. Charter Amendment Resolution No. 17-CR-01, Revisions to City's Structure of Government

A motion was made by Councilwoman Landbeck and seconded by Councilman Lindecamp to introduce Charter Amendment Resolution No. 17-CR-01, Revisions to City's Structure of Government. **The motion passed by a vote of 4 – yes; 1 – no.** A public hearing would be held at the next meeting.

Ayes: Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.

Nays: Mayor McGrady.

BUSINESS OF THE CITY:

1. Unfinished Business:

a. Preliminary Site Plan for the Patel Hotel

Mr. Robertson said that this item had been tabled at the last Council Meeting. The Preliminary Site Plan had met minimum requirements of the City.

Mr. Jerry Powell, Project Manager, Frederick Wards Associates, said that the State Highway Administration (SHA) reviewed the traffic impact study, had no additional comments, and would not require any additional traffic analysis. Fire Department concerns were addressed and residents of the senior housing facility could use the hotel's shuttle service. The crosswalks would be repainted to make more visible to motorists.

The Mayor called for the vote and the Preliminary Site Plan for the Patel Hotel passed by a vote of 5 – yes; 0 – no.

Ayes: Mayor McGrady, Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.
Nays: None.

2. New Business

a. Nominations from the Mayor

The Mayor read the following remarks on the Economic Development Commission:

I'm proud to announce a new energizing push for more and stronger economic growth in the City of Aberdeen. The Economic Development Commission is an all-volunteer body of men and women who do business in Aberdeen. The Charter of the City of Aberdeen tasks with several things, among them:

Identify and promote economic development for the City.

To work with existing community enterprises to identify problems which inhibit economic growth.

To make recommendations that generally will enhance economic growth when desirable and feasible to do so.

This is a good and important list of responsibilities, but we have other issues in Aberdeen and Aberdeen needs help with them.

Reputation -- people outside of Aberdeen who don't really know Aberdeen have mistaken views of what Aberdeen is. They think our schools are not as great as they are and they think we have lots of crime.

City government process -- I have heard a lot of concerns about the challenges of working on construction projects in the City limits. We also have a hard time getting the big construction companies to bid on our road-paving jobs, leaving us with only one bid on jobs of \$500,000+, and we need to do better.

We can overcome reputation because we know better than the rumors that circulate. Aberdeen is great!

We can fix the government processes to make sure we are being fair, even-handed, and clear with everybody who wants to do business in Aberdeen.

This body, the Economic Development Commission, will be cheerleaders for the City of Aberdeen, saying to everybody who will listen in business or otherwise: "If you are not in Aberdeen, you're missing out."

We have many opportunities in Aberdeen -- the exciting potential for retail development, new home construction, and great new recreation is only limited by our imaginations.

My vision for this Board is to have 9 to 11 appointed Commission members who will recruit sub-committees of non-appointed members that represent the various businesses in Aberdeen and will work to bring advice to the City Council about things we can enact to spur local investment in Aberdeen and bring new commercial activity to our community.

I'm pleased to announce the first batch of nominees to the Economic Development Commission, and will ask for your confirmation of this batch, Council, at our next regular meeting. The appointment, if confirmed, will be for one year, starting April 1, 2017.

In alphabetical order:

Uyesh Bhatti -- Travelodge/Grumpy's

Don Curry -- DR Curry Contracting, TCA Property Management

Steve Horne -- Horne Concrete

Dan Lambros -- Liberty Real Estate Services

Tammy Lowry-Gault -- Holiday Inn Express and the Stadium Town Centre Development

Dave Lynch -- Ferrell Fuel

George Robinson -- Robinson, Robinson, LLC

Our neighbors at APG have agreed to send an ad-hoc member of the Commission, and I have asked the Chief to serve ad-hoc as well. This group will work with our representative to McKenzie, who the City hired to advocate for Aberdeen Retail Development.

If you have other members you would recommend, please send them to me. I want this to be a group of varied geographic and business interests to best represent all the businesses in Aberdeen.

