

**oakland mills**  
we value connections

**Oakland Mills Community Association  
Village Board Meeting AGENDA**

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

**Board Members:** Virginia Thomas, Co-Chair; Bill McCormack, Co-Chair,  
Jonathan Edelson, Vice Chair; Kay Wisniewski, Architecture Chair  
Lynn-Steven Engelke, Judy Gottsagen, Paul Verchinski  
Reginald Avery, Columbia Council Representative

**Tuesday, September 13, 2016**

**6:30 p.m. Architecture Committee**  
Architectural Appeals - 9389 Diamondback Drive  
6146 Sinbad Place

**Oakland Mills Board of Directors Meeting  
7:15 p.m.  
The Other Barn**

**7:15 p.m. Opening of meeting**  
Approve the agenda for tonight's meeting  
Approve the minutes from the August 9, 2016 meeting

**7:20 p.m. Resident Remarks**

**7:25 p.m. New Business**

**Discussion of Merriweather Post Pavilion Noise Issues**  
**Discussion of BWI Airport Noise Issues**  
**Discussion of Possible Used Car Lot on Red Branch Road at  
Route 108 Across from the Thunder Hill and Glenmont Neighborhoods**  
**Discussion of Oakland Mills Board Position on Downtown Columbia Affordable  
Housing Legislation**

**8:25 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack**

**8:35 p.m. Columbia Board of Directors Report, Reginald Avery**

**8:45 p.m. Manager's Report, Sandy Cederbaum**  
Discussion of Audit Report

**8:55 p.m. Committee Reports**  
**Architecture:** Kay Wisniewski  
**Arts Advisory:** Paul Verchinski  
**Education:** Jonathan Edelson and John DiTomasso

**Housing:** Bill McCormack  
**Neighborhood Enhancement Advisory:** Lynn Engelke  
**Safety and Security:** Judy and Steve Gottsagen

**9:10 p.m. Board Bulletin Board**

**9:25 p.m. Adjourn**

**Upcoming Events: for details on all events visit: [oaklandmills.org](http://oaklandmills.org)**

**All events listed below are held at The Other Barn, 5851 Robert Oliver Place, Columbia, MD 21045**

**Sept. 13, 6:00 p.m. – 7:00 p.m., OMCA Education Committee**

**Sept. 13, 6:30 – 7:15 p.m., OMCA Architecture Committee, Architectural Appeal**

**Sept. 13, 7:15 p.m., OMCA Board Meeting**

**Sept. 18, 5:00 – 7:30 p.m., Jazz in the Mills**

**Sept. 20, 7:00 – 8:00 p.m., OMCA Safety & Security Committee**

**Sept. 27, 6:00 – 7:00 p.m., OMCA Neighborhood Enhancement Advisory Committee**

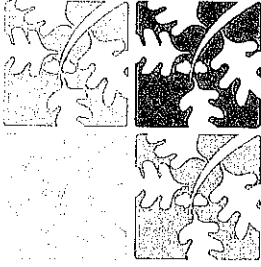
**Sept. 27, 7:00 p.m., OMCA Board Meeting**

**Oct. 8, 11:00 a.m. – 4:00 p.m., Oakland Mills Fall Festival**

**Oct. 11, 6:00 – 7:00 p.m., OMCA Education Committee**

**Oct. 11, 7:00 p.m., OMCA Board Meeting**

**Oct. 13, 7:00 – 9:00 p.m. Howard County Board of Education Candidates' Forum at the Other Barn**



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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

**August 9, 2016**

## OMCA Regular BoD Meeting

**Mr. McCormack** called the regular meeting of the OMCA Board of Directors to order at 7:09 pm.

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

**Also Present:** Carrie Wenholtz; Covenant Advisor, See resident list.

## Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for August 9, 2016 (ATTACHMENT "A") be approved. **Mr. Edelson** seconded. **Ms. Thomas** motioned to amend the agenda to include under New Business \$100 Donation to the residents of Ellicott City impacted by the flooding. **Mr. McCormack** seconded the motion to accept the amended agenda. **Ms. Cederbaum** asked what fund it would go to specifically. **Ms. Thomas** responded to work through the County. A vote was taken and the motion passed (7-0-0).
- **Ms. Thomas** motioned to accept the July 26, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Wisniewski** seconded and the motion passed (6-0-1).

## Resident Remarks

- **Carrie Wenholtz**, Covenant Advisor for Applications as well as a resident of Oakland Mills, introduced herself and spoke in favor of the reappointment of Sandy Cederbaum as Village Manager.
- Resident Quiahna Holmes, Stevens Forest ES PTA President, also spoke in favor of the reappointment of Sandy Cederbaum as Village Manager. She also thanked OMCA for the pool party.
- Resident Matthew Threefoot also spoke in favor of reappointing Sandy Cederbaum as Village Manager.

## Architecture Committee

- **Ms. Wisniewski** called the Architecture Committee meeting to order at 8:08pm.
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 5460 Hound Hill Court. **Ms. Gottsagen** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 5119 Thunder Hill Road. **Mr. Edelson** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 5372 Racegate Run. **Mr. McCormack** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 9421 Farewell Road. **Mr. Edelson** seconded and the motion passed (7-0-0).

- **Ms. Wisniewski** closed the Architecture Committee meeting at 8:11 pm.

**Mr. McCormack** resumed the regular OMCA Board meeting at 8:12pm.

**Mr. McCormack** called for a closed session beginning at 8:13pm.

**Mr. McCormack** ended the closed session and called the regular meeting of the OMCA Board to order at 9:23pm.

**Mr. McCormack** stated that the OMCA Board went into closed session to discuss "*matters pertaining to employees and personnel.*"

### **Appointment of the Oakland Mills Village Manager according to the Oakland Mills Community Association, Inc. Articles of Incorporation**

- **Ms. Wisniewski** motioned to approved Sandy Cederbaum as the Village Manager of Oakland Mills through April 30, 2017. **Mr. Edelson** seconded and the motion passed (6-1-0). **Mr. Verchinski** voted against the appointment of Sandy Cederbaum as Village Manager.

