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Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair,
Lynn-Steven Engelke, Architectural Committee Chair
Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative

August 22, 2017

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Judy Gottsagen; Bill McCormack Jr.; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Paul Verchinski

Also Present: See resident list

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the August 8, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Mr. Edelson** seconded, and the motion passed (4-0-0). **Mr. McCormack** was not in the room for the vote.
- **Ms. Engelke** motioned to amend the August 22, 2017 OMCA Board meeting agenda and hold a closed session of the RAC at the end of the regular OMCA Board meeting (ATTACHMENT "B"). **Ms. Gottsagen** seconded, and the motion passed (5-0-0).

New Business

Update and Discussion of Streetscape Projects

- Randy Clay of the Howard County Department of Planning and Zoning gave a presentation on the proposed streetscape of White Acre Rd. between Stevens Forest Rd. and Basket Ring Rd. The proposal calls for a new bike lane, a median with ornamental trees, pedestrian access points, and storm water management devices. Discussion ensued regarding extending the streetscape from Basket Ring to Thunder Hill Road and prior conversations with the Talbott Springs Elementary School Principal. OMCA will revisit this with school administrators. The design of the streetscape is at 90% right now, but after community discussion and County input, the design will be brought to 100%. Funding for the project was approved in June 2017.
- Mr. Clay opened the floor for questions. **Ms. Engelke** asked where bike riders will go when the bike lane ends at TSES. Mr. Clay answered that they would share the lane with vehicles. **Mr. Edelson** mentioned the new TSES school construction and asked if the streetscape in front of TSES could be revisited after the new school is finished. Mr. Clay answered yes. **Mr. Engelke** asked about the below-level bio-retention areas. Mr. Clay said those areas will be concave basins that will contain material that can filter storm water to improve drainage and water quality. **Mr. Edelson** asked if the County plans to keep those bio-retention areas clean. Mr. Clay answered that it will be the responsibility of individual

property owners to keep them clean. The County will only manage bio-retention areas below-level. Mr. Clay said that the County will speak with the owners of The Verona (Housing Authority) and Shadow Oaks about keeping those areas clean.

- **Ms. Cederbaum** asked if the bio-retention areas are only at the intersections. Mr. Clay said yes, they are located at strategic points that gather storm water, not all along the streetscape. **Ms. Cederbaum** asked if the curbs would be raised. Mr. Clay answered that the current mountable curbs would be replaced by barrier curbs. **Ms. Cederbaum** asked if the County can restrict the size and weight of industrial trucks that park along the curb on White Acre. Mr. Clay said he would defer that question to the County. A resident pointed out that the trucks would probably park in the bike lanes. Kim Pruiem, special assistant to County Councilmember Dr. Calvin Ball said the police should issue citations if trucks park in bike lanes and pedestrian walkways. Mr. Clay said there is ample parking available and that the community could help truck drivers find a place to shelter their vehicles. A discussion ensued about options for industrial vehicle parking. A resident and **Ms. Engelke** expressed concern that if the trucks are allowed to continue to park along White Acre, they could ruin the streetscape.
- A resident asked about the new CA pathway that runs behind Shadow Oaks. Mr. Clay said that the path could possibly be shifted north to White Acre Rd. so the current path could be opened for private development.
- **Mr. Edelson** asked what steps need to be taken between now and ground breaking for Phase I of the streetscape. Mr. Clay answered that he would be meeting with the coordinators of Public Works, the Office of Transportation, etc. before bringing the issue back to the community again to ask for input. Once the design is at 100%, construction will begin in June of 2018. **Ms. Cederbaum** asked about funding for the Stevens Forest streetscape. Mr. Clay answered that funding has only been allocated for the intersection of White Acre and Stevens Forest, not for Stevens Forest Rd. from White Acre to Santiago (Phase II). The County is waiting for redevelopment of the village center.

