



oakland mills
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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Lynn-Steven Engelke
Judy Gottsagen ~ Paul Verchinski

Reginald Avery, Columbia Council Representative

May 10, 2016

OMCA Regular BoD Meeting

Ms. Cederbaum called the regular meeting of the OMCA Board of Directors to order at 7:00 pm.

Present: Bill McCormack, Board Co-Chair; Ginny Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Kay Wisniewski, AC Chair; Reginald Avery, CA Board; Lynn-Stevn Engelke; Judy Gottsagen; Paul Verchinski; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Also Present: Howard County Executive Allan Kittleman; Milton Matthews, Columbia Association President/CEO; Eric Smart, Bolan Smart; Pam Dubois, Bolan Smart; Tom Moriarity, Retail and Development Strategies; Kristin O'Connor Mazerski, Chief, Comprehensive and Community Planning Division, Howard County's Department of Planning and Zoning; Kate Bollinger, Project Manager and Community Planner, Howard County Department of Planning and Zoning; Kim Pruiem, Special Assistant to Councilman Calvin Ball; See resident list

- **Ms. Wisniewski** motioned to suspend the regular order of business so that the OMCA Board can take care of two important things: nominate OMCA Board Co-Chairs and get right to tonight's presentation so that our distinguished guests are not kept waiting. **Ms. Gottsagen** seconded.
- **Ms. Cederbaum** called for nominations for Co-Chairs of the OMCA Board.
- **Mr. McCormack** nominated **Ms. Thomas** to serve as the Co-Chair of the OMCA Board. **Ms. Thomas** nominated **Mr. McCormack** to serve as Co-Chair of the OMCA Board. There were no more nominations. **Ms. Cederbaum** closed the nominations.
- **Ms. Cederbaum** called for a vote to select **Mr. McCormack** and **Ms. Thomas** to serve as the Co-Chairs of the OMCA Board from May 1, 2016 through April 30, 2017. A vote was taken and passed (7-0-0).

Introduction of County and CA Officials Responsible for Obtaining Study and Explanation of Process for Conducting Feasibility Study

- **Mr. McCormack** thanked everyone for attending tonight's meeting. He stated that Councilman Calvin Ball was unable to attend due to a previously scheduled meeting. **Mr. McCormack** introduced Milton Matthews, CA President.
- Mr. Matthews stated that he was glad to be a part of this process and the opportunities it presents. He values the partnership with the Columbia villages and looks forward to continue to working with the Oakland Mills Village Board.
- **Mr. McCormack** introduced County Executive Allan Kittleman.

- County Executive Kittleman thanked the Oakland Mills Village Board for their persistence. He stated he is pleased that Milton Matthews is continuing as the CA President. He mentioned RENEW Howard. This program will leverage about \$20 million dollars to repair homes in areas where it may be difficult to sell your home. The idea is to revitalize the areas all around Howard County. He stated it was his goal to have the community be a part of the process of the feasibility study.
- County Executive Kittleman introduced Christine O'Connor Mazerski, Chief of Comprehensive Planning, Howard County Department of Planning and Zoning. She introduced the individuals that would be involved in conducting the feasibility study: Kate Bollinger, Project Manager, Howard County; Pam DuBois, Director of Community Services, Bolan Smart Associates; Eric Smart, Managing Principal, Bolan Smart Associates; Tom Moriarity, Managing Principal, Retail and Development Strategies and Paul Ostergaard, Managing Principal, Urban Design Associates(currently out of town).
- Ms. Mazerski gave an introduction of Bolan Smart Associates. Ms. Mazerski presented the Howard County Slideshow presentation (ATTACHMENT "B").
- Eric Smart, Pam DuBois and Tom Moriarity each gave a brief statement about their role in the feasibility study. They gave an overview presentation as to how the study will proceed (ATTACHMENT "C").
- Resident Paul Wisniewski asked if the study would include the OM Village Center Community Plan created in 2015 as well as the 2007 Master Plan. Bolan Smart will include both.
- Resident Evelyn Mogren asked if the study would include looking at the regional areas and what is out there; such as area ice rinks. Mr. Moriarity responded yes, they will be looking at other ice rinks and what surrounds them. The idea is to use the assets that are already present in the area. Ms. DuBois stated that Bolan Smart has already been briefed by the Columbia Association as to what facilities they have wanted to upgrade.
- Resident Claudia Hollywood asked if aside from creating a vision of what the Oakland Mills Village Center could be, will Bolan Smart also help make it happen. Mr. Smart stated that Bolan Smart will not be rewriting the vision; Oakland Mills already has done that.
- Resident Jervis Dorton asked if Bolan Smart would be developing ideas and have contact with developers. Mr. Smart responded stating that half of the work done in the study is with developers, but during the study they will "not be lining up a deal." He stated that at the next community meeting, most likely in early June, there will be more information.
- A resident asked if the study would be looking at Thunder Hill. Mr. Smart responded that the study has very defined areas.
- Resident Janice Rattley asked about the relationship between the County and subsidized housing in Oakland Mills. Mr. Smart stated that there was no relationship. He stated that the study will be looking at what is a mix of housing that can be supportive of the study. County Executive Kittleman interceded stating that subsidized housing is not Bolan Smarts responsibility.
- Resident Bob Bartolo asked if a traffic consultant would be working with Bolan Smart. Mr. Smart responded that they have not committed any resources and with the current feasibility budget, he cannot promise that this will be looked at. Ms. DuBois stated that the group will be looking at the current commuters, parents dropping children off at schools. Mr. Moriarity stated that they will be looking at how to balance everything, including traffic.
- Resident Liz Smull asked about Giant Food and Food Lion. Mr. Smart responded that Food Lion will be a big part of the picture; fundamentals of what can support your village center.
- Resident John DiTomasso asked what the village center has been defined as. Mr. Smart stated that the study will look at all of the defined 196 acre area.
- Mr. Smart stated that he welcomes additional thoughts.
- Resident Mogren asked if appropriate signage would be included.
- **Mr. McCormack** thanked everyone for being there and announced a ten minute recess at 8:15pm.