### **Board Co-Chair Remarks**

- **Ms. Thomas** motioned to donate \$100 to Main Street Ellicott City and the flood recovery. **Ms. Gottsagen** seconded and the motion passed (7-0-0).

### **CCR Report**

- **Mr. Avery** distributed his report (ATTACHMENT "C").
- There will be no CA Board meetings in August.

### **Managers' Report**

- **Ms. Cederbaum** distributed her report and asked if anyone had any questions (ATTACHMENT "D").
- **Ms. Cederbaum** stated that she had spoken with a Weis representative and was told that the Oakland Mills store is set to open in late September and will be closed for approximately four days during the transition.
- **Ms. Cederbaum** distributed the "Addendum to Oakland Mills Manager's Report" (ATTACHMENT "E").
- A brief discussion of the Street Captains Program took place and recommendations were made for the program. **Mr. Verchinski** asked if an official vote was needed to disband the Street Captain Program since it is a budget line item. **Ms. Cederbaum** clarified that it is not an individual budget line item. **Ms. Thomas** suggested that OMCA get back to the Street Captains and thank them for their service as well as offering them other options to be involved with OMCA. **Mr. Edelson** suggested **Ms. Cederbaum** write the thank you since she is the last person that the Street Captains were in contact with. **Mr. McCormack** acknowledged the ending of the Street Captain Program and **Mr. Edelson** and **Ms. Cederbaum** will follow up.

### **Architecture Committee**

- **Ms. Wisniewski** distributed her report (ATTACHMENT "F").
- **Ms. Wisniewski** announced that there will be an AC Appeal heard on September 13, 2016 at 6:30pm before the regular OMCA Board meeting.

## Arts Advisory

- **Mr. Verchinski** has corresponded with the OMHS Arts teacher.

## Education

- **Mr. Edelson** distributed his report (ATTACHMENT “G”).
- He updated his report to include that the topics for the HC BOE Candidates’ Forum were confirmed.
- He stated that one of the Stevens Forest teachers was directly affected by the Ellicott City flood.
- **Ms. Wisniewski** suggested that the \$100 donation the OMCA Board approved be donated to the Stevens Forest ES teacher. **Mr. Edelson** stated that there is a GoFundMe page set up for donations.
- Jon DiTomasso, Education Co-Chair, stated he is serving as the representative of the OM village on Committee 6010 – School Attendance Areas, and provided an update.

## Housing

- **Mr. McCormack** distributed the “Oakland Mills Housing Goals and Plans” (ATTACHMENT “H”).
- **Mr. McCormack** motioned to approve the proposed “Oakland Mills Housing Goals and Plans.” **Ms. Thomas** seconded and the motion passed (7-0-0).

## NEAC

- **Ms. Engelke** distributed her report (ATTACHMENT “H”).
- **Ms. Wenholz** requested that the NEAC members who are reviewing the Architectural Guidelines to please include her in the process of reviewing as the Covenant Advisor for Applications.

## Safety and Security

- **Ms. Gottsagen** distributed her report (ATTACHMENT “I”).
- She announced the Bike with a Cop event has been rescheduled for Thursday, September 8<sup>th</sup> at 6:30pm. She also announced that she is working with HCPD to determine the best way to distribute rebuilt bicycles that a resident is providing.
- **Ms. Gottsagen** announced that she is working with the Forest Ridge Apartments Homework Club to set up a meet and greet with the HCPD.

## Board Bulletin Board

- **Ms. Warren** thanked everyone who came to the community pool party and thanked those who volunteered at the event.

The OMCA Board meeting was adjourned at 9:50 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from July 26, 2016 OMCA Board Meeting

**FOR BOARD MEMBERS:**

## **Action Items from August 9, 2016 OMCA Board Meeting**

### **FOR BOARD MEMBERS:**

**FOR STAFF:** Ms. Cederbaum will send a letter to the Street Captains thanking them for their years of service as Street Captains and inform them that the program as it was has ended and encourage them to be part of a group to discuss welcome initiatives ideas.

Ms. Cederbaum will handle the donation for the SFES teacher via Go Fund Me.

Attachment C  
MPP

Memorandum to: The Oakland Mills Village Board  
From: Carol Galbraith - HoCoSoundSense@yahoo.com  
Re: Merriweather (MPP) Noise Issues  
Date: September 13, 2016

Thank you for this opportunity and for your hard work on behalf of your Village and the larger community.

The Problem is Excessive Noise and Low Bass Vibrations from MPP venue/events - MPP events are Too Loud and Too Late -- caused by MPP's refusal to control damaging electronically-amplified sounds. Many of our neighborhoods have been clobbered by noise so excessive, especially in the last 3 years, that it interferes with every aspect of our homes and lives.

Recommendations:

Therefore, we request that you support our recommended solutions:

1. State Delegation - ask them to restore the prior limits by repealing the 2013 state statute that exempts MPP from the limits on time and decibels - immediately - faster than it was proposed and enacted.
2. County Council - ask them to use all of their administrative and legislative powers to enact and enforce sensible levels of sound, including low bass vibrations - using appropriate monitoring methods, and with full public disclosure of reports of noise to Police and other County officials.
3. Columbia Association (CA) - ask CA to use all of its legal powers to protect all CA property - Symphony Woods, parks, pools, and paths - from excessive and unnecessary noise from MPP.