Pedestrian Bridge Closure

- **Ms. Cederbaum** said County Councilmembers Jen Terassa and Dr. Calvin Ball sent a letter to County Executive Kittleman and Clive Graham of the Department of Transportation asking about shuttle service between Oakland Mills and downtown Columbia. She shared information from County Executive Kittleman's reply letter. As of now, no shuttle will be provided to pedestrians who normally use the bridge. Free bus passes are, however, available to those pedestrians. A discussion ensued about problems people might face riding the bus. A resident noted that the bus routes were changed so commuting between downtown Columbia and Oakland Mills Village Center would only take 15 minutes. **Mr. Edelson** said that 15 minutes is about the equivalent of walking to downtown using the bridge. Questions were raised about how to obtain free bus passes and start/stop times for buses. **Mr. Edelson** said that bus schedule hours may need to be extended to accommodate pedestrians who need to get to work. **Ms. Cederbaum** listed actions needed: find out how free buses will be distributed, bus schedule hours, and the installation of bike racks on buses. **Ms. Cederbaum** said she send the concerns addressed at the meeting to the County.

Old Business

Board Vacancy

- **Ms. Wisniewski** moved to form a 3-member task force, headed by the OMCA Vice-Chair that will
 - 1) Solicit letters of interest from residents qualified to fill the vacant seat on the OMCA Board;
 - 2) Conduct a preliminary review of applicants; and
 - 3) Present the names of the top two candidates to the Board for consideration and interviews at the September 26, 2017 meeting.

Ms. Engelke seconded. A discussion ensued. **Ms. Wisniewski** and **Ms. Cederbaum** said publicity will

go out by the Grist, email, Facebook pages, etc. **Mr. Edelson** requested that an official solicitation be created for publicizing the call for letters of interest. **Mr. Edelson** said that when the task force presents the two candidates to the Board, the candidates should be qualified in regards to Covenant compliance. **Ms. Wisniewski** said that was why her motion included the word “qualified” to describe candidates. “Qualified” would include persons whose properties are Covenant compliant.

- **Ms. Wisniewski** asked which Board members would be interested in serving on the Task Force. **Ms. Engelke** and **Ms. Gottsagen** said they would like to serve on the Task Force. **Mr. McCormack** declined to serve on the Task Force. A vote was taken, and the motion passed (4-0-1). **Mr. McCormack** voted against.

FY 19/20 CA Budget Discussion

- **Mr. Edelson** reviewed the previous Board meeting’s discussion of the issue. **Ms. Cederbaum** referred to the revised budget request (ATTACHMENT “C”). **Mr. Edelson** will present OMCA’s requests at the CA work session on the FY19/FY20 Budget. **Ms. Cederbaum** said it will be September 14th.

School Redistricting

- **Mr. Edelson** discussed the new alternative scenario for school redistricting, which now keeps the Oakland Mills community together. He said that approval for the construction of a new Talbott Springs Elementary School changes redistricting plans for TSES and SFES. He has asked the AAC if they are restricted to redistricting only for 2018 or if they can make plans to move students between SFES and TSES effective in 2021 after the new TSES is built. He said he has not received an answer yet.

Board Chair Report

- **Mr. Edelson** reported that an all-chair meeting was held on August 21st, with six of the ten village Board chairs attending. It was originally planned that they would talk about the assessment share, but there was not much discussion on the subject. **Mr. Edelson** praised **Ms. Cederbaum** for making sure she was prepared for the meeting. **Mr. Edelson** asked what happens next. **Ms. Thomas** said there will be a public meeting on September 14th and a CA Board discussion of the Assessment Share Committee’s final report on September 28th. **Ms. Cederbaum** expressed concern that villages would not see the new draft of the assessment share. **Ms. Thomas** said she would find out more about the timeline.
- **Mr. Edelson** said Howard County Community College is organizing its annual a 5k run. HCCC asked if each village could send a team sponsored by village center commercial management companies. OMCA has not received any information thus far from HCCC.

