

Mayor and Council Meeting
Town Hall, La Plata, Maryland
February 26, 2002, 7:00 PM

Present: Mayor William F. Eckman, Councilman Wayne Winkler, Councilman Thomas W. Fritz, Councilman Gene Ambrogio, Councilman Roy G. Hale; Douglas R. Miller, Town Manager; Patricia L. Bembe, Assistant Town Manager; Judith T. Frazier

Guests: (See attached roster)

Minutes:

Mayor Eckman called the meeting to order at 7:00 PM and then led the Pledge of Allegiance.

Treasurer's Report

Mayor Eckman acknowledged receipt of the Treasurer's Report dated January 31, 2002.

Petitions, Communications and Appearances

Public Hearing: Ordinance 02-1 Rental Licenses

(THE FOLLOWING IS A SUMMARY OF THE PUBLIC HEARING PROCEEDINGS. AN AUDIOTAPE OF THE COMPLETE HEARING IS ON FILE AT TOWN HALL.)

Mayor Eckman opened the public hearing concerning Ordinance 02-1 Rental Licenses. Mr. Miller noted for the record that the hearing had been properly advertised in the February 15, 2002 edition of the Maryland Independent, and gave a brief summary of the ordinance, noting that even if the ordinance was adopted at this meeting, it would not become effective until July 1, 2002.

Casey Gittings, Chief of the La Plata Police Department, spoke in support of the ordinance, noting it would be another tool to use to hold landlords responsible for their tenants.

Mike Chopp, 843 Laurel Lane, spoke in support of the ordinance, noting that he has lived in his home since he purchased it new 19 years ago, and that at first the community was all owner-occupied dwellings. He advised that now the community is approximately 40% to 50% rentals and that his tax assessment last year indicated his property was devalued. He asked the Town Council to adopt the ordinance as he believes it will help the Town.

Following a brief discussion, Mayor Eckman responded to a concern about what this may cost renters, advising that the inspection fee will be less than or at \$5.00 per month. There being no other speakers, Mayor Eckman closed the public hearing.

Councilman Hale made a motion to adopt Ordinance 02-1 Rental Licenses. Councilman Ambrogio seconded the motion and it carried by unanimous vote.

Legislation

Ordinance 02-2 International Building Code 2000 (For Adoption) - For the purpose of adopting the International Building Maintenance Code 2000, with certain modifications and additions, as the building code for the Town of La Plata, with certain exceptions; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-3 International Electrical Code – Administrative Provisions 2000 (For Adoption) - For the purpose of adopting the International Electrical Code-Administrative Provisions 2000, with certain modifications, as the code for the regulation, and control of the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems in the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-4 International Energy Conservation Code 2000 (For Adoption) - For the purpose of adopting the International Energy Conservation Code 2000, with certain modifications, as the energy conservation code for the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-5 International Fire Code 2000 (For Adoption) - For the purpose of adopting the International Fire Code 2000, with certain modifications, as the fire code for the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-6 International Fuel Gas Code 2000 (For Adoption) - For the purpose of adopting the International Fuel Gas Code 2000, with certain modifications, as the code for the regulation and control of the design and installation of fuel gas systems and gas-fired appliances in the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-7 International Mechanical Code 2000 (For Adoption) - For the purpose of adopting the International Mechanical Code 2000, with certain modifications, as the mechanical code for the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-8 International Plumbing Code 2000 (For Adoption) - For the purpose of adopting the International Plumbing Code 2000, with certain modifications, as the plumbing code for the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-9 International Property Maintenance Code 2000 (For Adoption) - For the purpose

of adopting the International Property Maintenance Code 2000, with certain modifications, as the property maintenance code for the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Ordinance 02-10 International Residential Code for One and Two Family Dwellings 2000 (For Adoption) - For the purpose of adopting the International Residential Code for One- and Two-Family Dwellings 2000, with certain modifications, as the code for the design and construction of certain one- and two-family dwellings and townhouses in the Town of La Plata; providing for the administration and enforcement of that code; specifying penalties for violations; providing that the provisions of this Ordinance are severable; and all matters generally related thereto.