Reasoning:

1. The statute should be repealed immediately because it is defective and harmful to our community.
  - a. it authorizes and enables MPP to propagate unlimited noise (95 dBA is only the minimum the County cannot lower by law) and provides no means of enforcing safe sound standards.
  - b. it is a special interest law that was introduced for the sole benefit of the operator of MPP, IMP (It's My Party) a private business owner - who lives in Bethesda (where Montgomery County noise limits are stricter)
  - c. it was introduced and enacted without adequate consideration of
    - (1) the science of sound propagation from the venue into the surrounding environments and neighborhoods
    - (2) the negative impacts on the health and welfare of people, animals, and property
    - (3) the necessary monitoring and enforcement of sound propagation from MPP
    - (4) the history of violations of existing noise limits by MPP
    - (5) adequate notice to the citizens most likely to be affected

2. The County should immediately establish and enforce clear limits on the low bass pounding, (which is not covered by dBA decibel limits of either 2013 or prior laws) so that no more people or property are harmed. MPP "concert" sound engineers intentionally intensify the low bass - a current fad - and those sound waves bounce to great distances to neighborhoods as far away as Route 40 and Hobbits Glen, as well as the closer Villages of Oakland Mills, Town Center, and Wilde Lake.
3. The County should adopt accepted, legitimate methods under which dBA standards shall be measured by Howard County officials—as set forth with sophisticated technical assistance from a sound measurement engineer or other substantial experience in measuring and controlling sound—these are critical standards whose use would mitigate some of the existing harm from even the state exemption levels.
4. Because there is no upper limit on noise under the 2013 statute and no enforcement mechanism, the County should enact the statutory lower limits as mandatory upper limits (e.g., 95 dBA and 11 pm) and immediate enforcement with cessation until the 2013 is rescinded and the prior state statutory limits are restored.
5. The County Police and the State Health Departments should ensure accurate reporting of all complaints and reports of noise, disturbing the peace, and nuisance - and make them immediately public - by website and in the crime logs - so that callers know their reports have been logged in -- due to past under-reporting problems -- and where the problem areas are. This is also an important disclosure to potential renters and buyers of a known health hazards from noise.
6. County enforcement of every violation should be immediate and reported to the public, including
  - a. correct recording/monitoring methods. [MPP/HHC promised the zoning board that their consultant, Cerami, would monitor and ensure sound limits, but even the 95 dBa special exemption "limits" have been exceeded
  - a. sites of monitoring
  - b. Prevention - Review all criteria for licenses to do business and issuance of permits for events, including sound amplification and the use of Howard County Police for traffic and security.
  - c. STOP the noise at first violation - pull the plug and arrest offenders as would occur for any other noise offender, rather than allowing noise to continue till MPP chooses.
  - d. stop the devious and dishonorable dealings with citizens who report violations. We have had a variety of responses when reporting excess noise to our Police and Health Departments. The Police have said:
    - that they do not have the resources (even though our Police Officers are on site at MPP providing security for the propagators of the noise),
    - that our reports are mere "noise complaints" and that they are a low priority



- that we cannot file reports of public nuisance, disturbing the peace, or any other cause of action with them
  - that they cannot show us the dosimeter readings they are taking
  - that their data can be evaluated only on weekdays (many MPP events are on Saturday nights) by the Department of Environmental Health, which adjusts the data in undisclosed ways before making a determination of sound levels.
  - that they can only monitor noise levels from inside our houses and apartments (v. at property lines, as set forth in the statute and regulations)
- f. reporting what fines are levied, against whom they are assessed, and how they are determined

Conclusion: The problems are simple and so are the solutions. Stop rewarding bad behavior.

Turn it down; keep it down; or turn it off.

Restore justifiable confidence in our public officials and make this the Healthiest, most Considerate County in Maryland and the Nation.

My family moved to Howard County 36 years ago. I have been grateful every single day to live here, until now. It is a beautiful, historic county with a great public library system, many fine schools and facilities, and many great citizens. We need great politicians who stop those who are destroying our quality of life

Thank you.

We ask for your support of our Recommendations for the 9/20 meeting - with any additional recommendations that you think are appropriate. Kindly copy us.



Merriweather

**N O I S E**



**You have the right to the quiet enjoyment of your property.**

Are you annoyed by the **loud pounding music** from Merriweather? Our elected officials have agreed to meet with us to discuss the problems and steps to be taken. But they will only take meaningful action if they hear from **many** of us. The meeting is scheduled for:

**Tuesday September 20<sup>th</sup>, 2016 at 7pm**

**George Howard Building, Banneker Room**

**3430 Court House Drive, Ellicott City, MD 21043**

If not at the meeting then please relay your thoughts to our County elected officials at [akittleman@howardcountymd.gov](mailto:akittleman@howardcountymd.gov) and [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov), and to our local District 12 (includes Merriweather) Howard County State Delegation at: [edward.kasemeyer@senate.state.md.us](mailto:edward.kasemeyer@senate.state.md.us), [clarence.lam@house.state.md.us](mailto:clarence.lam@house.state.md.us), [eric.ebersole@house.state.md.us](mailto:eric.ebersole@house.state.md.us), and [terri.hill@house.state.md.us](mailto:terri.hill@house.state.md.us)

There are steps the County Executive and Department of Health can take to immediately alleviate the noise, steps the Council can take to produce even a better solution for all entities, and the HoCo Delegation can introduce legislation to reverse the 2013 law that permitted Merriweather to produce even more noise than any other establishment in Maryland.

As long as Merriweather produces excessive noise, please report the occurrence to the relevant County authorities. A written record of complaints gives proof to the nuisance.

Call the Police Department at **410-313-2200** and

Call the Environmental Health Department at **410-313-2640**

If you want to help the effort to encourage Merriweather to be a good neighbor or simply want more information then please email:

[HoCoSoundSense@yahoogroups.com](mailto:HoCoSoundSense@yahoogroups.com)

Of course offers to help **deliver** these fliers are also gratefully accepted 😊

Carol Galbraith, Spokesperson for HoCoSoundSense

We are pleased that the Howard County Citizens Association (HCCA) has joined us in our struggle to make Merriweather Post Pavilion a good neighbor. It is through the efforts of their President Stu Kohn that this meeting is taking place. Printed below is Stu's announcement of this meeting. For those interested HCCA's website is:

[www.HowardCountyHCCA.org](http://www.HowardCountyHCCA.org)

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**FYI – For Those Concerned About Merriweather Post Noise and Vibrations  
Mark Your Calendars for 20 Sept 2016 at 7PM at the George Howard Building.**

The Howard County Citizens Association (HCCA) has been trying for some time to take appropriate action for those concerned about the noise and vibrations regarding Merriweather Post Pavilion. HCCA has been in communication with Senator Guy Guzzone and has spoken to some of our Delegates.