CCR Report

- **Ms. Thomas** mentioned the September 14th CA Board work session. She said anyone can speak out at the CA work sessions and Board meetings.
- **Ms. Thomas** said that Inner Arbor Trust will meet Sept. 28th. There will be an update on CA Sports and Fitness facilities at the CA Board meeting on Oct. 26th. At the Nov. 9th work session, New Town Zoning will be discussed, and the CA Board will hear consultants’ recommendations. **Ms. Cederbaum** asked what time the meetings start. **Ms. Thomas** answered that they start at 7:30, but if you want to speak, you should come at 7:00 to sign in.
- **Ms. Thomas** reported that CA is considering signing the Paris climate agreement. **Ms. Wisniewski** asked what the ramifications would be of signing, how it would affect CA. **Ms. Engelke** suggested putting together a list of what we’ve done that shows that we support the agreement.
- Regarding CA issues, **Ms. Cederbaum** said The Other Barn will be getting a new roof. Second, a Covenant Process Session \has been scheduled on September 25th at Historic Oakland and that invitations would be sent out soon to Oakland Mills. Third, the CA has a calendar on its website that it has been maintaining for the villages, but nothing is on the calendar. This will be changed to a calendar link on the CA website that the individual villages can put their events on. Event and Facilities

Coordinator Brigitta Warren will be updating Oakland Mill's CA calendar info.

Manager's Report

Ms. Cederbaum referred to her printed report (ATTACHMENT "D").

Committee Reports

BWI Roundtable

Ms. Edelson referred to **Mr. Verchinski's** printed BWI report. (ATTACHMENT "E").

Safety and Security

- **Ms. Gottsagen** gave her Safety and Security report (ATTACHMENT "F"). She said she has seen security guards at the Village center and has seen police patrolling. **Mr. Edelson** said he has also seen foot patrols.
- **Ms. Gottsagen** said she is putting together a fire safety workshop. She also said she has gotten people for the Oakland Mills Fall Festival. **Ms. Cederbaum** added that it would be good to get a hands-on CPR dummy. **Ms. Gottsagen** said she would work on getting the dummy.
- **Ms. Engelke** thanked **Ms. Gottsagen** for organizing the successful Coffee with a Cop. **Ms. Gottsagen** said that people requested an evening meeting, so she is looking to organize an evening Coffee with a Cop in the spring.

Architecture Committee

Ms. Engelke presented Tom Dudek's statistical report on 2016 Letter of Compliance Requests and follow-up. (ATTACHMENT "G").

Board Bulletin Board

- **Ms. Wisniewski** made the following resolutions:
 1. "The Oakland Mills Village Board hereby salutes Jonathan Edelson for being voted the Maryland PTA Dad of the year for his contributions during the 2016-2017 school year. This annual award recognizes a male PTA member who has made outstanding and exemplary contributions that reflect the purposes of PTAs. As a long-time officer of the Stevens Forest PTA and a member of the Village Board, he has worked to benefit students in all five Oakland Mills public schools. Congratulations, Jonathan!"
 2. "The Oakland Mills Village Board hereby congratulates Ginny Thomas for her Lifetime Outstanding Achievement Award from the Maryland Gerontological Association (MGA) at its June conference. The award recognized for her work and career as a social worker, legislator (at the county and state levels), and volunteer dedicated to improving the quality of life for seniors throughout Maryland."
- **Ms. Wisniewski** said she is developed a performance plan for **Ms. Cederbaum** and will be reviewing it with her. She said she will send it to the Board for their contributions.

The regular OMCA Board open meeting was closed at 9:05 p.m.

Ms. Wisniewski motioned to go into a closed session of the Board for a closed Architecture Committee session for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.

Mr. Edelson ended the closed session of the Board at 9:11 p.m.

Mr. Edelson went into open session again and adjourned the OMCA Board meeting at 9:11 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items:

Board:

Ms. Wisniewski – forward resolution to Ms. Carpenter

Ms. Wisniewski – forward Village Manager’s Performance Plan to Board

Ms. Thomas – find out the process for Villages to review the revised draft of the Assessment share formula proposal.

Staff:

Ms. Cederbaum – send bridge closure comments, concerns, and recommendations to HC Office of Transportation

Ms. Cederbaum – work with Ms. Wisniewski on advertising board vacancy

Ms. Cederbaum – send budget requests to CA



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August 8, 2017

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:03 pm.

