

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Special Meeting and Work Session
January 18, 2005, 4:00 PM

Present: Mayor William F. Eckman, Councilman Wayne Winkler, Councilman C. Keith Back, Councilman Gene Ambrogio, Councilman Roy G. Hale; Douglas R. Miller, Town Manager; Judith T. Frazier, Town Clerk

Town Staff: Patricia L. Bembe, Assistant Town Manager; Steven F. Schroeder, Project Manager

Minutes:

Special Meeting

Mayor Eckman called the special meeting to order at 4:05 PM.

Unfinished Business

Award Police Station Bid

1-11-05: Mr. Miller recommended that the Town Council instruct him to work with the low bidder, Dennis Anderson Construction, to conduct value engineering. That information would be brought back to the Council, and, if the amount is acceptable, the Council could award the bid. Or the Council could start the bid process over. In response to Councilman Hale, Mr. Miller advised that the grant deadline has been extended, making it possible to negotiate the June 15 project completion date. Councilman Back added that his only caveat on Dennis Anderson Construction would be that the Town would get a guaranteed completion date from him. The Town Council agreed to direct Mr. Miller to negotiate with Dennis Anderson Construction, to conduct value engineering, and bring that information back to the Council for a possible bid award.

Mayor Eckman briefly explained the decision of the Town Council on January 11 to direct Mr. Miller to negotiate with Dennis Anderson Construction, conduct value engineering, and bring that information back to the Council for a possible bid award. Since that time, discussions have been held with the Town Attorney and the project architect that indicate the Council should reverse that recommendation and that it would be best to award the bid and then negotiate value engineering changes the Council discussed. During the discussion which followed, the Council agreed that it would be in the best interests of the Town to put the project out to bid again with the value engineering changes they made, which totaled approximately \$180,000. It was also noted that the Council did not care for the \$80,000 in allowances in the current bid.

Councilman Ambrogio made a motion to reject all of the bids and to modify and re-bid the project. Councilman Back seconded the motion and it passed by unanimous vote. It was also agreed that the Council and building committee would review the bid before it goes out.

There being no further business, Councilman Winkler made a motion to adjourn the special meeting at 4:15 PM. Councilman Hale seconded the motion and it carried.

Work Session

Presentation of Water and Sewer Study, Ken Stewart, Davis Bowen and Friedel

Ken Stewart, Project Manager with Davis Bowen and Friedel, provided an overview of the water and sewer study and answered questions posed by the Council.

Pre-Annexation Conference: American Legion Annexation

Steve Scott, Mark Guadagnolia, Larry Abell and Ken Crouse made a brief presentation of the proposed petition to annex the American Legion ball field property on Hawthorne Road (Maryland Rt. 225), and to develop it as a mixed professional center and residential uses. The property is zoned CC and RR by Charles County and they are asking for Town CBT Central Business Transition district zoning. In response to a point raised by Mayor Eckman regarding running Town utility lines outside of the corporate boundaries is contrary to Town policy, they advised that the current property owner is willing to be annexed and they would amend their petition to include that property. Mayor Eckman also pointed out that the Town is in the process of enacting a school seat allocation policy and that he did not believe the Council could commit to approving the residential element of their project. Mr. Miller advised that the Council plans to introduce that ordinance at the next meeting and adopt it in February.

Funding for Sewer Extension *[Not discussed.]*

- Description: The Council will be made aware of the Town liability for the sewer line extension along Routes 301 and 6 and the plan to recover those costs.

Kellerco Transportation Study *[Not discussed.]*

- Description: The Council will be made aware of the latest thinking regarding the at-grade crossing for Heritage Green Parkway.

Popeye's *[Not discussed.]*

- Description: The Design Review Board prefers not to review the Popeye's elevations for the purpose of approving an annexation agreement amendment. The Council will have to make that judgment.

Annexation Agreement: Grasso Annexation

- Description: The Council will have to decide on the preliminary components of the annexation agreement for the Grasso Annexation.

Mr. Miller acknowledged receipt of a draft agreement with changes made by the petitioner to the Clarks Run residents' requests. Noting the Clarks Run residents' requests and

the generator for the Clarks Run pump station, Mr. Miller asked the Council to advise what else they want to have in the annexation agreement.

- Councilman Hale advised that concerns given to him include the length of the cul-de-sac, the connection to East Patuxent Drive, specify the number of dwellings (20) and the R-21 zoning.
- Include wording to require the existing dwelling be registered and maintained as an historic house.
- If annexed, the existing dwelling could be included on the Town's Historic District list.

The work session concluded at 6:30 PM.

Submitted by:

Judith T. Frazier
Town Clerk