

Council of the Town of La Plata  
Town Hall, La Plata, Maryland  
Work Session – 7:00 PM  
July 13, 2010

Present: Councilman R. Wayne Winkler, Councilman C. Keith Back, Councilwoman Paretta D. Mudd, Councilman Joseph W. Norris; Daniel J. Mears, Town Manager; Danielle Mandley, Town Clerk

Town Staff: Robert W. Oliphant, Treasurer; David M. Jenkins, Director of Municipal Development;

Minutes:

Call to Order

Due to the absence of Mayor Hale, Councilman Winkler acted as mayor pro tem, and called the meeting to order at 7:01 PM.

### **Matters of Council Discussion**

- Beautification Commission recommendations: Town boundary signs; waste receptacles.

Mr. Mears followed by Councilwoman Mudd briefly described the recommendations of the Beautification Commission, and the purpose of said recommendations.

Council consensus: Following discussion, the Town Council agreed to include the item on the July 27, 2010 agenda for consideration.

- Johel Limited Partnership and FCD-Development, LLC  
Supplement to Annexation Petition – La Plata Crossing, Walmart Supercenter.  
*[A memorandum titled “Johel Annexation Item’s” was included in the meeting packets.]*

Mr. Mears provided an overview of the Johel Annexation items, as requested by Council consensus at the June 22, 2010 work session, and the response from the Petitioners.

Mr. Tom Kleine addressed the Council to answer questions as a result of the June 22, 2010 work session.

The Annexation items include:

- Landscape elements  
*[A staff report titled “Landscape Design, Development, and Maintenance Criteria for La Plata Crossing, was included in the meeting packets]*

Council consensus: Following discussion, the Town Council agreed to the terms in the mark-up copy of “Landscape Design, Development, and Maintenance Criteria”, for La Plata Crossing, Pat Faux, July 19, 2010.

- La Plata Community Foundation

The Petitioners offered to make a one-time donation to the La Plata Community Foundation in the amount of thirty thousand dollars (\$30,000).

Council consensus: Following discussion, the Town Council agreed to request a fifty thousand dollar donation be included in the draft Annexation Agreement.

- Locations of specialty paving

Council consensus: Following discussion, the Town Council agreed to remove and language pertaining to the use and locations of specialty paving and leave to the purview of the Design Review Board upon their review of the project if the Annexation is approved.

- Transportation and Vision Plan Projects  
*[Table 3-2 Planned Pedestrian & Bicycle Systems Improvements (Town Projects only), was included in the meeting packets.]*

The Petitioners proposed twenty-five thousand dollars (\$25,000) to fund transportation and/or vision plan projects.

Council consensus: Following discussion, the Town Council agreed to consider seventy-five thousand (\$75,000) as an acceptable amount, with the funds to be received within a specific number of days upon adoption of the Annexation Agreement.

- Concept of mirroring Rosewick Crossing

Council consensus: Following discussion, the Town Council agreed that the inclusion of a Gazebo to match the one installed at Rosewick Crossing was an acceptable solution to assist in the concept of mirroring the design of Rosewick Crossing.

- Green Objectives

The Petitioners proposed to build the Walmart Supercenter in conformance with ASHRAE 189.1 Green Building Code.

Council consensus: Following discussion, the Town Council agreed to have staff research the standards of ASHRAE 189.1 Green Building Code, consult with MDIA on their ability to determine conformity with the Code, or to include funding in the proposed Annexation Agreement to negate the cost of obtaining consultation services for the project.

- Green aspects – existing Walmart

The Petitioners were resistant to modifying the existing Walmart with “Green” improvements, due to the possibility of placing restrictions of prospective owners, but would consider the options.

Council consensus: Following discussion, the Town Council agreed to consider the options presented by the Petitioners at a future work session.

- Maintenance Bond – existing Walmart

In response to the Council’s concern regarding the maintenance of the existing Walmart , in the event of a vacancy, the Petitioners proposed a Maintenance Bond in the amount of fifty thousand dollars (\$50,000).

Council consensus: Following discussion, the Town Council agreed that a fifty thousand (\$50,000) bond would adequately cover maintenance issues that may arise in the event the existing Walmart remained vacant or a period of time .

- Vacant Building Penalty – existing Walmart

The Petitioners were not prepared to respond to the proposed Vacant Building Penalty and will propose a counter offer at a future meeting.

Council consensus: Following discussion, the Town Council agreed that any funds received, in the event the Vacant Building Penalty were to be imposed, would be used to facilitate local businesses that might be impacted by the re-location of the Walmart, and the vacancy of the existing building.

- Wi-Fi Broadband Nodes

The Petitioners responded favorably to the installation of a Wi-Fi Broadband Node on the Walmart Supercenter, in the event the location was a preferable to the Town.

- Irrigation Restriction

The Petitioners provided information regarding the use of a supplier to irrigate all plantings as they were installed, to eliminate the use of Town resources for irrigation.

Following a short break the work session reconvened at 8:35 PM.

**Matters of Information** (None)

**Future Work Session Topics**

Council consensus: Following discussion, the Town Council agreed to include the Johel Limited Partnership and FCD-Development, LLC, Annexation Petition, on the Agenda for July 20, 2010, and to invite members of the La Plata Planning Commission to attend.

There being no further business, Councilwoman Mudd moved to adjourn the meeting at 10:02 PM. Councilman Norris seconded the motion and it passed by unanimous vote.

Submitted by:

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Danielle Mandley  
Town Clerk