

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session – 7:06 PM
May 10, 2011

Present: Mayor Roy G. Hale, Councilman R. Wayne Winkler, Councilman C. Keith Back, Councilman Joseph W. Norris; Daniel J. Mears, Town Manager; Michelle Miner, Assistant Town Manager

Town Staff: Robert W. Oliphant, Treasurer; David M. Jenkins, Director of Planning and Community Development; Frederick C. Sussman, Town Attorney

Guests: See Roster

Minutes:

Mayor Hale called the work session to order at 7:06 PM.

► **Matters of Council Discussion**

- **Petition for Annexation**

Petitioner: Johel Limited Partnership, and FCD-Development, LLC

Proposed Use: Retail and Office space

Requested Zoning: C-H Commercial Highway Zoning District

Current County Zoning: CC Community Commercial

[Description: Discussion regarding the amendment of a certain Annexation Agreement dated June 13, 2006, and to amend and restate a certain Annexation Agreement and Amendment to Existing Annexation Agreement dated October 12, 2010].

Mr. Mears summarized the amendment to the annexation agreement dated October 12, 2010 and invited representatives of the Petitioner to join the discussion.

Steve Scott and Howard Beil spoke to outline the main changes contained within the draft Annexation, which include updated provisions for the existing Wal-Mart, the intent of Kohl's to occupy 60,000 of the existing Wal-Mart building and discussions with other retailers, such as Pet Smart, TJ Max, Marshalls, Ross and Home Goods.

Council consensus: Following discussion the Council agreed to establish a tentative schedule once language within the proposed annexation agreement is modified to include provisions for vacancy penalties of \$250,000 at the end of one year without 50% occupancy and for every other year without 50% occupancy of the existing Wal-Mart location.

- Town of La Plata FY 2011-2012 Fee Schedule

[Description: Discussion regarding proposed fees for the FY 2011-2012 Fiscal Year.]

Mr. Oliphant presented the recommended FY2011-2012 fee schedule.

Council consensus: Following discussion the Council agreed to the recommended FY2011-2012 fee schedule and to have staff prepare an Ordinance.

- Charles County Municipal Tax Differential

Mr. Mears briefly explained the Charles County Municipal Tax Differential that will be the topic of discussion for the meeting with the County Commissioners May 11, 2011 at 4:30 PM.

Council consensus: Following discussion the Council agreed to encourage the County Commissioners to maintain the formula as presented.

► Matters of Information

Mayor Hale thanked Councilman Winkler for serving as Mayor Pro-Tem in his absence. Councilman Back agreed to serve as Mayor Pro-Tem for future meetings.

► Future Work Session Topics *[None]*

There being no further business, Councilman Winkler moved to adjourn the work session at 8:47 PM. Mayor Hale seconded the motion and it passed by unanimous vote.

Submitted by:

Michelle D. Miner
Assistant Town Manager