

**City of Aberdeen Council Meeting  
March 26, 2012**

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

**Absent:** None

**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  
Doris Manner, Recording Secretary

Mayor Bennett called the meeting to order at 7:00 p.m. in the Council Chambers. The prayer was led by Pastor Melvin Taylor of Word of Faith Christian Ministries and the Pledge of Allegiance was led by Councilwoman Landbeck.

A motion was made by Councilwoman Elliott and seconded by Councilwoman Landbeck to approve the minutes of the February 27, 2012 Council Meeting as submitted.

**The motion was passed with a vote of 5 – yes.**

**PRESENTATIONS:**

1. Recognition of Cora Summerfield, MPSSAA State Swim Championship Gold Medalist

Mayor Bennett presented Ms. Summerfield a proclamation and an Aberdeen Most Valuable Player Award for winning the Gold Medal in the MPSSAA State Swim Championship competition held in College Park, Maryland.

2. Proclamation for American Diabetes Day

Mayor Bennett read and presented Ms. Sharon Sheppe, a proclamation for American Diabetes Day in Aberdeen. March 27, 2012 was designated as American Diabetes Day in the City of Aberdeen.

**PUBLIC HEARINGS:** None.

**PUBLIC COMMENT:** None.

**LEGISLATIVE SESSION:**

1. Resolution No. 12-R-03, Public Works Mutual Aid Agreement (For Introduction and Adoption)

Mayor Bennett introduced Resolution No. 12-R-03 and stated that it was for adoption tonight.

Mr. Miller said this Resolution will authorize the City to enter into a Mutual Aid Agreement with other municipalities and counties to give or receive aid from other jurisdictions and get reimbursed if there is a FEMA declaration.

A motion was made by Councilman Garner and seconded by Councilwoman Young to approve Resolution No. 12-R-03, Public Works Mutual Aid Agreement.

**The motion was passed with a vote of 5 – yes.**

2. Resolution No. 12-R-05, 830 Gilbert Road, LLC Annexation Plan (For Introduction)

Mayor Bennett introduced Resolution No. 12-R-05, 830 Gilbert Road, LLC, Annexation Plan.

3. Ordinance No. 12-O-04, Forest Conservation (For Introduction)

Mayor Bennett introduced Ordinance No. 12-O-04, Forest Conservation.

4. Ordinance No. 12-O-05, 2011-2012 Comprehensive Zoning Review

Mayor Bennett introduced Ordinance No. 12-O-05, 2011-2012 Comprehensive Zoning Review.

Ms. Grover stated that the process was opened November, 2011 to all property owners in the city. The closed application process took place in December, 2011. It was presented to the Planning Commission in January, 2012 and the Planning Commission made their formal recommendations on four applications in February, 2012. A public hearing is May 7, 2012 and all adjoining property owners will be notified and an advertisement will be placed in the newspaper.

**BUSINESS OF THE CITY:**

1. Unfinished Business – None
2. New Business

a) Committee Appointments

Mayor Bennett presented the following names for appointment to the Aberdeen Appearance and Preservation Committee: Betty Day, Joyce Phipps, and Joanne Garner.

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Young and Councilwoman Elliott to approve Betty Day, Joyce Phipps, and Joanne Garner for appointment to the Aberdeen Appearance and Preservation Committee.

**The motion was passed with a vote of 4 – yes and 1 – abstain.**

**Ayes:** Mayor Bennett, Councilwoman Elliott, Councilwoman Landbeck, and Councilwoman Young

**Abstain:** Councilman Garner (for conflict of interest)

The Mayor announced that the City is recruiting volunteers for two City committees: a Communication Committee and a Green Team. The Communication Committee will help with a bi-monthly newsletter and the Green Team will help with the Sustainable Community Program.

3. Business from the Director of Planning and Community Development

a) Preliminary Site Plan for Royal Farms Store, 744 S. Philadelphia Blvd.

Ms. Grover said the preliminary site plan is for a Royal Farms Store to be located at 744 S. Philadelphia Boulevard, part of Lot 2, off of US Rt. 40. The plan was presented to the Architectural Review Committee who then made recommendations with minor changes. These have been completed by an engineer. It was then forwarded to the Planning Commission, reviewed at their March 14, 2012 meeting and approved. Ms. Grover introduced Messrs. Robert Frankel and Sean Langford, developers of the site. Also introduced were: Mr. Jeff Bainbridge, Director of Real Estate of Royal Farms; Mr. Tory Pierce, Vice President, Frederick Ward Associates (FWA); and Mr. Gerry Powell, Project Manager, Frederick Ward Associates.

