

**Aberdeen City Council
Work Session
December 15, 2008**

Roll Call: The Aberdeen City Council Roll was called with the following results:

Present: Mayor Bennett, Council President Hiob, Councilwoman Young, Councilwoman Elliott, and Councilman Kupferman

Also Present: Douglas Miller, City Manager
Phyllis Grover, Director of Planning and Community Development
Matthew Lapinsky, Director of Public Works
Randy Rudy, Chief of Police
Monica Correll, City Clerk
Doris Manner, Recording Secretary

1. The meeting was called to order in the Council Chambers by Mayor Bennett at 4:30 p.m.

2. Pressing Business Matters

Mr. Miller indicated that these issues would be covered later in the Work Session.

3. Work Session – Mr. Miller

A. COPT Matters

1. Subdivision

Mr. Miller stated that there was a surplus piece of property which was given to the City from the State. Currently, Public Works is using this parcel. The restrictions note that this property must be used for public purposes. The middle piece is being used by Public Works and it is being proposed to swap the southern piece with COPT for the North Gate Business Park.

Ms. Grover indicated that the final plat would determine the road right-of-way and then the property would be dedicated to the City. She stated that this issue will be Item 1 on the January Council Agenda.

2. Land Disposal/Swap

Mr. Miller said there were no updates at this time. Councilwoman Elliott asked the number of acres. She was told there were 5.72 acres and this would be an approximate even exchange.

3. Research Boulevard

Mr. Miller said this project would be completed by COPT. He also indicated that Parcel A could possibly be offered to MSB Squared for sale. An appraisal must be done by the State.

B. Annexation Plan Comments and Amendments

Mr. Miller noted that a Public Comment session was held and he e-mailed copies of these comments to the Council. Mr. Curtis Coon also provided comments on the Annexation Plan verbiage. This document is scheduled for adoption at the first Council Meeting in January.

Councilwoman Elliott said this plan needs amending per the comments which have been submitted and R-2 and PUD (Planned Unit Development).

Councilwoman Young asked what the Plan was based on from Glengarry. Mr. Miller said it was not based on the Wetlands Plan. Ms. Grover noted that this Plan was filed September, 2006. Councilwoman Young said 1,100 homes are mentioned in the Petition, 1,800 homes with the golf course remaining and 2,500 homes without the golf course. Mr. Miller said the R-2 zoning will determine the number of homes. Ms. Grover indicated that the proposed density is 1,402 units.

Councilwoman Young would like more information on the State letter for enclave conditions. She noted that Mr. Coon mentioned that this area could be declared a BRAC Zone and could complicate things. She is having difficulty understanding the plans as they are written. Ms. Grover offered to meet with her for clarification.

Council President Hiob asked how many buildable acres are within the City. Ms. Grover said in the Comprehensive Plan there are 400 acres and 200 are buildable. He mentioned that some areas on Rt. 40 qualify for the Enterprise Zone benefits. Ms. Grover stated that this information is available to everyone.

Council President Hiob asked everyone to keep in mind priority funding and smart growth initiatives. The City will pay no infrastructure costs. The Planning Commission recommended R-1 zoning but the application was for R-2. Everyone was reminded that the Council makes the final decision.

Mr. Miller agrees with Council President Hiob's determination and the City Attorney does not agree with making changes.

Councilwoman Elliott asked the purpose for the list for the Annexation Plan. Mr. Miller said the Annexation Resolution needs its own Public Hearing and a vote along with a minimum of two and possibly three Public Hearings.

Councilwoman Elliott asked, if after going through this process and if the votes were not there, would we go through another process. Mr. Miller said the Annexation Agreement must be created and a Public Hearing held. There are many gray areas. If the Council indicates it will reject this proposal, then the City will be without an Annexation Agreement.

Councilman Kupferman stated that the City has created annexation procedures with much public input. Residents should have the courtesy of their opinions being heard. Reference was made to a list of bullets from the citizens.

Councilwoman Elliott stated that much expense is involved for the developer and the City if the Council knows the outcome ahead of time.

Council President Hiob noted that some items on the list do not apply to the Annexation Plan.

Councilwoman Elliott mentioned that the Planning Commission recommended R-1 zoning. Council President Hiob said the petition was for R-2 and the original request cannot be changed.

Councilwoman Young said the Committee looked at multiple issues to be fair to the developers and the community. The process should take place for fairness.

Councilman Kupferman said annexation is nothing new. A water decision is also necessary for the process to go forward. These issues will make the City a better place.