Present: Jonathan Edelson, Board Chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Kay Wisniewski, Vice-chair; Judy Gottsagen

Also Present: See resident list

Opening of Meeting

- **Ms. Engelke** motioned to accept the July 25, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Mr. Edelson** seconded, and the motion passed (4-0-0).
- **Ms. Engelke** motioned to accept the August 8, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Mr. Edelson** seconded, and the motion passed (4-0-0).

New Business

OMCA Board Vacancy Discussion

- **Mr. Verchinski** motioned to fill the Board vacancy, advertise it for 30 days, and conduct a full board interview of the applicants. **Mr. McCormack** seconded.
- **Ms. Engelke** asked for clarification on how the vacancy would be advertised. **Mr. Verchinski** answered that it would be advertised similarly to how OMCA job openings are advertised. **Mr. Edelson** stated that he was going to propose something similar but expressed concern that a full board interview would not be feasible if there were too many applicants. He suggested a different process: ask applicants to send in letters and if there were enough applicants, suggested the Board would read through the letters and choose the top three applicants. Then the Board could conduct interviews of the top three applicants.
- **Ms. Engelke** stated she was uncomfortable with voting on the same night of the discussion. The Board Meeting Standards dictates that items requiring a vote be raised at least one meeting before the proposed vote.
- **Ms. Engelke** suggested that two weeks be given for applicants to send in letters of interest.
- **Mr. McCormack** suggested keeping the number of Board members at six and not filling the vacant Board member seat. He said that six members may be able to support the workload of the Board. **Mr. Edelson** pointed out that during elections there are usually more candidates than Board openings, indicating that the community supports seven Board members. **Ms. Engelke** said that some Board members shoulder too much work, and an additional Board member could handle some of the extra

work.

- **Mr. Verchinski** asked if former Board member Phil Anderson had agreed to shoulder any responsibilities. **Mr. Edelson** answered that Mr. Anderson agreed to continue as Chair of the Community Outreach Committee and that he (Mr. Edelson) intended to bring this up for Board approval.
- **Mr. Edelson** motioned to amend **Mr. Verchinski's** motion to fill the vacancy with a two-week letter of interest period followed by a Board review of the letters and interview of top candidates. **Ms. Engelke** seconded. **Mr. Verchinski** did not accept the amendment. A vote was taken on the original motion to fill the vacancy, advertise it for 30 days, and conduct a full board interview. The motion was defeated (0-4-0).
- **Ms. Engelke** motioned to fill the vacancy with a request for letters of interest followed by a 2-3 week window for candidates to send in their letters (accommodating Labor Day weekend), a Board discussion of the letters at the Sept. 12th Board meeting, and formation of a plan for how to interview people who expressed interest. **Mr. Verchinski** called for a point of order. He stated that he motioned to fill the vacancy, and his motion was defeated, therefore the Board had voted to not fill the vacancy. **Mr. Edelson** answered that **Mr. Verchinski's** motion was to fill the vacancy under certain criteria, and it was those criteria that were defeated. **Mr. Edelson** seconded **Ms. Engelke's** motion. The motion was lost (2-2-0), with **Mr. Verchinski** and **Mr. McCormack** voting against. **Mr. Edelson** stated that the Board would do nothing to fill the vacancy for now.

OMCA Budget Requests for CA FY19/FY20 Budget

- **Ms. Cederbaum** presented proposed budget requests for the CA FY19/FY20 Budget (ATTACHMENT "C"). She said that requests for replacement of the Lift and loft lights have been approved. CA has also approved a complete overhaul of the electrical system in The Other Barn. **Mr. Edelson** said the budget requests could help make Oakland Mill's case with the CA assessment share. **Mr. Verchinski** suggested prioritizing the list to make OMCA's requests more poignant to CA. A discussion ensued on what should be prioritized. **Mr. McCormack** suggested that **Ms. Cederbaum** should prioritize the list, and **Mr. Edelson** and **Ms. Engelke** agreed.
- **Mr. Verchinski** asked for clarification on what part of the Village center parking lot is Oakland Mill's. **Ms. Cederbaum** answered that the side parking lot adjacent to The Other Barn is Oakland Mill's from the handicap spot to the sidewalk (does not include Little Caesar's side of the parking lot). **Mr. McCormack** asked about the missing sidewalk that Verizon removed behind the Community Bank. **Ms. Cederbaum** said it was either Cedar or CA's responsibility and said she would find out. **Ms. Cederbaum** said the skate rink is CA's responsibility, but Oakland Mills can advocate for the skate rink.
- **Mr. Verchinski** pointed out that the budget requests only applied to The Other Barn. He asked about other Oakland Mills facilities. **Ms. Cederbaum** said she visited the Thunder Hill, Stevens Forest, and Talbott Springs Community Centers and found them all to be in good shape.
- **Ms. Cederbaum** presented the timeline for the budget requests. The requests are due September 6th. **Mr. Edelson** will testify on September 14th regarding Oakland Mill's budget requests.