We are happy to report there will be a meeting on **Tuesday, 20 Sept at the George Howard Building** with our elected officials, Police and Health Department representatives. There will be a sign-up sheet to allow those concerned to speak. The concerned citizens have a couple of spokespersons to introduce the issue. The goal is to get communication amongst our elected officials to hopefully solve the ongoing problem.

Sincerely,

Stu Kohn  
HCCA, President

- My name is Tom Fulcher. I am a resident of the neighborhood of Glenmont where my family and I have lived since 1988. I am also a member-at-large of the Glenmont Homeowners Association Board.
- In mid-July, the Glenmont HOA was advised that a property in the Oakland Ridge Industrial Park at 9199 Red Branch Rd. and Rt. 108 (formerly Oak Tree Furniture and currently being rented by Play & Learn) was being sold to a Mr. Behrang "Craig" Doroudian. Mr. Doroudian, who owns National Motors which operates three used car lots in Maryland, was proposing to put in another used car lot at this location.
- The previous year, for no apparent reason, the current property owner had cut down several large healthy oak trees on Rt. 108. In addition, a storage unit was being erected at the other entrance of Red Branch Rd. We were very concerned that Rt. 108 was being turned into another Rt. 40 or US-1.
- Our research concluded that the current zoning regulations and development plan for this property did not preclude this type of commercial activity, but it did appear to be in conflict with the Oakland Ridge architectural covenants. Unfortunately, the Oakland Ridge architectural board does not appear to be active and even if it was, we had no standing with this board.
- The Glenmont HOA initiated an effort to make adjacent neighborhoods aware of this purchase to rally support to oppose it. We began contacting business owners in the Oakland Ridge area to see if they could raise objections on architectural grounds. Barring the ability to stop it, we hoped to be able to influence the design via the Howard County Zoning Board if any approvals or variances were needed. We also began contacting elected officials to see if any political pressure could be applied.
- We were pleased when the current property owner decided to cancel the sale based on the negative publicity that was being generated, but feel we dodged a bullet.
- We believe that this episode creates an opportunity to revisit the current development plan for this section of Rt. 108 to see if it can be amended to prevent future such development projects. The Glenmont HOA stands ready to partner with the other affected neighborhood associations to explore options to accomplish this.

On Oakland Mills letter head.

**DRAFT**

To:

County Executive

County Councilmembers

Re: Proposed Legislation on Downtown Columbia Affordable Housing

The Oakland Mills Village Board hosted presentations with question and answer sessions at our July 12<sup>th</sup> Village Board meeting on Council Bills 52, 53, 54 and 55 by members of the County Government and Bills 43, 44, and 45 by Councilwoman Jen Terrasa. The Village Board sincerely appreciated the commitment of the presenters to inform and educate our residents and the opportunity to host this event. The Village Board applauds the detailed planning effort in both sets of bills.

The Board has several concerns about Downtown Columbia development.

- There is no Comprehensive Countywide Housing Plan for all housing in place to guide development and to insure that affordable housing (subsidized from 0-100% of the Area Median Income) is spread equitably throughout Howard County to avoid any further concentrations of subsidized housing and to deconcentrate it where it currently exists, notably the older areas of Columbia.
- Both plans add subsidized housing to Columbia. According to the latest Howard County Rental Study available 83% of all subsidized housing complexes are in Columbia and 81% of all vouchers are in Columbia, yet Columbia is only about 35% of the county population in the last census.
- The possibility of building apartment complexes that are 50-100% subsidized runs counter to the current HUD trend of using tenant based vouchers to spread out low and moderate income people and avoid concentrations.
- The potential use of the old Columbia Flier building, which is in Wilde Lake Village, as a site for a subsidized complex puts more low and moderate income housing in an area that already has too much. What has a site in Wilde Lake got to do with Downtown Columbia Housing?
- Using the 15% MIHU requirement which exists in many zoning classifications in the county as a guide for Columbia doesn't take into account the concentration of subsidized housing that already exists in Columbia. If MIHUs are mandated, 5-10% may be more realistic in Downtown.
- Given the June, 2015 U.S. Supreme Court ruling against the State of Texas in Dallas for concentration of low and moderate income housing and the March, 2016 Baltimore County consent decree to deconcentrate their low and moderate income housing, the Board hopes that it doesn't take a lawsuit filed against Howard County for continuing to concentrate low and moderate income housing through the Downtown development to get the county to start deconcentrating subsidized housing and spreading it in small amounts evenly throughout the county.

The concentration of subsidized housing denies opportunity to low and moderate income people. The Board wants opportunity for all people of all socio-economic backgrounds. This is a founding principle of Columbia.

As always the Oakland Mills Village Board thanks all of our partners in government for their consideration of these issues.

Signatures Board Co-Chairs

Cc: Columbia Association President and CEO  
All Columbia Village Boardmembers

**A PROPOSAL TO THE OM VILLAGE BOARD:****An Oakland Mills****Architecture Advisory Sub-Committee**

Comprised of resident professionals with backgrounds in Architecture, Landscape Architecture, Urban Planning, and Retail Design, the purpose of this new sub-committee is to advise the Village Board (as the Architecture Committee) on any applications, design, and other issues regarding our commercial non-residential properties (including apartment developments) and would be similar in function to Howard County's Design Advisory Panel. The sub-committee's recommendations would be advisory only and would convene on an as-needed basis. Going forward this sub-committee could also be helpful to the Village Board in updating and rewriting the Oakland Mills commercial non-residential architecture guidelines.