Mr. Miller provided a brief description of each ordinance, noting that the State mandates the use of BOCA, and that Ordinances 02-2 through 02-10 deal with regulations formerly referred to as the BOCA Code which are now called International Building Code 2000.

Councilman Fritz made a motion that Ordinances 02-2 through 02-10 be adopted. Councilman Winkler seconded the motion. In discussion prior to the vote, Councilman Winkler received confirmation that these are the same building codes as Charles County uses and that a substitute inspector could perform inspections for the Town. The motion carried by unanimous vote.

Ordinance 02-11 Purchase of Property Subject to Indebtedness (Old Firehouse) (For Adoption) - For the purpose of approving and authorizing the Clerk-Treasurer to execute on behalf of the Town a certain Contract of Sale between La Plata Volunteer Fire Department, Incorporated and the Town of La Plata for the Town to purchase 2,693 square feet of improved real property located in the Town of La Plata, subject to long-term indebtedness.

Mr. Miller provided a brief summary of the background regarding the old firehouse, noting that Ordinance 02-11 will obligate the current and future Town Councils to a payment of \$2,000 per year for 20 years.

Councilman Hale made a motion to adopt Ordinance 02-11. Councilman Winkler seconded the motion. In discussion prior to the vote, Councilman Winkler commented on the real estate value of this property and Councilman Fritz asked that whoever represents the Town be sure the fire department delivers a valid deed and good title on the day of closing. The motion carried by unanimous vote.

Resolution 02-1 Lease Agreement - GE Capital Public Finance, Inc. (For Adoption) - For the purpose of authorizing the execution of a lease agreement with GE Capital Public Finance, Inc. for the lease/purchase of two Leach Alpha rear load trash trucks from GranTurk Equipment Company; and all matters relating to said Lease Agreement.

Mr. Miller explained that Resolution 02-1 will obligate the current and future Town Councils to this lease agreement.

Councilman Ambrogio made a motion to adopt Resolution 02-1. Councilman Fritz seconded the

motion and it carried by unanimous vote.

Unfinished Business

Councilman Winkler provided a brief update on the caboose. He explained that the caboose was delivered but that there had been a misunderstanding with CSX and the caboose was returned to White Plains. Councilman Winkler noted that as the caboose was never meant to be moved more than approximately 5 miles, a problem developed with the brakes seizing up. He hopes to speak to someone from CSX on Wednesday or Thursday.

New Business

Christmas Lights

Mr. Miller explained that Joe Harrison was unable to attend the meeting to discuss this. Mr. Miller remarked that the Town Council previously approved \$2,000 and that Mr. Harrison is asking for an additional \$5,000 for Christmas lights, details of which Mr. Miller did not bring to the meeting but were e-mailed to the Council. The Council agreed to wait for Mr. Miller to provide more information before a decision is made.

Talbot Street Engineering Contract

Mr. Miller explained that Ron Litten is heading up the courthouse expansion project and, as a component of that project, is working with Ben Dyer Associates on the engineering of the County's portion of Talbot Street. Mr. Miller advised that the Town could realize economies of scale if we tack onto their engineering contract for the Town's portion of Talbot Street, at a cost of \$27,000. Following a brief discussion, Councilman Fritz made a motion to approve that contract. Councilman Hale seconded the motion and it carried by unanimous vote.

Public Forum

In response to a question from Bob Jacobs regarding the alignment of Talbot Street, Mayor Eckman advised that the Town Council would be meeting in Executive Session to discuss that.

Councilman Winkler remarked that he hopes Bobbie Baldus and those who work with her on the Christmas lights will ask the Town for help if they need it.

Motion for Executive Session

Councilman Fritz made a motion to have an executive session pursuant to Annotated Code of Maryland Sections 10-508(a)(1)(i) and 10-508(a)(3). Councilman Ambrogio seconded the motion and it carried by unanimous vote.

The Mayor and Council went into Executive Session. At the conclusion of the Executive Session, the Mayor and Council returned to open session.

There being no further business, Councilman Hale made a motion to adjourn at 8:20 PM. Councilman Winkler seconded the motion and it carried.

Respectfully submitted,

Judith T. Frazier