

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session
May 13, 2008, 7:00 PM

Present: Mayor Gene Ambrogio, Councilman James Goldsmith, Councilman Scot D. Lucas, Councilwoman Paretta D. Mudd, Councilman Vic E. Newman; Daniel J. Mears, Town Manager; Michelle D. Miner, Assistant Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Treasurer

Minutes:

Mayor Ambrogio called the meeting to order at 7:02 PM.

Matters of Council Discussion

Johel Limited Partnership and FCD-Development, LLC annexation

Description: Discussion of the request to annex land located at the corner of Rosewick Road and Crain Highway.

Roger Wright, Stephen Wenderoth and Steve Scott were present to provide information regarding the Johel Limited Partnership and FCD-Development, LLC annexation petition. Mr. Wright provided a brief history of the original Rosewick Crossing annexation and noted that the current petition is to annex the Mitchell (Johel) property, which they have under contract, and to develop it along with the 18 acres of the Rosewick Crossing property that is south of Rosewick Road. Mr. Wright noted that this will need the County's concurrence that the proposed development of this property would be in keeping with the development on the adjoining original annexed property, which the County required have more business employment uses (County BP zoning overlay on the Town's CH zoning.)

The Town Council indicated they would consider the petition and continue discussion, and expressed issues, concerns, and interest in receiving more information regarding:

- Consider use of LEED certification standards for the buildings proposed.
- Consider use of more pervious surfaces; filter pollutants off surfaces.
- Use of gray water/reduction of water use within the development.
- No use of potable water for irrigation purposes.
- Stipulation that certain buildings are to be office building uses versus retail uses.
- Continue requirements listed within the current Rosewick Crossing annexation agreement.
- Provide more information regarding increase in assessable base and projected infrastructure costs to Town.
- Citizen safety – assure areas are surveilled, such as by use of high-tech camera system.
- Provide more information regarding the traffic signal at Rosewick Road and Washington Avenue, recommended in the traffic analysis.
- Has consideration been given to use of geothermal systems?
- How will the developer assure the Town that the two 50,000 sq. ft. office buildings will be maintained as office buildings, and has consideration been given to use as medical offices?

Would the developer have any problem with a stipulation being included in the annexation agreement that these buildings remain office buildings?

Mr. Wenderoth, Mr. Wright and Mr. Scott provided information in response to the issues and concerns expressed by the Town Council:

- Fiscal analysis shows the Town will receive \$900,000 over a 10-year period.
- There are no LEED certification standards for retail buildings; however, they will pursue at least the minimum LEED certification for the office buildings.
- Pervious parking lot – significant truck traffic in the retail area breaks up pervious surfaces; however, will defer to their civil engineer to determine if pervious surfaces would work in the lighter duty traffic areas in the office buildings area.
- There will be no irrigation – plants will be selected to not need regular irrigation.
- Traffic signal is in the County's CIP budget for installation this summer.
- Will look into the cost effectiveness of geothermal systems.
- They have spoken to people who operate office buildings who may be interested, including use as medical offices. The County required a stipulation in the Rosewick Crossing annexation agreement because they said the Town's CH zoning differed from the existing County BP zoning. The County's concurrence will be requested regarding this development.

Walnut Hill Sewer project

Description: Discuss connections.

Mr. Mears provided a brief update on the Walnut Hill sewer main project, noting that it is 99% complete, that the main is in and ready for service, with some site clean-up needed.

At the invitation of the Town Council, Walter T. Sollars, Jr., 18 Walnut Hill Road, and John T. Parbuoni, 8 Walnut Hill Road, provided a brief background of the attempts by Walnut Hill Road residents to hook up to Town sewer. Mr. Sollars indicated he believed that the previous Council had unanimously agreed to pay for the homes to be hooked up to the sewer line and that he had signed three easements for the project, for which he did not charge the Town. During discussion, Mr. Sollars acknowledged he knew that the property owners would be responsible for their sewer lines from the main to the house connections and would put that in writing. It was further noted that the owner of the lot that needs the sewer pump would be responsible for the pump.

Council consensus: Following discussion, the majority consensus of the Town Council was to pay for the sewer line connections to existing dwellings on Walnut Hill Road. The Town Council directed the Town Manager to confer with the Town Attorney to develop a plan to accomplish the project.

Matters of Information

Mayor Ambrogio reported that the Southern Maryland Municipal Association would meet in Leonardtown on May 21, and that the Civista Run/Walk would be held Sunday, May 18.

Councilman Lucas reported that the Kent Avenue community rally would be held May 17, beginning with a clean-up event in the morning.

Future Work Session Topics

- Sidewalk repairs and maintenance policy; alternative to requiring developers to install sidewalks where not sensible; possibly donate to a sidewalk fund instead. Need clear, definitive plan and be consistent. [Councilman Goldsmith]
- Town parking tickets [Councilman Lucas]

Other business

In response to Councilwoman Mudd's questions, Mr. Mears provided the following information: (1) The Town included money in the FY09 budget for striping streets, where warranted; (2) The SHA is responsible for the median strip at Routes 6 and 301; (3) SHA will be asked if anything can be done regarding picking up litter before mowing the grass, so the litter is not shredded and scattered. Councilman Lucas asked that SHA also be asked to mow the 2' high grass at the intersection of Route 488 and Radio Station Road.

Councilman Goldsmith remarked that an information sign was supposed to have been provided at Wawa as part of that annexation, noting that there is a need to enhance the Town's ability to get information out to the public, which would encourage more participation in Town events. Councilwoman Mudd remarked that the Town Council had also discussed putting a sign at the corner by the Steffens Building at Charles Street and La Grange Avenue. Mayor Ambrogio remarked that Faison was to pay \$30,000 towards a sign and asked for the status of that. Mr. Mears advised he will check on the ownership of the property by the Steffens Building and on the status of the \$30,000 payment from Faison.

There being no other business, Mayor Ambrogio moved to adjourn the meeting at 8:32 PM. Councilman Newman seconded the motion and it carried. Following a short break, the Council moved into closed session.

Submitted by:

Judith T. Frazier
Town Clerk