

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Special Work Session – 7:27 PM
June 22, 2010

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

Town Staff: David M. Jenkins, Director of Municipal Development

Minutes:

Call to Order

Mayor Hale called the meeting to order at 7:27 PM.

Matters of Council Discussion

- Johel Limited Partnership and FCD-Development, LLC
Supplement to Annexation Petition – La Plata Crossing: Revised Conceptual Site Plan, Wal-Mart Supercenter
[Description: Discussion related to the June 15, 2010 presentation]

Mr. Mears briefly summarized the Council's questions and concerns, as a result of the June 15, 2010 presentation by Johel Limited Partnership and FCD-Development, LLC., and the documents that have been provided in response to said questions and concerns.

Council consensus: Following discussion, the Town Council agreed to propose several items for further discussion with the Petitioner, at the July 13, 2010 work session; including:

- Staff review of proposed Landscape Elements, and the density of the plantings at Rosewick Crossing.
- Staff provided list of Transportation and Vision Plan projects.
- Walmart to contribute annually to the La Plata Community Foundation.
- Proposal to include a vacant penalty fee in the event that the existing Walmart is not sold or a minimum of 75,000 square feet leased within a specific time. The proposal includes three (3) tiers, with the associated dollar amount to be reviewed and recommended by staff:
 - 0-18 months – No penalty incurred
 - 18-36 months – Moderate penalty assessed
 - 36 months forward – Substantial penalty assessed
- Walmart to provide a Maintenance Bond for the vacant, existing building.
- Petitioner to present a comparison of the green elements in the proposed Walmart Plan with a LEED score card or other comparable system.
- Petitioner to present suggestions on green improvements for the existing Walmart store.

- Proposal to mirror Rosewick Crossing by constructing the Bus Shelter to match the Gazebo at Rosewick Crossing.
- Remove the reference to the location of specialty paving.
- The Petitioner to ensure no language is included to inhibit the process and decisions of the Design Review Board.
- Petitioner to not limit the installation of the WiFi nodes to just the Faison buildings, and make Walmart and Rosewick Crossing available as well.
- Petitioner to extend the 12 month period of irrigation to commence with the installation of each phase of landscaping.

Matters of Information [None]

Future Work Session Topics

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

There being no further business, Councilman Winkler moved to adjourn the meeting at 9:37 PM. Councilman Norris seconded the motion and it passed by unanimous vote.

Submitted by:

Danielle Mandley
Town Clerk