Mr. Powell presented the preliminary site plan for the Royal Farms convenience store, gas station, and car wash planned for the corner of MD Rt. 40 and Edmund Street. The lot is: zoned B-3 (highway commercial district); graded for pad development; storm water management; public water and sewer for lots 1 and 2; and private access on Rt. 40 and Edmund Street. It is located in the downtown revitalization, wellhead protection area zone 2 overlay districts. The gas station and store are permitted uses; however, the car wash requires conditional use approval because of the wellhead protection overlay district. A conditional use

application has been submitted. Lot 2, which encompasses the Royal Farms lot, consists of 7.62 acres, in total, of which the store will take up the lease parcel, 1.74 acres. No subdivision is being considered at this time. There are other developable pads on the site. These are being considered but they will wait to learn what the configuration uses are for these pads. They have met with the Architectural Review Committee and received comments from Ms. Grover and Mr. Lapinsky and are working to address their concerns.

Councilwoman Young asked for more information on how to protect the land from any possible leaks from the gas station and car wash in the future and the quantity, cost, and availability of water to be used for the car wash. Mr. Powell said he could provide additional information. Mayor Bennett asked the applicants to attend the next work session for discussion purposes. He expressed that even though they have concerns, he and the Council are excited about the project.

Councilwoman Landbeck stated that she is an advocate of the project, but would like to have these issues addressed: 1) triple wall gas tanks should be required; 2) clarification on the car wash water consumption and waste water; and 3) what the conditional use entails for the approval of the car wash. She explained that certain standards were expected for the former Royal Farm site at 715 Old Philadelphia Road and will be expected of all gas stations. Mr. Powell and the other representatives agreed to attend and provide additional information at the work session. Mayor Bennett added that these concerns will be addressed at that time and then the preliminary site plan will be presented at the subsequent Council Meeting.

b) Consolidation, Dedication, and Easement Plat for Lands of 607 Old Philadelphia Road, LLC

Ms. Grover said the Consolidation, Dedication, and Easement Plat for Lands of 607 Old Philadelphia Road, LLC, known as the Ferrell Fuel property. They are combining three smaller parcels of land and cleaning up some utility easement information and roadway dedication. The Planning Commission recommended approval of the consolidation plat at their February 15, 2012 meeting.

Mr. Christopher Mink, with CNA Engineers, said the request was to consolidate three parcels into one 1.9 acres parcel zoned light industrial and under one ownership. There will be a storm water management facility on site and the interior lot lines will be consolidated.

A motion was made by Councilman Garner and seconded by Councilwoman Landbeck to approve Consolidation, Dedication, and Easement Plat for Lands of 607 Old Philadelphia Road, LLC.

**The motion was passed with a vote of 5 – yes.**

4. Business from the Chief of Police – None
5. Business from the Director of Finance – None
6. Business from the Director of Public Works

a) Re-bid No. 12-03, One New & Unused Zero Turn Mower

Mr. Lapinsky recommended the purchase of the mower from Atlantic Tractor, Whiteford, Maryland. Mayor Bennett asked if the funds were included in the budget and Mr. Lapinsky answered in the affirmative.

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Elliott to approve Re-bid No. 12-03, 2012 John Deere Zero Turn Mower in the amount of \$14,741.60 from Atlantic Tractor.

**The motion was passed with a vote of 5 – yes.**

b) Bid No. 12-05, Air Compressor

Mr. Lapinsky recommended the purchase of the t air compressor from Folcomer Equipment Corporation, Aberdeen, Maryland. Councilman Garner requested the warranty details from Mr. Lapinsky. Mr. Lapinsky said that the air compressor would be used for work on storm drains and with jack hammers. The funds are in the budget.

A motion was made by Councilwoman Landbeck and seconded by Councilwoman Young to approve Bid No. 12-05, Air Compressor in the amount of \$13,995.00 from Folcomer Equipment Corporation.

**The motion was passed with a vote of 5 – yes.**

c) Bid No. 12-06, 1-Ton 4WD Extended Cab Pick Up Truck

Mr. Lapinsky recommended the purchase of a 1-Ton 4WD Extended Cab Pick Up Truck from Truck Plaza Ford, Inc., Bel Air, Maryland. Councilman Garner inquired about the use of the vehicle to which Mr. Lapinsky answered that it would replace a 12-year old truck at the Waste Water Plant.

