

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session – 7:00 PM
February 15, 2011

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; Michelle Miner, Assistant Town Manager; Danielle Mandley, Town Clerk; Frederick C. Sussman, Town Attorney

Town Staff: Robert W. Oliphant, Treasurer; Cassin B. Gittings, Chief, La Plata Police Department; Bobby Stahl, Director of Operations; David M. Jenkins, Director of Municipal Development

Guests: See Roster

Minutes:

Mayor Hale called the work session to order at 6:59 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 briefly explained the Petition for Annexation and Amendment to Annexation Agreement.

Steve Scott, Howard Beil, and Fred Lutz were present to represent the Petitioners and Wal-Mart. During discussion, the representatives provided information regarding a letter of interest from Kohl's Department Store for a partial occupancy of the existing Wal-Mart building, and to outline the proposed amendments to the existing Annexation Agreement. The verbal proposal included a modification to the Vacancy Penalty to include a \$500,000 letter of credit to be issued at time of grading permit, and letters of intent for occupancy of the existing Wal-Mart building. In the event that no sales or leases are secured at time of occupancy for the proposed new Wal-Mart location, the letter of credit may draw down by the Town.

During discussion the Council expressed concern regarding maintenance of the existing Wal-Mart building, in the event of a partial lease, and; the vacancy penalty aspect, particularly the schedule of submission of letters of intent for the lease or sale of the existing building.

Council consensus: Following Discussion the Council agreed to review and discuss proposed amendments to the existing Annexation Agreement in a written proposal to be drafted by the representing Attorney's, at a future work session.

- **Beautification Commission Recommendation**

[Description: Discussion and review of a recommendation from the Beautification Commission for the purchase of Holiday Decorations and Banners.]

Councilwoman Mudd described the recommendations from the Beautification Commission for the purchase of Holiday decorations and new banners.

Council consensus: Following Discussion the Council agreed to the approval of the purchase, as recommended by the Beautification Commission, with the stipulation that confirmation is required by SMECO / Bobby Baldus that the installation of additional street decorations is acceptable.

- Council Priorities FY2011-2012
[Description: Discussion regarding the establishment of FY 2011-2012 Council priorities.]

Mr. Mears summarized the FY2010-2011 Council priorities, and the department directors outlined the progress of each priority.

Council consensus: Following discussion the Council agreed to maintain the Council priorities for the upcoming fiscal year.

Matters of Information

- Vision Team Update

Mayor Hale discussed the incorporation of the La Plata Town Centre, and requested the consensus of the Council for the appointment of Mayor Hale, Daniel Mears and David Jenkins as the board of directors for the Corporation.

Council Consensus: Following discussion the Council agreed to the appointment of Mayor Roy G. Hale, Daniel Mears, and David Jenkins to the La Plata Town Centre Board of Directors.

Future Work Session Topics

- FY2011-2012 Budget

There being no further business, Councilman Winkler moved to adjourn the work session at 9:45 PM. Councilwoman Mudd seconded the motion and it passed by unanimous vote.

Submitted by:

Danielle Mandley
Town Clerk