The meetings of the EDC will be action-focused sessions that bring together this group to gel the ideas from across the varied areas of the City-- from Beards Hill to Route 40 and the Aberdeen historic downtown area, between the CSX rail and Route 40. The City has a lot to offer, and I'm very optimistic about the potential we will soon realize.

As always, I'm excited about the possibilities that are on the horizon for Aberdeen, and I'm very excited to see what we can achieve working together toward a common goal.

3. Updates from City Manager and Staff

- a. The City Manager discussed weather preparations in the City in the event of heavy snow. He updated the Council on staff accomplishments and announced that the MARC Rail Station would be undergoing renovations for the next two months. Victory Street Park would soon be rededicated. He reported on his meetings and upcoming events. In compliance with new rules from Harford County Government pertaining to yard waste disposal, he asked citizens not to use plastic bags.

The Chief reported on a neglected home located on Doris Circle and that a professional survey would be done to check its stability.

The Mayor discussed the Aberdeen Post Office's lack of handicap accessibility.

- b. Bid No. 17-17, Senior Center Roof Replacement

Mr. Torster recommended award of the bid to Benchmark Contracting Services, LLC. A budget amendment would be needed to provide the funds for replacement of the Senior Center roof.

Bid No 17-17, Senior Center Roof Replacement was awarded to Benmark Contracting Services, LLC in the amount of \$67,572.00 by a vote of 5 – yes; 0 – no.

Ayes:	Mayor McGrady, Councilman Goodin, Councilwoman Landbeck, Councilman Lindecamp, and Councilman Taylor.
Nays:	None.

PUBLIC COMMENT:

1. Mr. Mark Schlottman, Aberdeen Lions Club: Mr. Schlottman informed the public of an upcoming Lions Club event.

BUSINESS OF THE COUNCIL:

1. Business from the Council Members: Councilwoman Landbeck commented that at the last Planning Commission Meeting, the Commission had approved the Final Subdivision Plan for Lidl US Operations, LLC.
2. Business from the Mayor: The Mayor made the announcements.

The Council agreed to change their June and December 2017 meeting dates. Council Meetings would be held on June 5, June 19, and December 11, 2017. Work Sessions would be held on June 19 and December 11, 2017.

ANNOUNCEMENTS:

1. Council Work Session: Monday, March 20, 2017 at 5:30 p.m., 2nd Floor Conference Room
2. Council Work Session: Monday, March 27, 2017 at 5:30 p.m., 2nd Floor Conference Room
3. Council Meeting: Monday, March 27, 2017 at 7:00 p.m., Council Chambers
4. Planning Commission Meeting: Wednesday, April 12, 2017 at 7:00 p.m., Council Chambers

CLOSED MEETING:

At approximately 8:08 p.m., a motion was made by Mayor McGrady and seconded by Councilwoman Landbeck to close the meeting pursuant to the Open Meetings Act, Statutory Authority Md. Code Annotated, General Provisions Article § 3-305(b): (7) to consult with counsel to obtain legal advice on a legal matter, and ~~(9) to conduct collective bargaining negotiations or consider matters that relate to the negotiations.~~(Amended at the March 27, 2017 meeting by Mayor McGrady.) The topic under citation (7) was for legal advice from the City Attorney on a rezoning matter, and under citation (9), ~~to discuss contractual negotiations.~~(Amended at the March 27, 2017 meeting by Mayor McGrady.)

The motion passed by a vote of 5 – yes; 0 – no.

Ayes: Mayor McGrady, Councilman Goodin, Councilwoman Landbeck,
Councilman Lindecamp, and Councilman Taylor.

Nays: None.

The Mayor and Council proceeded to the second floor administrative conference room for the closed meeting and returned to the Council Chambers when finished.

REOPEN AND ADJOURNMENT:

The Mayor and Council reopened the meeting at 8:52 p.m. Being there was no further business, the meeting was adjourned at 8:52 p.m.