Council President Hiob said there are many large projects which will need sewer and water. The \$14,400 hook-up fees will add up quickly.

Councilman Kupferman stated that in today's economy, construction will have a market in Harford County. COPT will provide 2,000 jobs in this area alone.

Mr. Miller asked that any amendments to this Plan be submitted to him.

C. Traditional Neighborhood Development Regulations

In 1892 when the City began, towns had no zoning. Modern zoning is for larger areas with similar uses. A Planned Unit Development (PUD) can be laid out to the developer's satisfaction. A Traditional Neighborhood

Development (TND) has different variations and greater density and requires additional work. Several large requests could include TND but this would require many additional man hours.

Mayor Bennett asked the opinion of the Planning Commission. Ms. Grover said they were split. He asked for the areas using TND. Ms. Grover named Gaithersburg and La Plata. Mayor Bennett said he would like to see what the concept looks like.

4. Matters of Information

A. Holiday Office Schedule

1. There will be no meeting on December 22, 2008.
2. City offices will be closed on December 25, 2008 and December 26, 2008.

B. Citizen Complaint; Graceford Drive

Mr. Miller referred to comments from a contractor regarding a City inspector. He listened to the comments at the meeting and responded to the contractor on a point-by-point basis.

Mayor Bennett said nearly all of the public comments were not totally accurate.

Mr. Miller said the police were not called to escort anyone from the building.

Mr. Lapinsky met with the citizen who was very satisfied with the resolution and a fine to the taxpayer was avoided.

Mr. Miller stated that the City is trying to improve customer service. Some issues are out of the City's control. Training is being provided to help with customer treatment and employee behavior.

C. Branding Project

Mr. Miller reported on the EDC Branding Project for local businesses. Mayor Bennett and Ms. Grover are involved with this program. EDC will bear the cost if the City agrees to contribute to the scholarship fund.

D. Business Resource Guide

Ms. Grover said Mayor Bennett and EDC have requested a Resource Guide to attract new businesses to the City. The Guide will contain applications for community facades, loans, the enterprise zone, and hub zone. Ms. Grover will

be working with Brand 3 Design on this project which will be funded by EDC.

E. Aberdeen Guidebook

Ms. Grover reported that the Aberdeen Guidebook will be available by the end of December and will be very useful for BRAC.

Mr. Miller mentioned the following:

- The new City Christmas Ornament is available at a cost of \$10.00.
- Police are hampered because of not having probable cause with some issues. As a result, grant money and private sector money have been used to purchase a tag reader. Chief Rudy reported on an incident on Rt. 40 which resulted in the arrest of an individual who was wanted in Baltimore City.

5. Liaison Reports

Councilman Kupferman reported that everyone enjoyed the Aberdeen Room during the Christmas festivities. The Chamber of Commerce will be moving in January.

Council President Hiob reported that the Fire Department shows progress is being made. No. 3 Fire House is waiting for SHA issues to be addressed.

Councilwoman Elliott said the Senior Center needs a new dining room floor and the hall carpets should be cleaned. The large recreation room needs to be stripped and waxed. The blue line and curb needs to be repainted. Mr. Miller said signs have been ordered for this area.

Councilwoman Young noted that the Christmas Parade was very successful. Many hours were invested in this project.

Mayor Bennett thanked Ms. Curry and everyone who contributed to the Christmas Parade. He mentioned that a Parks & Recreation issue has been addressed by the Board in a satisfactory manner. EDC is very involved and will take on the Branding Project with the City.

6. Matters of Council Concern

Councilwoman Elliott has reviewed the City Expense Accounts and questioned the charge for business cards in the amount of \$6,000 for October and November. She also mentioned increases in other items and wondered if better contracts could be gotten by the City. Mr. Lapinsky is checking with the County on some of these issues at this time.

Council President Hiob has no copy of the fiscal budget. He asked the amount of the increase. Mr. Miller said the increase went from \$10,000 to \$12,000. The maintenance issues for the Senior Center have a line item in the Budget and these requests should be funded by the appropriate line item.

Mr. Miller will check into the charge mentioned by Councilwoman Elliott.

Mayor Bennett attended the Grand Opening of the Plater Street Pumping Station. He said great planning went into this project to provide better service to the residents.

Mayor Bennett received a call from the Governor's office regarding an upgrade for the Plater Street Park equipment. This issue is up for a vote to grant \$73,000 for this project.

7. Adjournment

The meeting was adjourned at 6:00 p.m.