Old Business

Revised Board Member Covenant Compliance Process

- **Mr. Edelson** presented the proposed new Board Member Covenant Compliance policy (ATTACHMENT "D"). He indicated the language that was changed after the July 25th Board meeting discussion on the subject. A discussion ensued. **Mr. Edelson** and **Ms. Engelke** suggested that the optional free covenant compliance inspection be included in the candidate's information packet.
- **Ms. Engelke** motioned to accept the revised By-law policy. **Mr. Edelson** seconded, and the motion

passed (4-0-0).

School Redistricting

- **Mr. Edelson** reported on August 2nd's Redistricting Panel meeting. He said the Area Attendance Committee found the mistake that was made when compiling the school district's FARMS data and explained what that mistake was. He encouraged the education committee to continue communicating and making sure everyone is taking the AAC Draft Plan Survey even if they do not have children attending the schools. He also said the community should continue to advocate and be vocal when the issue goes before the School Board in October/November.
- **Ms. Engelke** praised the education committee for their work. A resident praised **Mr. Edelson** and PTA reps who advocated for all Oakland Mills students at the panel.
- As requested by the Howard County School Office of School Planning, Ms. Renée Kamen, **Mr. Edelson** emailed his alternate plan to Ms. Kamen.
- **Mr. Edelson** said he had received a copy of the Spanish version of the AAC Draft Plan Survey. He said it is a hard copy, and there is no online Spanish-language survey. He asked if Oakland Mills could send the survey out. **Ms. Cederbaum** said if the entire document is translated, she can copy and paste it and send it out.
- **Ms. Engelke** asked when the survey submission deadline is. **Mr. Edelson** answered that the survey will be available as long as the AAC is working on its recommendations. That survey will be taken down and another will replace it during the next phase of redistricting.

Board Chair Report

- **Mr. Edelson** said that on August 21st there would be another Village Chair meeting about the CA assessment share. He said that Dr. Calvin Ball asked to meet with OMCA Board members for dinner at 5:30 p.m. on August 22nd. He also said Randy Clay would be at the August 22nd Board meeting to present updates on the Santiago-Stevens Forest and White Acre-Basket Ring Streetscape.

CCR Report

- **Ms. Thomas** reported on the Inner Arbor Board meeting. **Ms. Thomas** said there are concerns regarding the pathway system near the Chrysalis which is not handicap accessible, the current restroom facilities, and the rental/cancellation policy for bookings.
- **Ms. Thomas** reported on shade for the baby pool at the Thunder Hill pool facility. A discussion ensued. Plans to raise the tree canopy and clear brush near Stevens Forest Community Center was brought up. **Mr. Edelson** said we should encourage the CA to work with schools.

Manager's Report

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "E") and presented the results of the Second Meeting on the Articles of Incorporation Amendment. Ten residents voted. Nine voted for the amendment, one voted against. **Mr. McCormack** motioned to accept the vote. **Mr. Edelson** seconded. A vote was taken, and the motion passed (4-0-0).
- **Ms. Cederbaum** reported that County Traffic Engineer Buck Bohmer said that street humps should be installed on Farewell Road in late September.

Committee Reports

- **Ms. Cederbaum** referred the Board to the printed Safety and Security report (ATTACHMENT "F").