**What is the need?**

- Commercial non-residential property issues can be very complex.
- It's unfair to expect volunteer RAC members, without specialized training, to research and study the information necessary to make effective decisions for large-scale projects.
- Unlike residential property owners, commercial property owners' first concerns are with the bottom line – not with the welfare of Oakland Mills. Every improvement impacts their profits. Design professionals have experience dealing with this mindset.

**Who should serve?**

Ideally the sub-committee should consist of no more than 5 members from the community who have professional background in dealing with commercial non-residential projects. This background could include: Architecture, Planning, Landscape Architecture, Design, Civil Engineering, Construction, and Real Estate.

**Scope of Concerns**

- The design for buildings, vehicular circulation and access, pedestrian access and linkages, parking, loading, dumpsters, external mechanical units, existing trees, landscaping, hardscape, conceptual designs for graphic elements, and walls and fences.
- Building scale and massing in relation to and compatible with the surrounding area and with significant and contextual adjacencies, appropriate responses to existing site conditions, and grading and storm water management.

- Building architectural style, materials, entrances, windows, roof design, and colors.
- The design of exterior lighting devices and potential disturbances to the public and adjacent properties.
- Principles of sustainability and green design.



**Manager's Report**  
**Submitted by Sandy Cederbaum on September 8, 2016 for the September 13, 2016**  
**Oakland Mills Board Meeting**

**Board Issues/Manager Related**

**IMPORTANT NEW INFORMATION:** Pleased to inform you that after one month of working with the Village in Howard, the Village has signed a one-year rental contract to rent the Stevens Forest Neighborhood Center. Worked successfully through issues pertaining to vacating the main rooms during our summer camp months to obtaining permission for Comcast to install hi-speed to hours, cleaning, use of closets etc. Judy Pittman, Village members and I met on several occasions to discuss issues and were able to resolve all.

Sadly they replace or longstanding Stevens Forest Nursery School but luckily we have a new tenant. I think the relationship with the Village in Howard and Oakland Mills will be greatly strengthened and this is a great public relations endeavor for Oakland Mills. The rental contract is effective on October 1, 2016. During the remainder of September our janitor will paint the entire facility – which is in dire need of a facelift.

**PENDING and RESOLVED ISSUES**

**Bridge Columbia:** I do not have an update since the last Oakland Mills Board meeting.

**Weis:** Obtained the name of WEIS PR and forwarded to Ginny and Bill. I contacted Weis to find out if there is any information about the pending conversion of the Food Lion to Weis. I will pass along information when and if I receive it.

**Clearsmoke Court fence installation: (RESOLVED) Pleased** to report that we received a check for \$550 which is one-half of the fence installation and the outstanding reimbursement issue is now resolved.

**Multi Use Path and Path/Bridge over 29**

**Trash Cans at Whiteacre/Thunder – Letter Sent 7/19/16**

Nancy Tucker replied to the trash can removal letter asking for more time as she investigates to protocol for removing items that were approved as part of the SDP for the path. I will continue to follow this.

**Opening Event for Path – pending**

**PENDING Legislation**

**Affordable Housing in Downtown:**

See attached PDF.

**PENDING – NO CHANGE we have not received a follow up letter -April 28, 2016 – Letter from Board to Mr. Tom Carbo relating to 6141 Commitment Court**

We requested that the Housing Commission notify the board in writing about the exact terms of the MIHU status and the terms that will govern any resale of the property.

Ms. Cederbaum followed up by email with Mr. Carbo on May 11, June 13 and June 23.

### **Committee Follow Up**

**Education Committee – UPDATE BOE Forum** has been scheduled for Thurs. Oct. 13, 2016 at 7:00 p.m. at The Other Barn. HCC Mediation and Conflict Resolution Center will facilitate event. We continue to push out PR. Education committee will finalize questions for candidates and questions will be sent via email no later than September 19<sup>th</sup>. Responses will be requested in advance of the forum and posted on village web sites.

### **Upcoming HOA Presentation:**

#### **Tuesday, October 15, 7:00 p.m. - HOA Presentation**

Bob Bellamy has organized an upcoming presentation for the OM HOA's and Bob Frances, HC DILP. Mr. Frances will discuss the rules and regulations behind rental units and properties and what HOA leaders should do if they believe they and landlords or tenants are not in compliance. The date and topic was discussed and agreed upon with Kay Wisniewski and with me. All board members are invited to attend.

### **Daily Issues that Manager is working on:**

**Drafted timeline for Guideline Review and Revision.** Met with Kay, Carrie and Bob and then met with Ginny, Lynn, Judy, Kay, Claudia Hollywood, Bob, and Carrie to revise timeline and process.

**Audit is complete.** I will ask the Board Co-Chairs to discuss vote on acceptance as an agenda item for the September 27<sup>th</sup> OM Board Meeting.

**Employee Handbook – Handbook Rewrite will begin in September. Board members are asked to look it over and pass along any issues/changes they would like incorporated into a new handbook.** Handbook was sent to the Board in May.

**Facility Assessment and Capital Projects –** Meeting to discuss integrity of the SILO with structural engineer, Bill McCormack and Sandy Cederbaum to be held in on site in next few days

**Hired and trained** two new front desk facility assistants.

**Donna El** – Wed, Thurs, Friday, 1 p.m. – 5 p.m.

**Kimberly Humphreys** – Wed. and Friday, 5 p.m. – 9 p.m. and every other Sat. 9 – 1.

### **Facility Related:**

#### **Facility issues in last month:**

**Comcast** is installing hi-speed internet in The Other Barn. Initial wiring began today.

**Antennas** will be relocated in Loft to improve transmission. Scheduled for 9/15/2016.

**CA covered the cost of a new ice machine** that is fully operational.

**Neighborhood Centers** cleaned and maintenance and playground equipment fixed prior to preschool openings.

Successfully negotiated a **rental contract with The Village of Howard** for use of the Stevens Forest Neighborhood Center.

