

**Aberdeen City Council  
Work Session  
July 23, 2007**

**OPENING**

The Aberdeen City Council Work Session was called to order at 6:00 p.m. by Mayor Simmons.

**PRESENT**

Mayor Simmons  
Council President Hiob  
Councilwoman Elliott  
Councilman Kupferman  
Councilman Yensan.

Doug Miller, City Manager  
Phyllis Grover, Director of Planning & Community Development  
Matthew Lapinsky, Director of Public Works  
Randy Rudy, Chief of Police

**TOPICS OF DISCUSSION**

Mayor Simmons thanked the County Executive for his intervention in the recent animal control problem in the City of Aberdeen on Baltimore Street.

**1. Update on Hydro Geological Water Study – Mr. Lapinsky**

Mr. Lapinsky noted that, as a result of BRAC and related issues, regional help should be forthcoming for this project. The City of Aberdeen has submitted a Grant Request to the Office of Economic Development for assistance in funding the Study.

Mr. Lapinsky said a Work Plan was submitted to MDE in April, 2007. Wells will be drilled on the banks of the Bay to check the water quality after filtration. He detailed other plans to be carried out to determine the water quality which will be available for consumption. The project should produce approximately 180 gallons of water per minute. This would result in approximately one million gallons of water per day per well. Mr. Lapinsky reported that MDE is very excited about this proposal and had minimal comments. Approval is expected in approximately one week. There are six factors to be considered: water quality, Bay hydrology, Bay floor characteristics, well-fill geometry, aquifer characteristics, and operation considerations. There will be ground water monitoring around Plum Point where test wells will be installed. The Wellhead Protection Area will be

monitored for any problems, i.e., spills, etc. Next, a test well will be designed and installed. At each step, there will be an exit point if problems arise. A ground water model will be designed and built.

Mayor Simmons said the difference between horizontal takeout and vertical takeout could result in a savings of approximately 7 million dollars.

Councilman Kupferman asked the total cost of the project. He was told the cost would be 24 million dollars. A Grant in the amount of \$500,000 has been requested to finance the Study.

Councilwoman Elliott asked if a Grant approval was received a couple of weeks ago in the amount of one million dollars. Mayor Simmons said the Grant application had been submitted.

Councilman Yensan asked who would be conducting the Study. He was told Aero Consulting would be retained. Councilman Yensan and Mayor Simmons have met with the heads of MDE and the State is excited about this Study because everyone near the Bay is looking for a water source.

Councilman Kupferman noted that with or without the Grant, the Study would be done. With a favorable result, the next step would be construction of the facility for 24 million dollars. At this point there is no commitment from the Army. Mr. Lapinsky said there is a new commander and he would like to schedule a meeting. Councilman Kupferman asked the time frame from design to start-up. He was told approximately 30 months.

Mr. Lapinsky said there is a large upfront cost for the membrane and RO. If this is done upfront a substantial amount of money could be saved.

Councilman Kupferman asked how Chapel Hill would fit in. Mr. Lapinsky said no definitive decision has been made at this time.

Mayor Simmons indicated that the County Executive supports the study. There would be great expense to keep Chapel Hill functioning.

Mr. Lapinsky said the Deer Creek Study produced more questions than answers.

Councilwoman Elliott said she had been told by the City Manager that the one million dollar Grant had been approved and a check forthcoming in 2 weeks.

Mr. Miller said he did not say the Grant would be coming in 2 weeks; Councilwoman Elliott misunderstood.

Mr. Lapinsky noted that copies of the work plan are available.

Mayor Simmons has met with those in the Science Corridor regarding Grants for the Hydro Study and GIS Program. A request has been forwarded for approval which totaled over one million dollars. Councilwoman Elliott noted that she did not misunderstand.

Council President Hiob asked if information “leaked” incorrectly could jeopardize the Grant. He was told this was a possibility. He asked why wells couldn’t be used as needed and blended with the Bay source. Mr. Lapinsky said this would depend on the compatibility of the water.

Councilman Yensan said Aberdeen currently has no water problem.

Mr. Lapinsky had a meeting in Bel Air on drought. These problems are being handled by this group rather than individually.

Mayor Simmons asked if there were any EDU’s over the last 5 years; he was told there were approximately 75. Currently, there are 700 EDU’s on current projects.

