



**Town Council
Regular Meeting
January 14, 2025, 6:00 PM**

Agenda

1. Call to Order

1.1. Call to Order

- 1.1. Attendees, please use meeting courtesy. Virtual attendees are asked to mute microphones when joining the meeting. Participants may be muted by the Town Clerk and meetings will be recorded.

In accordance with the Open Meetings Act, the public has the right to view/listen to the discussion only. At their discretion, the Town Council may allow participants to voice questions or provide comments on the topics under discussion. Written comments may be submitted via email to Legislative@townoflaplata.org. Individuals wishing to address the Town Council may sign up in advance on the Town's website (Public Communications) or on the meeting sign-up sheet.

Join on your computer, mobile app, or room device.

[Click here to join the meeting](#)

Meeting ID: 240 806 147 692

Passcode: 2T5Bm6FQ

1.2. Roll Call

1.3. Pledge of Allegiance

1.4. Approval of the Meeting Agenda

2. Approval of Minutes

- 2.1. Approval of minutes from meeting on December 17, 2024.

3. Petitions, Communications, Appearances and Public Comment

3.1. Public Comment

4. Matters of Council Discussion

4.1. Board, Commission, and Committee Vacancies (Miner)

4.2. Annexation Management Ordinance (Miner)

4.3. Fiscal Year 2024 Financial Plan/Budget Amendment (Larsen)

5. Matters of Information

6. Legislation

6.1. Ordinance 25-01, Annexation Development (First Reading; For Introduction)

6.1. **AN ORDINANCE** concerning

Annexation Development

FOR the purpose of establishing procedures for the acceptance of development applications, site plans, and subdivision plans following annexation, pursuant to the requirements of Section 4-401 of the Local Government Article of the Annotated Code of Maryland; and all matters generally relating thereto.

6.2. Ordinance 25-02, Amendment to Town of La Plata Fiscal Year 2024 Financial Plan/Budget (First Reading; For Introduction)

6.2. **AN ORDINANCE** concerning

Amendment to Town of La Plata Fiscal Year 2024 Financial Plan/Budget

FOR the purpose of amending the Town of La Plata Fiscal Year 2024 (FY24) Financial Plan/Budget to reflect the activities of the 2023 B Series Bonds; and all matters generally relating thereto.

7. New Business

7.1. Reports from the Mayor and Town Council

8. Adjourn

8.1. Adjournment



TOWN OF LA PLATA
305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

MEMORANDUM

To: Mayor and Council

From: Karina Larsen, Treasurer

Subject: Fiscal Year 2024 Budget Appropriations for 2023 B Series Bond Payoff

Date: January 10, 2025

I am requesting an amendment to the Fiscal Year 2024 Budget to reflect financial activity as it relates to the payoff of the 2023 B series bonds. On December 6, 2023, DR Horton issued pre-payment of special taxes for the 2023 B Series Bonds, which subsequently matured on December 7, 2023. In order to accurately align our financial records, a budget appropriation is necessary to account for the payment from DR Horton and the bond payoff.

Please find attached a document outlining the proposed budget amendments. These adjustments are essential to ensure our budget reflects the actual financing activities and maintains alignment with associated resources.

I respectfully request your consideration and approval of the proposed amendments. Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

GENERAL FUND

Adjust FY24 General Fund to align with the Payoff of 2023B series bonds

Acct Desc		DR	CR	Reason
01-000-015-4000	HGSTD RPTX REVENUE		926,804	DR Horton Special Tax Pre Payment
01-160-015-5909	HGSTD LOAN PRINCIPAL	926,804		2023B Series Bond Payoff
		926,804	926,804	

COUNCIL OF THE TOWN OF LA PLATA
Ordinance No. 25-01

Introduced By: Mayor Jeannine E. James, by request

Date Introduced: January 14, 2025

Date Adopted:

Date Effective:

AN ORDINANCE concerning

Annexation Development

FOR the purpose of establishing procedures for the acceptance of development applications, site plans, and subdivision plans following annexation, pursuant to the requirements of Section 4-401 of the Local Government Article of the Annotated Code of Maryland; and all matters generally relating thereto.

BY adding
Chapter 174 ANNEXATION DEVELOPMENT
Sections 174-1 through 174-8
Code of the Town of La Plata
(1998 Edition and Supplements)

WHEREAS, the Town of La Plata (the "Town") has the authority to annex land into its municipal boundaries pursuant to the Town Charter and Section 4-401 of the Maryland Annotated Code; and

WHEREAS, Section 4-416(b) of the Local Government Article of the Annotated Code of Maryland imposes what is effectively a five-year waiting period following annexation during which a municipality may not change the zoning classification of annexed land allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, unless express approval is given the County; and

WHEREAS, the Town seeks to clarify and establish local procedures consistent with state law to ensure compliance and provide clear guidance to developers and property owners.

NOW, THEREFORE:

SECTION 1: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA PLATA, that new Chapter 174, consisting of Sections 174-1 through 174-8, inclusive, be and is hereby added to the Code of the Town of La Plata, (1998 Edition and Supplements), to follow immediately after Chapter 173 thereof and to read as follows:

Chapter 174 – ANNEXATION DEVELOPMENT

174-1. PURPOSE.

The purpose of this chapter is to establish procedures that govern the acceptance of development applications, including but not limited to site plans, subdivision plans, and zoning permits, for properties annexed into the Town of La Plata without having received the County's express approval under Section 4-416 of the Local Government Article of the Maryland Annotated Code.

174-2. APPLICABILITY.

This chapter shall apply to all properties annexed into the Town of La Plata within the last five (5) years that did not receive the express approval of the County under Section 4-416 of the Local Government Article of the Maryland Annotated Code.