Successfully requested and received 25 **free pool passes for Forest Ridge kids.**

**Promoted and Monitored the Cul-De-Sac and Block Party requests.**

## **Addendum to Manager's Report for September 13, 2016 Board Meeting**

**Weis Market:** I've been following up with Weis Market/Cedar asking for details about the new store and leasing terms.

I have not heard from Weis in response to my questions pertaining the 5,500 vacant space, whether or not they will have an in-store pharmacy, café or medical care center.

I did hear from Cedar with the following information pertaining to the leasing terms for Weis.

Email below from Tim McNulty, Cedar Shopping Centers

Sandy,

Weis bought the Food Lion's rights and will be taking over the Food Lion stores shortly. They are expected to continue to operate in the Center.

We are expecting to re-lease the store to them when the lease term is closer to expiration but any negotiations are private and would not be discussed.

Tim

(I followed up and asked Tim how much time was left on the existing lease but have not heard back.)

### **Feasibility Study**

I sent an email and I am waiting for a response from Kate Bolinger to try to get possible dates for the next community meeting which I believe will be in November. (Kate will be back in town on 9/19) and I'll continue to reach out.

I also asked Kristin O'Connor and Kate Bolinger to share the break out session group notes from the 6/6 community meeting. I've not heard back yet. The feasibility study web page summarizes what the break outs were by topic but does not include any conversations that took place.

## **CA FY 18 Budget Requests**

Prepared on September 12, 2016 by Sandy Cederbaum

For discussion by the OM Board

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We are currently in the FY17 budget year which began May 1, 2016 and ends April 30, 2017. CA has a 2 year budget cycle. The majority of anticipated budget requests are made in the first of the two year cycle and CA budgets them over two years. This year, FY17, is the first year of the two year budget. Next year, FY18, is the second year of the two year budget. Budget requests made for FY18 should include items that were not anticipated in FY17 or funding requests that occurred after CA passed the FY17/conditional FY18 budget.

**Property Standards Evaluator** – following up on last year’s board discussion this issue will be raised again by the current OM Board. At this time the board could consider putting a request for funds in the FY18 request as a placeholder. If the board does not support it we can withdraw the request but at least it can be requested initially. The request would be for \$ 25,750. This year CA gave Harper’s Choice \$25,000. I have added 3% to that amount.

**Neighborhood Center Signs** – The three neighborhood center signs are in terrible shape and despite previous requests for replacement signs they have only been repainted. The wood signs are splintered. They need to be replaced – if that is not possible they need to be sanded, fixed and repainted the colors we choose.

**Replacement HVAC units for Loft** – The HVAC units for the Loft were studied in the Facility Assessment Report and I want to include this request in the budget so that it does not fall through the cracks. Since April we’ve had one major servicing on the unit and it appears to be on borrowed time.

**Handicap elevator replacement**– this too was studied and again I want to keep adding this as a budget request

**Outside storage shed** or inside storage space – will continue to see if we can get his funded.

**Assessment Share Review** – the Assessment Share is the amount of money we get from CA for operating the village. It’s a percentage amount based on a variety of factors and each village receives a different amount. The Assessment Share is to be reviewed every 5 years and in our management contract stipulates that the Assessment Share formula will be discussed in FY17. (This can be found in Exhibit E of the Management Contract.) This should be included in the FY18 request as a reminder that this needs to occur.

## Report from the AC Chairperson

September 13, 2016

Bob Bellamy and I have been racking up many miles checking out new complaints and monitoring progress of open complaints. The good news is that quite a few fixes are in evidence. Many repairs are underway now that the weather is near optimum; the upward trend of home sales and prices in Oakland Mills is also a big factor. Each of the last few RAC meetings included young couples who were applying to improve their newly purchased homes, which is a tremendous omen for the future health of our village and schools.

During the Board meeting, I will distribute a spreadsheet showing the status of each complaint that is currently open. Board members may read it and take notes but—due to privacy concerns—must return the spreadsheets at the end of the meeting. Bob has also compiled his first quarterly statistical summary report that will give us some perspective on our new complaint process. If you have questions about a more recent complaint not covered in this spreadsheet, please contact Bob. He'll be glad to discuss it in detail.

Tonight we will hear an appeal of an application associated with a complaint that is ready to go to CA's ARC (you voted to send it there at our last meeting). This led to some confusion as to why the RAC is "involved in the complaint process." So to clarify what I know is complicated:

If a complaint involves failure to obtain approval for a structure, trailer, or other item listed in the covenants, the resident has the right to SEEK approval from the RAC. Even if the resident waits till the last possible moment to do so—after getting the 15-day letter—he still has the right to do so. When the RAC hears his application, if the AC Chair (me) ultimately decides to disapprove his application, his last resort is to appeal my decision, within 10 days, to the full Architecture Committee (all of you).

Let me emphasize that this only applies to a certain subset of complaints: those involving failure to follow the External Alterations Approval (EAA) process. Maintenance and repair issues do NOT undergo this phase of review.

Yes I know this prolongs the process, but there is NO WAY that CA and the ARC will accept the case if we did not follow due process to the letter. And if CA rejects our request, there is now way whatever for us to enforce compliance. So please be patient. When our cases DO reach CA, they have a high ultimate success rate, which is what matters most.

