

**City of Aberdeen Council Meeting
August 6, 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
Henry Trabert, Chief of Police
Opiribo Jack, Director of Finance
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 Sheffield, of First Baptist Church of Aberdeen and the Pledge of Allegiance was led by Councilman Garner.

A motion was made by Councilwoman Elliott and seconded by Councilwoman Landbeck to approve the minutes of the July 9, 2012 Council meeting as submitted.

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

Mayor Bennett read the following Statement of Closed Session prepared by Monica Correll, City Clerk:

On July 16, 2012, the Mayor and Council held a regularly scheduled meeting/work session in Council Chambers which began at 4:00 p.m. All members voted by roll call in the affirmative to close the session.

At approximately 5:15 p.m., a closed session was convened by the Mayor and Council in the second floor administrative conference room. Members present were: Mayor Michael E. Bennett, Councilwoman Elliott, Councilman Bruce Garner, Councilwoman Sandra Landbeck, and Councilwoman Ruth Ann Young. Also in attendance were Douglas Miller, City Manager, and Monica Correll, City Clerk.

The session was held pursuant to the Open Meetings Act, Section 10-508(a): (14) before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation 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.

During this meeting, the Mayor and Council discussed with the City Manager the formulation of the annexation agreement for 830 Gilbert Road, LLC and

came to a consensus as to what the agreement should stipulate. No other action was taken.

The meeting was adjourned at 5:50 p.m.

PRESENTATIONS:

- A. Appearance & Preservation Committee Most Beautiful Yard Awards, Mrs. Mary Law, Chair

Mayor Bennett and Mr. Johnny Law (representing Mrs. Mary Law) presented the Most Beautiful Yard Awards to Hilde Campbell of 523 Ohio Court, and then to Barry and Linda Bennett of 310 Graceford Drive, in honor of their beautification work.

PUBLIC HEARINGS:

- A. Charter Resolution No. 12-CR-01, 830 Gilbert Road, LLC

1. Mr. Robert Price, Gilbert Road;
Mr. Price expressed his opposition to the annexation and reminded the Council about the 2006 referendum concerning the area.
2. Ms. Karen Heavey, W. Bel Air Avenue;
Ms. Heavey voiced opposition to this annexation and to all annexations in general. She said that there are no guarantees due to market changes, etc.

PUBLIC COMMENT:

1. Mr. Frank Turner, Chesapeake Court;
Mr. Turner stated that he is disappointed and dissatisfied with the Council's decision to abide by the current municipal law to prohibit his ownership of chickens and that he will follow the directive and remove them.
2. Mr. Blane H. Miller, III, Chesapeake Court;
Mr. Miller stated that he owns two ducks and asked for reconsideration of restrictions and to open discussion on the matter. He expressed fear that there will be other limitations imposed including those on his pit bull dog. He expressed dissatisfaction on no response to his messages.
3. Mr. Kevin Racine, Havre de Grace;
Mr. Racine commented on the future train station project and the benefits to the community. He explained his experience in the matter and offered his help.
4. Ms. Flo Shankle, Bonnett Street;
Ms. Shankle stated that bicycles ridden on the City sidewalks and sidewalk cracks have posed safety hazards.

LEGISLATIVE SESSION:

- A. Resolution No. 12-R-08, Harford Family House Project (For Introduction & Adoption)

Mayor Bennett introduced Resolution No. 12-R-08, Harford Family House Project. He stated that this and the next resolution are non-profit organizations asking for tax credits from State and must have local support.

A motion was made by Councilman Garner and seconded by Councilwoman Landbeck to approve Resolution No. 12-R-08, Harford Family House Project.

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

- B. Resolution No. 12-R-09, Inner County Outreach Project (For Introduction & Adoption)

Mayor Bennett introduced Resolution No. 12-R-09, Inner County Outreach Project. The Mayor explained that this resolution is needed by the organization for the same reason as the resolution before.

A motion was made by Councilwoman Elliott and seconded by Councilman Garner to approve Resolution No. 12-R-09, Inner County Outreach Project.

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

- C. Ordinance No. 12-O-06, Unsafe Buildings (For Adoption)

Mayor Bennett deferred this ordinance to the August 27, 2012 Council meeting.

- D. Ordinance No. 12-O-10, Ch. 210, Building Construction Standards Amendment to the Code (For Introduction)

Mayor Bennett introduced Ordinance No. 12-O-10, Ch. 210, Building Construction Standards Amendment to the Code.

BUSINESS OF THE CITY:

- A. Unfinished Business – None

- B. New Business – None

- C. Business from the Director of Planning and Community Development

1. Preliminary Site Plan for Aldi

Ms. Grover introduced Mr. Jerry Powell with Fred Ward Associates. She reported that the site is located on the corner Edmund Street and US 40, Lot 1, 746 South Philadelphia Boulevard. The Planning Commission and the Architectural Review Committee made favorable recommendations to approve the preliminary site plan. Mr. Powell introduced: Mr. Troy Faulkner of Aldi's Corporation; Mr. Bob Frankel, the land owner; Mr. Tory Pierce, Frederick Ward Associates, and Mr. Shawn Langford, representing the owner/developer.

Mr. Powell said Lot 1, is approximately 1.56 acres and zoned B-3 (highway commercial district), and is located the downtown revitalization overlay district. The Architectural Review Committee (ARC) selected a facade and they are working with the directors from the Department of Public Works and Planning and Community Development to address all concerns.

Upon questioning from the Council, Mr. Powell explained the signage, hours of operation, landscape plans, and lighting. He said the majority of the lot is located in Harford County's wellhead protection zone 3 and only a small corner is located in the City's wellhead protection area 2. Mr. Powell stated they have a letter from the County's Health Department indicating no problems. The landscape plan, approved by ARC, was shown to the Council.