**2. Discussion on Ordinance No. 729-07, Amendment to Ordinance No. 711-06, Security Cameras - All**

Mayor Simmons suggested installing fiber optics initially and cameras as deemed necessary.

Councilwoman Elliott asked if there were any policies or procedures in place for City cameras. She was told there were none at this time.

Councilman Yensan has a problem with the word “all” for new residential, commercial, and industrial. Small residential projects should not be required to install cameras.

Councilwoman Elliott is concerned about the cameras, legality issues and that it sends the wrong message about the City.

Council President Hiob said Councilwoman Elliott favored cameras when she toured the train station and saw the monitoring room in the Police Department. She does not feel they are necessary in new developments and other City areas.

Mayor Simmons noted that the City is divided into 3 sectors. The cameras are not to be invasive but more for observation and monitoring. They will save some money with the cost of patrolling.

Council President Hiob said the fiber optic wiring is a good idea and should be done at the discretion of the Police Department. Crime is everywhere and pre-wiring will prevent additional costs later.

Councilman Yensan suggested adding “provisions for” to the document this would accommodate all situations.

Councilman Kupferman said every citizen wants to see Police presence. This presence will remain even with cameras.

Chief Rudy noted that statistically a Police officer in a marked car is still the best deterrent.

Mayor Simmons stated that crime statistics are definitely down in the City.

Mr. Miller reminded the Council that the required time for action has lapsed and a new Ordinance will be required.

**3. Bush Chapel Road Update – Mr. Lapinsky**

Mr. Lapinsky reported that BGE has taken the necessary steps for the improvements; however, Verizon has not responded to numerous telephone calls. The Verizon work is minimal and would take very little time to complete. Actual work on the road has been placed out for bids.

Council President Hiob asked if Verizon calls have been made on a regular basis and the importance stressed. He was told they had and no Verizon commitments have been made.

Councilman Kupferman noted that years ago, C & P and BGE regularly attended Council meetings.

**4. Approval for Small Dump Truck Purchase – Mr. Lapinsky**

Mr. Lapinsky reported that the following funds were available for the dump truck:

\$45,000	in the Budget
5,300	from APG
2,379	short (the Budget is being reviewed for this money)

Mr. Lapinsky said the new emission requirements raised the price originally estimated for the vehicle.

A motion was made by Councilman Kupferman and seconded by Councilman Yensan to approve the purchase of a Small Dump Truck in the Amount of \$52,679 from Plaza Ford.

Councilwoman Elliott questioned whether a motion or vote should be taken at a Council Work Session.

**The motion was passed with a vote of 4 – yes and 1 – no.**

**Ayes – Mayor Simmons, Council President Hiob, Councilmen Kupferman and Yensan**

**Nays – Councilwoman Elliott**

**5. Old Philadelphia Road Improvements – All**

Council President Hiob stated that these repairs are definitely needed; the area floods and is very narrow. This is an industrial area and the City is working with property owners on the road, storm water management, and drainage.

Mr. Lapinsky said an 80 ft. right of way is needed and a solution is moving forward.

Mayor Simmons noted that severe flooding occurs when there is minimal rain and a solution could alleviate these problems.

Mr. Miller noted that typically the City would wait for the roadway to be built in phases as adjacent development took place. However, due to the Multi Modal and Rt. 715 usage, he is suggesting the City proceed with the improvements as its project. The cost could be recouped with a front foot benefit charge. There are additional issues to be dealt with later. An engineering study must be done to determine the front foot cost.

Mayor Simmons said there are currently two projects dependent on this project, Ferrell Fuel and Baugess Furniture. He asked if the City applied for a Grant to get some money back and was told they had.

Council President Hiob said the needs of the businesses must be met.

Councilman Yensan asked the time line: 2 – 3 months for the Study, and front foot benefit design. Construction could begin in the next construction season. Storm drains may be installed early to accommodate the businesses.

Councilman Kupferman asked why there was a footage difference. He was told it would accommodate existing and proposed structures. The current road is 18 ft. wide.

Mayor Simmons noted that he is unsure of the Multi Modal but Rt. 715 will be a major access.

Mr. Miller said the City will proceed with this project.