Respectfully submitted,  
Kay Wisniewski

**Oakland Mills Community Association  
Education Committee  
August 9, 2016 Meeting Notes**

- Attendees:
  - Jonathan Edelson – Committee co-chair
  - John DiTomasso - Committee co-chair
  - Sandy Cederbaum - Village Manager
  - Ian Romack –OMMS PTSA President & TSES parent
  - Pat Harrington - SFES Parent
  - Peggy Skaggs - OM Resident
  - Marcellino Bedolla – OM Resident
  - Carrie Wenholz - THES parent
- **Meeting Summary**
- The committee continued to plan for the upcoming **Board of Education candidates' forum to be held Thursday, October 13 at 7 p.m. in The Other Barn:**
  - Ground rules: There will be a firm deadline for candidates to return the written responses to the questions provided. Oakland Mills will publish the responses on its website in advance of the forum, and Ms. Cederbaum will work with the other villages to link to this or post their own copies. We will provide limited hard copies at the event.
  - Members of the committee will suggest questions under two agreed-upon topics, Capacity and Elementary School Model, while the other villages will submit their questions. The committee will meet on September 13th to finalize the advance questions.
- Mr. DiTomasso discussed the **Policy 6010 Committee on redistricting**
  - Mr. DiTomasso proposed the OMCA-approved redistricting language to the committee and there was discussion. The committee objected to use of the term “will” in the language restricting redistricting that would increase out of range FARMS rates or decrease out of range FARMS rates.
- **Other**
- A subgroup including Mr. Edelson, Mr. DiTomasso, Ms. Cederbaum, and Ms. Warren met with Anne Hilb of the Howard Community College Mediation & Conflict Resolution Center to discuss forum facilitation.
  - MCRC will facilitate the forum
  - We reviewed ground rules from two years ago and agreed to follow similar rules and stress on time/on topic to keep the forum moving effectively

- o OM will make time cards for 2 minute and 30 second warnings during the 5 minute opening speeches and for 30 and 15 second warnings during the one minute responses to audience questions
- o The group did a walk-through of The Loft to determine layout for the event
- o Other ground rules:
  - No in ground campaign signs on The Other Barn's property or on the private grounds belonging to the various owners of Village Center properties
  - No campaign materials in seats inside The Other Barn. Candidates may provide handouts for attendees to pick up as they enter The Loft
  - Audience questions will focus on issues, not individuals. Questions of a personal nature will be discouraged.

## **GOOD NEIGHBORS • GOOD NEIGHBORHOODS**

### **Oakland Mills Neighborhood Enhancement Advisory Committee**

#### **Report for September 2016**

Submitted 13 September 2016

#### **COMMITTEE MEETING**

- No meeting was scheduled for August. The next meeting will be on 27 September 2016.

#### **SUBCOMMITTEE STATUS REPORT**

- August 23, 2016: The NEAC Architectural Guidelines subcommittee (Judy Gottsagen, Claudia Hollywood, Jervis Dorton, Alisa Batiz and Pat Hersey) are meeting to review the OM Architectural Guidelines and will be comparing them to those of the other nine Villages.
- August 31, 2016: The subcommittee co-chairs (Judy and Claudia) met with board members (Kay Wisniewski, Ginny Thomas and Lynn Engelke) and OMCA staff (Sandy Cederbaum, Carrie Wenholz and Bob Bellamy) to coordinate the roles and responsibilities of the three groups involved the review/revision process (the NEAC subcommittee, RAC and OMCA staff). A draft timeline for completion was reviewed and amended, to be finalized after consultation with CA attorneys.

#### **OUTSTANDING BUSINESS**

- Developing a resource featuring suggested "best practices" (including styles of fences, shutters, etc.) was discussed at the August 31st meeting as a possible addition to the revised architectural guidelines, either within the body of the document or as a link.
- Question of how NEAC might best support the Board and County re legislation to address the oversight of rental licenses and problems involving "deadbeat landlords" remains under discussion.
- The list of home maintenance and home improvement services recommended by residents compiled by NEAC and the Housing Committee for posting to the OM website is in process. It's been further suggested that an expanded resource could be developed by and shared among all Village Managers.
- To prepare for revisiting and reintroducing the NEAC recommendations for a Property Evaluation Survey tabled by the Board, NEAC will consult with Harper's Choice and other villages about their recent experience with conducting the survey and its outcomes.

#### **UPCOMING EVENTS**

- September 2016: NEAC meeting TBA
- January 7, 2017: *RENEW. REHAB. REPLACE. Universal Design Strategies for Aging in Place*
- April 8, 2017: *RENEW. REHAB. REPLACE. Sustainable Landscaping: Rethinking Columbia's Lawns and Gardens*



Safety And Security Committee

August 16

Present: Judy and Steve Gottsagen, Ginny Thomas, Ben Davis, Officer Luke Buchanan

We first met with the Anturon Executive Board to introduce our committee and see if they had any safety or security issues.

We told the President of their board that we would email him our monthly crime data.

- Officer Buchanan told us that the best way to protect ourselves against neighborhood crime was to have good lighting, preferably sensor lights and to be a good witness..being able to describe the suspect in detail and/or their vehicle, in order to help identify and apprehend them.
- Officer Buchanan also suggested reinstatement The Neighborhood Watch. This is a program in which neighbors walk thru the neighborhood nightly to deter loitering and burglaries.
- He also stated that he would be available to lead a presentation on How to Best Protect your Property, How to be a Good Witness, or How to organize a neighborhood watch at a future Board Meeting.
- Ben Davis was concerned about the lack of street lighting on individual streets, and had installed his own solar sensor lights. He will send us a link on where to purchase the solar sensor lights.
- We have driven thru OMV and noticed there are NO street lights other than on main streets. Each street and cul-de-sac must depend on neighbors individual post lamps.

Bike with a Cop has been rescheduled for Sept. 8 @ 6:30 PM.

Luke will be available to speak with community neighbors at the OM Fall Festival...he will have a table with information concerning safety.

Updates

- Sandy received information for us regarding additional lighting from Parris Zirkenbach. We would need to have a sub committee to survey

the new locations for extra lighting. A specific procedure would need to be followed so our new locations could be added to the queue for additional lighting.

- The solar motion lights suggested by Ben Davis can be found on <http://www.homedepot.com/p/Nature-Power-Black-Outdoor-Solar-Powered-Motion-Activated-60-LED-Security-Light-22050/203831596>  
This light is an alternative to having a wired light installed.
- Bike with a Cop was a successful event on Sept. 8th. The Pathway Patrol will be hosting Bike with a Cop on Saturday, October 29 from 9-12 at Lake Kittamaquidi. They told our riders to wear their costumes for this event.



