

Council of the Town of La Plata  
Town Hall, La Plata, Maryland  
Special Meeting and Work Session  
October 3, 2006, 4:00 PM

Present: Mayor Gene Ambrogio, Councilman R. Wayne Winkler, Councilman C. Keith Back, Councilwoman Paretta D. Mudd; Michelle D. Miner, Interim Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Town Treasurer

Minutes:

### **Special Meeting**

Due to the absence of Mayor Ambrogio, Councilman Winkler acted as mayor pro tem and called the special meeting to order at 4:00 PM.

#### **Motion to conduct Closed Session**

Councilman Winkler moved to conduct a closed session, pursuant to *Annotated Code of Maryland* Section 10-508(a)(1)(i) – Discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction. Councilman Back seconded the motion. Roll call vote: Councilmen Winkler, Back, and Mudd voted aye. Motion carried by unanimous vote.

There being no other discussion, Councilman Winkler moved to adjourn the special meeting at 4:01 PM. Councilman Back seconded the motion and it passed by unanimous vote. [Mayor Ambrogio arrived at 4:07 PM.]

### **Work session**

#### **Matters of Council Discussion**

##### **Presentation by Bill Eckman**

*Description: At the invitation of the Council, Bill Eckman will make a presentation to the Council regarding the Town's overall water/sewer system.*

Mr. Eckman provided a PowerPoint presentation on the history of the Town's water and sewer infrastructure, noting areas of concern and short- and long-term solutions. Mr. Eckman recommended that the Council appoint a Water and Sewer Commission, and provided names of knowledge-based Town residents as proposed members, to serve in a technical advisory capacity to the Town Council and Planning Commission. Mr. Eckman further recommended that the Town prepare a Comprehensive Water and Sewer Plan and adopt legislation to require developers to comply with the Plan; and begin the planning process for additional elevated water storage and to install ENR and increased capacity of the wastewater treatment plant. [Copies of Mr. Eckman's letter and proposed draft legislation were provided to the Town Council.]

Council consensus: The Town Council agreed to discuss this again at a future work session.

#### Stagecoach Crossing special taxing district

*Description: David Hruda, of Somerset Development, will discuss with the Council creating a special taxing district/bond for infrastructure improvements on- and off-site.*

David Hruda provided a PowerPoint presentation regarding creation of a special taxing district. Fran Busby, Bank of America representative, provided information regarding special taxing districts and special obligation bonds. Following discussion, Mr. Hruda advised he will send to the Town Council highlights of the development plan and a draft of a proposed public works agreement.

#### Town of La Plata Transportation Study

*Description: The Council will review the results of the RFP solicitation for a Town of La Plata Transportation Study. Any action on the RFP would be taken at the October 10 regular meeting.*

[Mr. Groth was not present. This item will be placed on a future work session agenda.]

#### Public Works property appraisals

*Description: The Council will review the appraisals for the Public Works building and property on Potomac Street, and Parks building and property on Dorchester Avenue.*

Ms. Miner informed the Council that Mr. Mote advised he needs both of the Town's parcels in order to make his project of 40 to 50 apartments work and to keep the rents below \$1000, and that Mr. Mote wishes to pay less than the appraised value of the Town property.

Council consensus: The Town Council agreed they are not willing to sell the property below market value and will consider selling Parcel C at market value. The Town Council also agreed they will review a plat of the Town Lake property and discuss the property at a future work session.

#### Matters of Information

Ms. Miner reported on several items:

- The La Plata Business Association would be conducting a County Commissioner candidates Voters Forum at the Town Hall on Thursday, October 5, at 7:00 PM.
- Repairs at Redwood Lake are complete and the lake is being filled.
- CSX will be working on the Kent Avenue railroad crossing on Wednesday and Thursday.
- One La Plata Police Department officer graduates on October 10, one is ready to begin employment, and one will be starting school on November 6.

Future Work Session Topics

In response to Mayor Ambrogio's request, Ms. Miner advised that a corporate representative of McDonald's will be on a work session agenda to discuss signage issues, and that Jim DiMisa has been invited to return to speak about banners. Ms. Miner noted she also asked Cheryl McGuire and Carol Rollins, of the Design Review Board, to attend.

There being no other discussion, Mayor Ambrogio moved to adjourn the meeting at 5:30 PM. Councilman Winkler seconded the motion and it passed by unanimous vote. The Council moved into closed session.

Submitted by:

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Judith T. Frazier  
Town Clerk