A motion was made by Councilwoman Landbeck and seconded by Councilman Garner to approve the Preliminary Site Plan for Aldi.

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

2. Revised Preliminary Site Plan for Fieldside Village

Councilwoman Landbeck stated that she would abstain from the discussion and vote due to financial involvement in this project.

Ms. Grover stated that this property is located on Long Drive, Lot 4, and consists of 24.919 acres. Both the Planning Commission and the Architectural Review Committee recommended approval. The owner/developer of the project is Fieldside Residential Business Trust. There is an existing 16-unit condominium building on the property and there are plans for apartment buildings.

Mr. Mike Leaf, attorney for Fieldside Residential Business Trust, reported on the binding agreement between Fieldside Residential Business Trust and the existing condominium association to deal with the interactions between the existing condominiums and the new apartment project. This was previously submitted to the Planning Commission and the Council. He introduced Ms. Rachel Hess, an expert on Maryland Homeowners Association Law and Condominium Law, who submitted a memorandum to the Planning Commission and to the Council. Final approval was recommended by the Planning Commission at their July 18, 2012

meeting. Mr. Leaf explained that Ms. Amy DiPietro of Morris and Ritchie Associates would make a presentation. Mr. Paul Muddiman of Morris and Ritchie Associates along with other principals from Fieldside Residential Trust were present to answer questions from the Council.

Ms. DiPietro presented information on the history of the project, rules and regulations, zoning and subdivision compliance, the vision (amenities and aesthetics), and taxes and fees generated from the project. The project will consist of 200 new, high-end apartments with the required 418 parking spaces. The plan will retain 16 two-bedroom condos, 12 new one-bedroom units, 106 two-bedroom units, and 22 three-bedroom units for a total of 7 new buildings plus a 5,000 sq. ft. community center. Sixty-six parking spaces will be provided for buildings 6, 7, and 8; eighty-nine detached garage spaces for rent; and 270 surface parking spaces for a total of 425 spaces. Water and sewer will become private; an eight-inch main is already in place. The area is in the IBD (integrated business district); the buildings will be constructed of brick; rent will range from \$1,100 - \$1,500 monthly. There will also be a gazebo/sitting area, one fire pit, two grill areas, a pool, playground, five pet stations, a car wash area, and a fitness/business center. The landscaping exceeds requirements and encourages interaction within the community.

Ms. DiPietro presented an estimate of the financial possibilities for Aberdeen. They include: \$250,000 taxes, \$240,000 school impact fees, \$1,060,000 water connection fees, and \$540,000 sewer connection fees. She indicated that build-out could take place in a year.

Council discussion followed. Councilwoman Young asked how many cars could park at Ripken Stadium to which the City Manager, Mr. Miller answered, approximately 2,500 cars. She asked about a traffic study: one was completed for Fieldside Village per Ms. DiPietro. Long Drive was constructed for this type of traffic volume per Ms. Grover. Concerning the age group for possible tenants, Ms. DiPietro said it was directed mostly to young professionals.

Councilman Garner asked if the Architectural Review Committee would review the plans before construction to which Ms. DiPietro answered in the affirmative.

Councilwoman Elliott inquired about the time frame for the project and if the apartments would be subsidized. Ms. DiPietro said the time frame could be one year and there would be no subsidy.

Councilwoman Young asked about the responsibility of the storm management. Ms. DiPietro said this maintenance would be shared with the condo owners and the remainder of the community. There will be a management company to maintain the facilities.

A motion was made by Councilwoman Elliott and seconded by Councilman Garner to approve the Revised Preliminary Site Plan for Fieldside Village.

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

Ayes: Mayor Bennett, Councilwoman Elliott, Councilwoman Young, and Councilman Garner

Abstain: Councilwoman Landbeck

3. First Revision of Final Plat One for Fieldside Village

Ms. Grover said this proposal was presented to the Planning Commission July, 2012. They recommended approval with lot changes to accommodate the new apartment buildings. Ms. DiPietro showed a diagram of the fourteen lots and the changes involved.

A motion was made by Councilman Garner and seconded by Councilwoman Elliott to approve the First Revision of Final Plat One for Fieldside Village.

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

Ayes: Mayor Bennett, Councilwoman Elliott, Councilwoman Young, and Councilman Garner

Abstain: Councilwoman Landbeck

D. Business from the Chief of Police

Chief Trabert reported that the Aberdeen Police Department will host the Annual National Night Out, Drug and Crime Prevention Event at Target on Rt. 22 scheduled for August 7.

E. Business from the Director of Finance – None

F. Business from the Director of Public Works – None

G. Business from the City Manager – None

BUSINESS OF THE COUNCIL:

1. Business from the City Council

Councilwoman Elliott asked citizens to remove yard sale signs after the events were finished. There were no other reports.

2. Business from the Mayor

Mayor Bennett reminded everyone about the upcoming meetings and events (as noted below).

ANNOUNCEMENTS:

- Next Council Work Session: Monday, August 20, 2012, 4:00 p.m.
- Next Council Meeting: Monday, August 27, 2012, 7:00 p.m.
- Cal Ripken Work Series, Ripken Stadium, August 10-19, 2012
- Carnival, Cal Ripken Sr.'s Yard, August 14-19, 2012
- 1st Annual Cal Ripken Work Series Parade, Downtown Aberdeen, August 11, 2012, 11:00 a.m. followed by refreshments in Festival Park.
- Aberdeen Farmers Market, Every Friday through September 26, 2012, 3:00-7:00 p.m.
- Reba McEntire Concert at Ripken Stadium, August 17, 2012.

ADJOURNMENT:

A motion was made by Councilwoman Elliott and seconded by Councilman Garner to adjourn the meeting at 8:21 p.m.

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