

Council of the Town of La Plata  
Town Hall, La Plata, Maryland  
Work Session  
September 20, 2005, 4:00 PM

Present: Mayor Gene Ambrogio, Councilman Wayne Winkler, Councilman C. Keith Back, Councilwoman Paretta D. Mudd; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Town Treasurer

Minutes:

Mr. Miller called the meeting to order at 4:06 PM.

#### Matters of Council Discussion

##### Session with the Treasurer

*Description: The Treasurer will review the current financial status of the Town.*

Mr. Norris provided copies of the Treasurer's Report dated August 31, 2005 and briefly discussed the financial status of the Town.

##### Town Hall AV Equipment

*Description: The Council Chambers were designed to have a remote TV camera system. Such a system is not inexpensive and its priority will be discussed.*

Mr. Norris provided copies of proposals from Total Audio-Visual Systems, Inc. to provide two TV cameras and related equipment, which will cover the entire meeting room, in the amount of \$9,157.00; and to provide one DV Cam Recorder, in the amount of \$1,739.00. Mr. Norris explained he had been discussing the audio-visual equipment needs with Mike Goggi, the cameraman who records the Town meetings for Comcast, and that Mr. Goggi recommended Total Audio-Visual Systems, Inc. Mr. Norris advised that approximately \$5,000.00 was allocated for one camera during the planning stages of the new meeting room, but one camera will not provide coverage for the entire meeting room. He also noted he was expecting approximately \$3,830.00 back from Facchina (unspent AV funds) and would need an additional \$7,100.00 for the purchase of the audio-visual equipment. It was noted that neither of the items was over the \$10,000.00 bid requirement threshold, and further noted that the Council intends to increase that amount to \$20,000.00.

Council consensus: The Town Council agreed to proceed to purchase the necessary equipment. Mr. Miller advised that we are negotiating the cable franchise with Comcast, with the potential that they pay for the equipment.

##### Faison Annexation Presentation

*Description: Representatives from Faison will review their annexation request and demonstrate how they believe they have met the Council's initial concerns.*

*[Councilman Winkler recused himself from participating in the discussion, due to a conflict of interest arising from having an interest in the La Plata Mill & Supply business.]*

Roger Wright, Chris Cowie and Pat Faux gave a PowerPoint presentation, which included information regarding the proposed landscape features and the berm and landscaping along the Rt. 301 border of the property. Regarding the northern 24 ac. parcel of concern to the Town, Mr. Wright proposed working with the Town to apply development controls prior to annexation. Harry Shasho, representative of the owner of that parcel, advised they will provide upscale tenants on the parcel if that is what the Town wants.

#### Skateboard Park and Other Parks and Recreation Issues

*Description: Recreational issues will be discussed.*

Councilman Newman advised that the Parks and Recreation Commission has conducted more research on the skateboard park issue, based on public input, and has identified a company which provides better equipment at approximately the same price as the company whose information was used during the Council's previous discussions. The Parks and Recreation Commission asked for the Council's guidance as to whether they should proceed or not. In response to Mayor Ambrogio, Councilman Newman advised that LGIT safety issues were addressed by provision of signage, consent cards and having the police patrol the area.

Council consensus: The Town Council agreed that the Parks and Recreation Commission should proceed with the plan for a skateboard park.

#### TND Designation - Stagecoach Crossing

*Description: Somerset presented their TND proposal at the business meeting. This issue will be discussed before it is brought to a vote in October.*

Mr. Miller explained the steps in the TND process and advised that Bolton and Associates is actively pursuing getting a traffic signal at Stagecoach Crossing Road and Route 301.

#### Garages as Parking Spaces

*Description: The Town has traditionally not counted garages as required off-street parking spaces for a dwelling unit. We did allow for partial credit for garage spaces when we created the concept of the Urban Townhouse. Two of our developers of the TNDs want full or partial credit for garage spaces. This issue will be discussed preliminarily with the Council before a text amendment is written.*

Mr. Miller advised that Jerry Lenhart has been assuming that garage parking spaces are counted in the required off-street parking spaces and has also submitted a plan showing alleys with parking. Mr. Miller noted that the Chief of the La Plata Volunteer Fire Department has expressed concern that fire trucks will not be able to travel on those alleys. Mr. Miller further advised that staff doesn't believe that 100% credit should be given for garage parking spaces as part of the required off-street parking, and that a compromise should be devised.