A motion was made by Councilwoman Landbeck and seconded by Councilman Garner to approve Bid No. 12-06, 1-Ton 4WD Extended Cab Pick Up Truck in the amount of \$40,739.00 from Plaza Ford, Inc.

**The motion was passed with a vote of 5 – yes.**

Mr. Lapinsky reported on water line and paving work being done in the city. The Enhance Nutrient Removal (ENR) project has seven months remaining and is approximately 80% complete.

7. Business from the City Manager

Mr. Miller stated that the City has five vehicles to declare as surplus. He requested that that a 2003 unmarked Ford Crown Victoria be declared surplus and then donated to the Aberdeen Fire Department. He asked to have the remaining vehicles declared as surplus and allowed to be sold for the highest yield.

a) 2003 Unmarked Ford Crown Victoria

A motion was made by Councilwoman Elliott and seconded by Councilwoman Young to declare the 2003 Unmarked Ford Crown Vehicle surplus and donated to the Aberdeen Fire Department.

**The motion was passed with a vote of 5 – yes.**

b) 1998 Chevrolet Lumina, 2001 Ford 350, 1998 Crown Victoria, 2004 Ford F-350 Single Cab Pick Up Truck, and a 2004 Snapper Zero Turn Mower

A motion was made by Councilman Garner and seconded by Councilwoman Landbeck to declare the following items surplus: 1998 Chevrolet Lumina; 2001 Ford 350; 1998 Crown Victoria; 2004 Ford F- 350; and a 2004 Snapper Zero Turn Mower to be then sold for the highest yield.

**The motion was passed with a vote of 5 – yes.**

Mr. Miller said that he is organizing staff and volunteers to help publish the City newsletter. This was a priority set by the Mayor and Council during the recent Council Retreat.

Mayor Bennett congratulated Ms. Monica Correll, a Certified Municipal Clerk, who was informed at a recent Clerk Association Meeting that she will be awarded the 2012 Maryland Municipal Clerk of the Year Award for the State of Maryland. Mr. Miller added that she was elected by her peers.

**BUSINESS OF THE COUNCIL:**

1. Business from the City Council

The Council reported on their participation at meetings and local community events. They spoke about recent falsehoods found on the internet and in a local newspaper. It was clarified that the Aberdeen Amtrak Station issues are the responsibility of Amtrak. They congratulated Ms. Cora Summerfield, the Aberdeen High School

(AHS) Lady Eagles Basketball Team for winning the State Championship. It was also pointed out that the Council follows the Comprehensive Plan for all legal actions of the City relative to annexations and that an annexation must be sustainable as well as an asset to the City.

## 2. Business from the Mayor

Mayor Bennett said the City will honor the Aberdeen Lady Eagles Basketball Team at a future meeting. He reported on the following events: a Council Retreat at Cal Ripken Sr.'s Yard to discuss their concerns and the direction of the City; a reception in Annapolis for the Maryland Out-of-School Time; the National League of Cities Congressional Cities Conference held in Washington, D.C. as President of the Maryland Municipal League (MML). He attended an arrival ceremony at the White House for the British Prime Minister and his wife, and then later testified on Bills at the Legislature in Annapolis.

The Mayor also attended: an Army Alliance luncheon; the Aberdeen Chamber of Commerce luncheon; a MML Orientation Meeting for Newly Elected Officials in Delmar on the Maryland-Delaware border; the Aberdeen High School Hall of Fame Induction Ceremony and presented proclamations for Mr. John F. Bender, Mr. John Landbeck, Jr., and Dr. Maurice O. Wallace. He attended a Local Government Insurance Trust (LGIT) Training Workshop held here at City Hall; a meeting with County Executive Craig and Mayor Dougherty to talk with a Fraternal Order; and the Boys & Girls Club Steak and Burger Dinner.

The Mayor thanked Ms. Winnie Roach, Harford County Tourism Director, and Ms. Phyllis Grover for a tree planting event held at the corner of Centennial Lane and North Parke Street in time for Earth Day.

## **ANNOUNCEMENTS:**

Next Council Meeting: Monday, April 9, 2012 at 7:00 p.m. *(post note: meeting was cancelled)*

Next Council Work Session: Monday April 16, 2012 at 4:00 p.m.

Earth Day, Aberdeen Festival Park, Saturday, April 21, 2012, 11:00 a.m.–4:00 p.m.

## **ADJOURNMENT:**

A motion was made and carried to adjourn the meeting at 8:35 p.m.