Mr. McCormack called the meeting back to order at 8:29pm.

- **Mr. McCormack** motioned that the agenda for May 10, 2016 (ATTACHMENT “A”) be approved. **Ms. Thomas** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to accept the April 26, 2016 OMCA Board meeting minutes (ATTACHMENT “D”). **Mr. Edelson** seconded and the motion passed (6-0-1). **Mr. Verchinski** abstained as he was not at the April 26, 2016 OMCA Board meeting.
- **Ms. Thomas** nominated **Mr. Edelson** as Vice-Chair of the OMCA Board. **Ms. Wisniewski** seconded and the motion passed (7-0-0). Ms. Thomas stated that Mr. Edelson will be working with Board/Staff on communications/marketing initiatives.
- Bob Bartolo, Election Committee Co-Chair, gave the 2016 election report. There were 371 residents who voted. He commended the election committee and the OMCA staff for all of their work. All of the nominated candidates won. By-law #1 passed (318-49) and By-law #2 passed (313-52)
- **Ms. Thomas** motioned to accept the 2016 election results. **Mr. Edelson** seconded and the motion passed (7-0-0).

Board Action Items

- **Ms. Thomas** nominated **Ms. Wisniewski** as the Architecture Committee Chair. **Mr. Edelson** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to nominate **Ms. Wisniewski, Ms. Thomas, Mr. McCormack and Mr. Edelson** to be appointed by CA to the OM Architecture Committee. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to nominate Michael Vaughn, Elinda Dennis, Marcelo Amador, Susan Lynn and Lawrence McNamara to the 2016-2017 RAC. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Thomas** appointed the following individuals as the Chairs/Co-Chairs for the following committees:
Education: Mr. Edelson, John DiTomasso
Housing: Mr. McCormack
Safety: Ms. Gottsagen with Steven Gottsagen
NEAC: Ms. Engelke
Arts Advisory: Mr. Verchinski
Public and Open Space Advisory: Gerry Witte

CCR Report

- Milton Matthews has accepted the contract to be the Columbia Association President for three more years.
- The CA Board will have a meeting this Thursday, May 12, 2016.
- **Mr. Avery** will be serving as the representative on the CA Architecture Committee.

Managers' Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT “E”).
- **Ms. Cederbaum** requested the Board vote on the CA Management Contract. **Ms. Thomas** motioned to

accept the proposed CA Management Contract. **Mr. Edelson** seconded and the motion passed (7-0-0).

- **Ms. Cederbaum** announced the Pop Up Food Pantry that will take place on June 15th.
- **Ms. Cederbaum** announced the meeting OMCA will have with the Oakland Mills HOA's on June 13th. Sean Harbaugh, CA Open Space, will be giving a presentation.
- **Ms. Cederbaum** mentioned the fire that took place on Basket Ring. She stated that Alex Hekimian, Holly Court Board Member, indicated that Holly Court HOA will match whatever the OMCA Board contributes. **Ms. Thomas** motioned to donate a \$100 gift card. **Mr. Edelson** seconded and the motion passed (7-0-0).

New Business

- **Mr. Edelson** motioned to contribute \$750 to street beautification that would be \$75/street. **Ms. Thomas** seconded and the motion passed (7-0-0).
- **Mr. Edelson** motioned to contribute funds for block parties (\$400, \$25/each). **Mr. Avery** seconded and the motion passed (7-0-0).

Board Bulletin Board

- **Ms. Warren** reminded everyone to check out the OM School Happenings Newsletter that is sent out every two weeks. There are a lot of great things happening in Oakland Mills schools. If you would like to be added to the distribution list, please email **Ms. Warren** at events@oaklandmills.org.
- **Mr. Avery** stated that he is now serving on the Howard County Commission on Aging.
- **Mr. McCormack** welcomed **Ms. Engelke** and **Ms. Gottsagen** to the OMCA Board.
- **Ms. Thomas** stated she is excited about the upcoming Board year.
- **Ms. Gottsagen** stated she is excited to be the Safety Committee Chair.

The OMCA Board meeting was adjourned at 9:04 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from May 10, 2016 OMCA Board Meeting

FOR BOARD MEMBERS:

FOR STAFF: