

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session and Special Meeting
November 22, 2005, 6:00 PM

Present: Mayor Gene Ambrogio, Councilman Wayne Winkler, Councilwoman Paretta D. Mudd, Councilman Vic E. Newman; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Town Treasurer; Cassin B. Gittings, Chief, La Plata Police Department

Minutes:

Work Session

Mr. Miller called the meeting to order at 6:00 PM.

Matters of Council Discussion

Chick-fil-A restaurant

Mr. Miller explained that Chick-fil-A wishes to open on property which is prohibited by annexation agreement from having fast food restaurants, and asked for the Town Council's comments. Councilwoman Mudd stated she believed the Town would have control of how it is built if it is in Town and the Town could require the shopping center owner to clean up the property. Councilman Newman noted he thought the owner has enough property to build a nicer restaurant and that he believes the Town has enough fast food restaurants. Mayor Ambrogio pointed out that the proposal is for property not owned by George Morris but was part of the annexation, and that fast food restaurants are not allowed on any of those properties.

The Town Council does not wish to discuss fast food restaurants on the property subject of the annexation agreement prohibition.

Faison annexation agreement items

Mr. Miller read from the list of "Items for Faison Annexation Agreement, November 22, 2005" and asked for comment from the Town Council. Councilman Newman asked that Faison and GP Homes coordinate regarding the duplication of providing water towers. Mr. Miller noted that Faison will need its own water tower and that Heritage Green will also need its own when the project is built out. Mayor Ambrogio asked that consideration be given to providing a different type of Town welcome sign, such as the one at Easton. Councilman Winkler expressed interest in helping Lelia Hicks of Willing Helpers Hall to speak with Louise Webb of the African American Museum, to consider replacing Willing Helpers Hall with the African American Museum, noting that the museum addition would be an asset to the Town.

Townhouse Height Limit

Description: Maximum height limits for townhouses will be discussed.

Mr. Miller advised that the Code currently sets a maximum height of 35'-2 ½ stories, and that Town Staff recommends removing the "2 ½ stories" portion.

Rt. 488 Annexation Request

Description: A group of property owners along Rt. 488 wish to annex into town. They will discuss their annexation.

Mr. Miller explained the location of the properties and advised that two of the property owners, Mr. Johnson and Mr. Chesley, have serious well problems. Several of the property owners were present and discussed the proposed annexation request with the Town Council.

Council consensus: The Town Council agreed they wished to continue discussing this and that more information is needed, including tax maps, description of how water and sewer could be provided to the properties, and the cost of providing water and sewer.

West Willow Development

Description: A development group that is attempting to build a shopping center next to Jamestowne at the point where Oriole Lane exits onto Rt. 301 will discuss their plans.

Jay Addison and Thom Mckee presented information regarding their proposal to build La Plata Towne Center on property adjacent to Jamestowne. They advised they are working with Pepsi to relocate them. They asked for the Town Council's support of (1) relocating Oriole Lane slightly north to align with the crossover, and (2) support of a traffic signal at Oriole Lane and Crain Highway.

Councilman Winkler advised he would only support the project if the neighboring communities were notified and a meeting was held with them, and that he would vote how the residents of those communities say to vote. Councilman Winkler further noted he was concerned about the traffic which would go through Quailwood, Jamestowne and Hawthorne Greene to bypass Crain Highway traffic. Councilman Newman agreed with Councilman Winkler's concern regarding traffic through the neighboring communities.

Council consensus: The Town Council agreed to host an informational meeting the first part of January for the developers to discuss this with the residents of Quailwood, Jamestowne and Hawthorne Greene.

Universal Residential Sprinklers

Description: The concept of having sprinklers in all new residential structures will be discussed.

[Tabled until information is obtained regarding insurance benefits of having residential sprinklers.]

Treasurer's Report dated October 31, 2005

Mr. Norris was present to discuss any questions the Council had regarding the Treasurer's Report dated October 31, 2005.

Matters of Information

- Olde Tyme Holiday Gathering, 12/4/05
- SMMA Legislative Dinner, 12/7/05
- Breakfast with Santa, 12/10/05
- Commission Reception 1/31/06

Future Work Session topics

Request to de-Annex a portion of King's Grant; 12/6/05
Joint Work Session with Planning Commission - discuss garage parking requirements; 12/6/05
Walnut Hill Road sewer; 12/6/05

Special Meeting

The special meeting was called to order at 7:29 PM.

Approval of Budget Amendment to Approve Phone System

Councilman Winkler moved to amend the FY 06 Budget to authorize spending \$55,089.00 from fund balance, for the purpose of purchasing a new phone system. Councilwoman Mudd seconded the motion. In discussion before the vote, Mr. Norris responded to Councilman Newman's question regarding the need for the new phone system, noting a new system is needed to replace the current leased system, and that money will be saved by purchasing rather than leasing. Mr. Norris responded to Mayor Ambrogio's remark that this was unforeseen and is taking \$55,089 from fund balance, noting that the research hadn't been done and that the money is coming from the unrestricted part of fund balance, which is about \$1.6 million. Vote on the motion: the motion passed by unanimous vote.

Award of RFP for Purchase of New Phone System

Councilman Newman moved to accept the RFP from Elite Telecom in the amount of \$55,089.00 for the purchase of a new phone system. Councilman Winkler seconded the motion and it passed by unanimous vote.

Motion for Closed Session to Discuss Property Acquisition; Personnel Issue

Councilwoman Mudd moved to conduct a closed session, pursuant to *Annotated Code of Maryland* Section 10-508(a)(3), to consider the acquisition of real property for a public purpose and matters directly related thereto; and Section 10-508(a)(1)(i) – Discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction. Councilman Winkler seconded the motion. Roll call vote: Mayor Ambrogio and Councilmen Winkler, Mudd and Newman voted aye. Motion carried by unanimous vote.

There being no other discussion, Councilman Winkler made a motion to adjourn the work session and special meeting at 7:40 PM. Councilwoman Mudd seconded and the motion passed by unanimous vote. The Council moved into closed session at 7:40 PM.

Submitted by:

Judith T. Frazier
Town Clerk