

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session – 7:00 PM
June 15, 2010

Present: Mayor Roy G. Hale, 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 [*in attendance for the discussion regarding the Draft Fee Schedule FY2010-2011, and La Plata Community Foundation*]; David M. Jenkins, Director of Municipal Development;

Minutes:

Call to Order

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

Matters of Council Discussion

- Presentation: Johel Limited Partnership and FCD-Development, LLC
Supplement to Annexation Petition – La Plata Crossing: Revised Conceptual Site Plan, Wal-Mart Supercenter

Tom Kleine introduced the development team to the Council, and provided a brief history of the Johel Limited Partnership and FCD-Development, LLC, petition for annexation, and a summarized proposal of the supplement to the original petition. The presentation provided an overview of the proposal to build a Wal-Mart Supercenter along with outparcels and up to 50,000 square feet of office space.

[See Roster for the listing of those present.]

In response to concerns expressed by the Council, the development team agreed to include language in the DRAFT Annexation Agreement and Amendment to Existing Annexation Agreement to address the concerns as follows:

- Retail sales restricted to indoor spaces, disallowing outdoor seasonal sales.
- The use of storage trailers prohibited on the site
- Commitment to provide 50,000 square feet of office space
- Out parcels to be maintained as “green space” prior to construction

Council consensus: Following discussion, the Town Council agreed to discuss the supplement to the petition for annexation at a special work session, scheduled following the regular meeting on June 22, 2010.

The Council and staff requested information from the petitioners on several items including:

- Average timetable for leasing and/or selling vacated Wal-Mart stores, with the economic conditions in relationship to the amount of time it took to lease/sell the properties
- Provide information on other locations with office space adjacent to the site
- Provide information on the radius that a Wal-Mart Supercenter pulls customers in from the surrounding areas

Draft Ordinance – Fee Schedule FY2010-2011

[Purpose: to correct a typographical error in the FY2010-2011 Fee Schedule.]

Ms. Mandley briefly described the typographical error discovered in the FY2010-2011 Fee Schedule.

Council consensus: Following discussion, the Town Council agreed to introduce the Ordinance at the June 22, 2010 regular meeting, as an emergency ordinance, in preparation of the.

- Draft Proclamation Neighborhood Speed Awareness Month – August 2010

Mr. Mears briefly discussed the annual Neighborhood Speed Awareness month of August.

Council consensus: Following discussion, the Town Council agreed to include the proclamation on the June 22, 2010 regular meeting agenda.

- La Plata Community Foundation – project update

Mr. Mears and Mr. Oliphant provided an update of the La Plata Community Foundation applications, and the tentative meeting schedule. Mr. Oliphant briefly described the applications that were submitted from the La Plata Volunteer Fire Department, and the Charles County Rescue Squad 51, La Plata, Maryland.

Matters of Information

Councilman Norris and Mr. Mears stated the approximate number of fifteen (15) attendees for the “Screen on the Green”, June 12, 2010.

Mr. Mears notified the Council that the signage on the former Arizona location has been removed.

Future Work Session Topics

- Transportation Plan – review of the recommendations included in the Transportation Plan, and traffic concerns on Charles Street
- Sidewalk from 204 Washington Avenue to Baltimore Street (Charles County)

- Former Public Works and La Plata Police Department buildings – review recommendations from Comprehensive Parks and Recreation Plan when complete

There being no further business, Councilman Winkler moved to adjourn the meeting at 8:43 PM. Councilman Back seconded the motion and it passed by unanimous vote.

Submitted by:

Danielle Mandley
Town Clerk