174-3. FIVE-YEAR WAITING PERIOD FOR DEVELOPMENT APPLICATIONS.

A. Mandatory waiting period. In accordance with Section 4-416(b) of the Local Government Article of the Annotated Code of Maryland, no development applications, including site plans, subdivision plans, zoning permits, or any other plans that are inconsistent with the zoning classification of the annexed property at the time of annexation, shall be accepted by the Town during the five-year period following the effective date of annexation, unless:

(1) The proposed development is consistent with the zoning classification that was in place under the county's jurisdiction at the time of annexation, or

(2) The county government has provided explicit written consent for a zoning change or plan approval within the five-year period pursuant to State Law.

B. Submission of consistent plans. Development applications or plans that are consistent with the county zoning and Town zoning in effect at the time of annexation may be submitted and processed during the five-year waiting period, subject to compliance with all other applicable Town ordinances and regulations.

174-4. EXTENUATING CIRCUMSTANCES FOR PLAN ACCEPTANCE.

A. Consideration of extenuating circumstances. Notwithstanding the provisions in § 174-3, the Town may consider and accept development applications, subdivision plans, site plans and zoning permit applications during the five-year waiting period under extenuating circumstances. Such circumstances include, but are not limited to:

(1) Essential public infrastructure projects, including roads, utilities, or schools, where the development is deemed necessary to meet the immediate needs of the community;

(2) Projects that are required to address public health, safety, or environmental emergencies; or

(3) Circumstances where the county has granted written consent to modify the zoning or development conditions.

B. Approval process. Applications submitted under extenuating circumstances shall be reviewed by the Mayor and Council, with input from relevant Town departments, the Town's Planning Commission, and, where applicable, the county. The decision to accept or reject such applications shall be made by resolution of the Council.

174-5. ADMINISTRATIVE PROCEDURES

The Town Manager or their designee shall be responsible for enforcing this chapter and ensuring that any development applications submitted during the five-year period are in compliance with the provisions herein.

174-6. VIOLATIONS AND PENALTIES

Any person or entity who submits a development application or preliminary subdivision plan in violation of this chapter shall have their application returned without action.

174-7. NON-WAIVER.

Nothing in this chapter shall be construed to waive the requirement of any local, state, or federal ordinance, regulation, or policy, including, but not limited to, those ordinances, regulations, and policies that require permits and approvals for land use and construction.

174-8. SEVERABILITY.

If any section, subsection, clause, or provision of this chapter is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of

the chapter as a whole or any part thereof other than the part so declared invalid.

SECTION 2: AND BE IT FURTHER ENACTED that this Ordinance shall become effective at the expiration of fifteen (15) calendar days after its approval by the Council.

ADOPTED AND APPROVED by the Council of the Town of La Plata this ____ day of _____, 2025.

SEAL:

COUNCIL OF THE TOWN OF LA PLATA

Jeannine E. James, Mayor

David L. Winkler, Councilman

Matthew D. Trollinger, Councilman

Attest:

Evalyne Bryant-Ward, Councilwoman

Kelly G. Phipps
Interim Town Clerk

David M. Jenkins, Councilman

Date_____

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW
((Double Parentheses)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
~~Strike-Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.

COUNCIL OF THE TOWN OF LA PLATA
Ordinance 25-02

Introduced By: Mayor Jeannine E. James, by request
Date Introduced: January 14, 2025
Date Adopted:
Date Effective:

1 **AN ORDINANCE** concerning

2
3 **Amendment to Town of La Plata Fiscal Year**
4 **2024 Financial Plan/Budget**
5

6 **FOR** the purpose of amending the Town of La Plata Fiscal Year 2024 (FY24) Financial
7 Plan/Budget to reflect the activities of the 2023 B Series Bonds; and all matters
8 generally relating thereto.
9

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11
12 **WHEREAS**, it is the intention of the Council of the Town of La Plata, by this ordinance,
13 to reallocate the FY24 appropriations to more accurately align them with budgeted
14 expenditures; and
15

16 **WHEREAS**, the FY24 Financial Plan/Budget did not previously reflect proceeds,
17 interest, issuance cost, or distribution use related to the 2023 B Series Bonds; and
18

19 **WHEREAS**, it is the intention of the Council of the Town of La Plata, by this ordinance,
20 to amend the FY24 Budget to align the General Fund with actual finance sources and uses.
21

22 **SECTION 1: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA PLATA** that the
23 Town of La Plata FY24 Financial Plan/Budget be amended as attached hereto as Attachment
24 1.
25

26 **SECTION 2: AND BE IT FURTHER ENACTED** that this Ordinance shall become
27 effective at the expiration of fifteen (15) calendar days after its approval by the Council.
28

Ordinance 25-02

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30
31

ADOPTED AND APPROVED by the Council of the Town of La Plata on _____.

SEAL:

COUNCIL OF THE TOWN OF LA PLATA

Jeannine E. James, Mayor

David L. Winkler, Councilman

Matthew D. Trollinger, Councilman

ATTEST:

Evalyne Bryant-Ward, Councilwoman

Kelly G. Phipps
Interim Town Clerk

David M. Jenkins, Councilman

Date: _____

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

((Double Parentheses)) indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.

*** indicates existing law not depicted in bill and not being altered by bill

[Brackets] indicate renumbering of matter in existing law

GENERAL FUND

Adjust FY24 General Fund to align with the Payoff of 2023B series bonds

Acct Desc		DR	CR	Reason
01-000-015-4000	HGSTD RPTX REVENUE		926,804	DR Horton Special Tax Pre Payment
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		926,804	926,804	