## **6. Beards Hill Road Improvements – All**

Councilman Yensan stated that Rt. 22 and Beards Hill Road are major problems. There is new development coming to the area and a 4-way intersection should be constructed at Wendy's. The Credit Union, Klein's, and the Lozinaks should meet and submit a reasonable solution. A controlled intersection at Wendy's or a traffic round-about are needed. Meetings should be held with major stakeholders to begin the project.

Councilman Yensan said the State promised a left turn only arrow at Rt. 22 and Beards Hill Road and nothing has been done yet.

Mayor Simmons would like to see improvements onto Paradise Road for new development to use.

Councilman Kupferman noted that the owners of Klein's should be involved for a cut through at the Wage Connection. This would eliminate some traffic at Rt. 22 and Beards Hill Road. The businesses that would benefit could help finance the improvements.

Council President Hiob said Mr. Ranney reported that the signal had been fixed; he was told this has not been done.

Council President Hiob reported that the Planning Commission recently approved a Comfort Suite on the Gilmore property.

## **7. Downtown Aberdeen Progress – All**

Councilman Yensan said Downtown Aberdeen runs from Rt. 40 to Law Street on West Bel Air Avenue and this is a State road. More businesses are needed and the area could be converted to a pedestrian zone. This action could force the Post Office to improve itself. Provisions should be made for reduced business and real estate taxes in this area. The Economic Development Committee said parking is a major problem and is suggesting other ideas. Councilman Yensan noted that Grace Methodist Church has a lot which could be used for parking. Input is needed from the Staff for this plan.

Mayor Simmons feels that the bulk of the parking is used by store employees and a streetscape would help.

Councilman Kupferman said if years ago there were many businesses with no parking problems; however, the State may not agree.

Councilwoman Elliott indicated that the Post Office needs a disability ramp. There is room and the citizens are requesting this improvement. She feels the City should help with this addition or pursue the matter with the Federal Government.

Councilman Kupferman said letters have been sent to officials and the citizens were told to use other facilities, i.e., Havre de Grace.

Councilman Yensan was told nothing can be done by the Federal Government.

**8. Senior Center – Councilwoman Elliott**

Councilwoman Elliott reported that the Senior Center needs 25 arm chairs, a lectern with a microphone, a small freezer, 2 security mirrors, a new faucet, 2 computers, and a cracked window repaired. These items total approximately \$5,000.

Councilman Kupferman asked the cost of the air conditioner parts; he was told the total from BGE was approximately \$5,000.

Council President Hiob asked if the Golden Age Club used the facility and was told it does.

Mayor Simmons asked the estimate on the valves and was told it was \$5,000.

Mr. Lapinsky said the facility needs a commercial grade industrial freezer because meals are prepared there and because the kitchen is inspected by the Health Department. Mr. Miller has moved \$4,000 to the Senior Center Budget for projects including the freezer.

Councilwoman Elliott said the requested chairs are a priority. Councilman Kupferman suggested approving the chairs now.

Mr. Miller feels the list should be clarified as well as the money available.

Councilwoman Elliott said the required money is a small amount. She would like a vote taken at the next meeting.

**OTHER MATTERS**

1. Councilwoman Elliott would like the Rt. 40 Welcome sign fixed. She was told a contractor needs time to fix it. Mr. Miller said cost is not an issue. Mr. Lapinsky has called Mr. Glassman but no calls have been returned.
2. Councilwoman Elliott requested City businesses be given first consideration in the bidding process.

Mr. Miller said police cars are specially built through Ford with a State contract. Other bids are requested but local businesses do not bid.

3. Councilman Yensan noted that duplex construction began today and will be completed by Friday.

**ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

**STATEMENT OF CLOSED SESSIONS**

On June 21, 2007 at 3:15 p.m., July 2, 2007 at 3:30 p.m., and July 6, 2007 at 3:15 p.m., Closed Sessions were held by the Council at City Hall. These sessions were held pursuant to the Open Meetings Act, Section 10-508 (a) (1) to discuss a matter pertaining to personnel action.

In addition to the City Council, Mr. Elwood Stark, City Attorney, Mrs. Theresa Hartman, Human Resources Administrator were in attendance at the June 21 and July 2 meetings. The Council alone held the Closed Session on July 6. Components of the personnel evaluation were agreed upon.