## Howard County Council

George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043-4392

### COUNCILMEMBERS

Calvin Ball, Chairperson  
District 2  
Jon Weinstein, Vice Chairperson  
District 1  
Jennifer Terrasa  
District 3  
Mary Kay Sigaty  
District 4  
Greg Fox  
District 5

### September 2016 Legislative Schedule Overview for Legislation Regarding Downtown Columbia

On July 29, 2016, the County Council tabled all pending legislation related to Downtown Columbia. The timeline below outlines the Council's legislative schedule for September with brief descriptions of the process the Council will follow at each meeting.

#### **Tuesday, September 6, 7:00 p.m. – regular legislative session**

*This is the Council's regular legislative session for September. In order to allow continued consideration of the legislative packages regarding Downtown Columbia, the Council will need to extend the life of the bills which are currently tabled. Legislative sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a legislative session.*

#### **Monday, September 12, 9:00 a.m. – legislative work session on Downtown Columbia**

*The Council will hold a special legislative work session on Downtown Columbia. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

#### **Monday, September 19, 7:00 p.m. – regular legislative public hearing**

*This is the Council's regular legislative public hearing for legislation introduced at the September 6 legislative session. The Council does not typically hear testimony on tabled legislation.*

#### **Thursday, September 22, 6:00 p.m. – special public hearing on Downtown Columbia**

*This will be an additional public hearing on the tabled Downtown Columbia legislation for those individuals who were unable to testify at either of the July public hearings. All of the Downtown legislation will be heard together as a group. Members of the public who have not previously testified on this legislation will have the opportunity to testify on any or all of the Downtown legislation. Each person, whether testifying as an individual or as the representative of an organization, will have up to five minutes to testify, with an additional minute if the testimony will address both affordable housing and the proposed TIF.*

#### **Monday, September 26, 4:30 p.m. – regular legislative work session**

*This is the Council's regular legislative work session for September. As is standard practice, the agenda for the work session will be determined following the regular*

*legislative public hearing. It is anticipated that this work session will include further discussion of the Downtown-related legislation, and it may include other legislation as well. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

The Council is committed to allowing ample opportunity for public testimony. Please remember that written testimony can be submitted at any time. Testimony emailed to [Councilmail@howardcountymd.gov](mailto:Councilmail@howardcountymd.gov) will be received by all members of the County Council.

### **Downtown-Related Legislation**

For your convenience, a complete list of all tabled legislation related to Downtown Columbia is provided below. Please note that the following legislation is introduced by the Chairperson at the request of the County Executive unless otherwise noted:

Council Bill 43-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Downtown Columbia Plan to establish an Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; amending certain Community Enhancements, Programs, and Public Amenities (CEPPAs) requirements regarding affordable housing; and generally relating to planning, zoning and land use in Howard County.

Council Bill 44-2016 (ZRA 162) – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Zoning Regulations' New Town (NT) District Downtown Revitalization regulations to include a 15 percent Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; and generally relating to the NT District.

Council Bill 45-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Code's Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia.

Council Bill 52-2016 – AN ACT amending the *Downtown Columbia Plan*, a General Plan Amendment, to revise the Downtown Columbia affordable housing program; setting forth methods for the development of affordable housing; revising the Downtown Revitalization Phasing Progression to reflect the timing of affordable housing development; amending certain Community Enhancements, Programs and Public Amenities to reflect the methods for the development of affordable housing; and generally relating to planning, zoning and land use in Howard County.

Council Bill 53-2016 – AN ACT amending *PlanHoward 2030*, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County.

Council Bill 54-2016 (ZRA 170) – AN ACT requiring a new configuration of affordable housing in Downtown Columbia under certain conditions with certain alternatives; amending and providing for certain parking requirements related to residential units in Downtown Columbia; providing certain requirements for certain plans; requiring that certain types of construction provide for art in the community; and generally relating to the Howard County Zoning Regulations.

Council Bill 55-2016 – AN ACT amending the County Code by clarifying that certain moderate income housing units are provided in certain Zoning Districts as required by the Howard County Zoning Regulations or when required by certain plans; exempting Downtown Columbia from a certain provision of the Adequate Public Facilities Ordinance; amending certain payments for affordable housing required by each developer of residential property within Downtown Columbia under certain conditions; and generally relating to development in Downtown Columbia.

Council Resolution 103-2016 – A RESOLUTION approving and authorizing the execution of a Development Rights and Responsibilities Agreement by Howard Research And Development Corporation and Howard County in accordance with Title 16, Subtitle 17 of the Howard County Code; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; providing for the effective date of this Resolution, and generally relating to the Agreement.

Council Resolution 104-2016 – A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive's sale of certain real property known as the "Flier Building" owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

Council Resolution 105-2016 – A RESOLUTION adopted pursuant to Sections 12-201 et seq. of the Economic Development Article of the Annotated Code of Maryland (the "Tax Increment Financing Act") and Sections 21-501 et seq. of the Local Government Article of the Annotated Code of Maryland (the "Special Taxing District Act", and collectively with the Tax Increment Financing Act, the "Acts") providing for the designation of contiguous property in the downtown Columbia area of Howard County as a development district for purposes of the Tax Increment Financing Act (the "Development District") and for the designation of a separate area within the development district as a special taxing district for the purposes of the Special Taxing District Act (the "Special Taxing District", and collectively with the Development District, the "Districts"); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the Development District so that the portion of the real property taxes levied on the amount by which the assessable base of the real property in the Development District exceeds the original taxable value (the "Tax Increment") will be allocated and paid into one of the

special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event the real property taxes levied on the Tax Increment are or will be insufficient to pay debt service on certain bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith.

Council Bill 56-2016 – AN ORDINANCE levying and providing for the collection of a special tax on property within the special taxing district in the downtown Columbia area of Howard County, Maryland known as the “Crescent Special Taxing District” (the “Special Taxing District”) pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$90,000,000 of its special obligation bonds at a maximum interest rate not to exceed 12% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the Development District (as defined herein) and other costs permitted under the Acts (as identified herein); providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of an initial series of bonds in accordance with the Acts identified herein.