Council consensus: The Town Council agreed to consider a compromise of off-street and garage parking.

#### MML Legislative Preview

*Description: A short recap of the 2005-2006 MML legislative agenda will be discussed.*

Mr. Miller briefly reviewed the MML legislative agenda.

#### Rt. 301 South Traffic Light

*Description: The potential developer of the Monteiro/Baldus properties, just south of the Sheriff's headquarters, wants to discuss his hopes of getting a traffic signal at Glen Albin and Rt. 301. He will not proceed with this effort unless he has support from the Council.*

Ken Goldberg explained he needs the Town's support of a traffic signal at the intersection of Route 301 and Glen Albin Road. He plans to develop the combined Monteiro and Baldus properties, upon which he plans to have a 125,000 sq. ft. home improvement store and a 65,000 sq. ft. grocery store, for which he must have a dedicated left turn lane from northbound Rt. 301 at a signaled intersection. Mr. Goldberg asked that a letter of support be written to the Maryland Department of Transportation, to whom he must apply for the signaled intersection. In response to Councilwoman Mudd, Mr. Goldberg advised he did not know how having a signaled intersection at Glen Albin Road will affect the chances of obtaining one at Stagecoach Crossing Road. He noted that it depends on how many signaled intersections the state will allow on Route 301 and pointed out that the distance between the two intersections is beyond the distance required.

Council consensus: The Town Council agreed to support Mr. Goldberg's application for a signaled intersection at Route 301 and Glen Albin Road and directed that a letter be prepared and sent to the Maryland Department of Transportation, with a copy to Mr. Goldberg.

#### Welcome Postcard

*Description: The concept of sending a welcome postcard to new residents will be discussed.*

Mayor Ambrogio handed out copies of a proposed greeting for a welcome postcard and suggested that a picture be put on the reverse, such as one of the Town Hall. Councilwoman Mudd noted she had been thinking about suggesting a "welcome basket" which could contain small items and/or coupons from local businesses, and asked that the postcard include a line to invite the person to come to the Town Hall to pick up a welcome package. Councilwoman Mudd also suggested that information be included regarding voter registration. Mr. Miller advised he would have Town staff (Michelle Miner, Gayle Curry and Danielle Warring) work to put something together.

Council consensus: The Town Council agreed to pursue sending welcome postcards to new residents and to have an image of the Town Hall on the reverse of the postcard.

Matters of Information

1. SMMA Meeting in Leonardtown on September 21<sup>st</sup>
2. No Work Session on September 27<sup>th</sup>

Mr. Miller handed out copies of a draft Resolution 05-9, along with a letter addressed to Mayor Ambrogio from The Center for Children, regarding approval of their “Building Blocks for Success” project for which they are applying to the Maryland Department of Housing and Community Development for an allocation of tax credits for business entities that contribute to the project, under the Department’s Community Investment Tax Credit Program. This Resolution will be on the October 11 agenda for adoption.

Councilman Winkler suggested that the Town require senior living communities be constructed to Universal Design standards, and that the \$10,000 school impact fee be paid to the Town. Mayor Ambrogio noted this would be a good item for the Vision Team.

Councilman Newman asked if the banner of Town Notes could be changed to have a picture of the Town Hall rather than the Train Station. Mr. Miller pointed out that the Town Council can make that decision.

Future Work Session Topics

1. Police Study Presentation (10/25)
2. Voter ID Issue (10/25)

There being no other discussion, Councilwoman Mudd made a motion to adjourn at 5:55 PM. Councilman Newman seconded and the motion passed by unanimous vote.

Submitted by:

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Judith T. Frazier  
Town Clerk