Board Bulletin Board

- **Mr. Verchinski** said that the next BWI Roundtable meeting would be August 22nd from 7-10 p.m. at the Maryland Aviation Administration Offices.
- **Mr. Verchinski** referred to the printed Senior Advisory Committee report (ATTACHMENT "G").

- **Mr. McCormack** reported that he went to the presentation, “Undesign The Redline” on May 17th at the Enterprise Building in downtown Columbia. He had one meeting with two people, Peter Laanisto, Assistant Finance/Treasury Manager, and Jean Sedlacko, Assistant General Counsel, from Enterprise on July 19th at Enterprise. I presented Oakland Mills Housing Goals and Plans and how the G&Ps could be part of phase two of Undesign The Red Line. They were going to meet with Enterprise executives about their meeting with **Mr. McCormack** and get back to him.
- **Ms. Carpenter** said she has noticed the absence of loiterers at Sam’s Mart and has felt safer walking in the area.

Mr. Edelson adjourned the OMCA Board meeting at 8:41 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

DRAFT



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Village Board**

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Architectural Chair, Lynn-Steven Engelke, Judy Gottsagen,

Bill McCormack Jr., Paul Verchinski

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors
Meeting Agenda
August 22, 2017
7:00 p.m.**

- 7:00 p.m.** **Opening of meeting**
Approve Minutes from August 8, 2017 Board Meeting
Approve Agenda for August 22, 2017 Board Meeting
- 7:05 p.m.** **Resident Remarks**
- 7:10 p.m.** **New Business**
- Update and discussion of the Streetscape Projects for Santiago to Whiteacre and Whiteacre to Basket Ring,**
Randy Clay, HC DPZ Division of Comprehensive and Community Planning
- Pedestrian Bridge Closure, alternative transportation discussion, Board**
- 8:00 p.m.** **Old Business**
OMCA Board Vacancy, Board Discussion
- FY19/20 CA Budget Discussion, Full Board and Village Manager**
- School Redistricting**
- 8:20 p.m.** **Board Chair Report**, Jonathan Edelson
- 8:30 p.m.** **CCR Report**, Virginia Thomas
- 8:40 p.m.** **Manager's Report**, Sandy Cederbaum
- 8:50 p.m.** **Committee Reports**
Safety and Security, Judy and Steve Gottsagen
BWI Roundtable, Paul Verchinski
- 9:00 p.m.** **Board Bulletin Board**
- 9:05 p.m.** **Adjourn**



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Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045
 410-730-4610 • oaklandmills.org

August 22, 2017

CA FY 19/FY20 Budget Requests
Submitted by the Oakland Mills Board of Directors

The following CA FY19 and FY20 budget requests were discussed and approved by the Oakland Mills Board of Directors at the August 22, 2017 board meeting. We ask your consideration of each request and thank you in advance for your time and deliberation during the budget process.

Items under each category are listed in priority order.

THE OTHER BARN

1) Second Level Restroom

The Oakland Mills Board of Directors continues to have serious concerns about the lack of a second floor restroom. Having no restroom on the second floor is an ADA issue and concern. Guests who require use of the handicap lift must wait for an escort to take them downstairs to use the restroom. This poses a very awkward and uncomfortable situation. All guests are adversely affected, as are people attending community meetings and events. It is our understanding that CA will address the feasibility of a second floor restroom when the new handicap lift is installed. We ask that this be a priority as soon as the new lift is installed.

2) Replacement Floor Covering in the Loft

Despite the fact that the carpet in The Loft was installed two years ago, it is in terrible condition from the extremely high volume of guests that use The Loft each weekend. We have had the carpet cleaned frequently but, as with most carpet stains, the stains and dirt reappear after cleaning. There are large dark spots covering the entire carpeted area. The condition of the carpet is deplorable and the first thing that potential renters comment on when we show the facility. There is no doubt that this deters people from renting the facility. We also have a concern about the potential health risks associated with the stained and soiled carpet.

When the building was renovated 9 years ago, and again when the carpet was replaced 2 years ago, we asked to have non-carpet floor covering installed throughout the entire room. These requests were denied. We now are convinced that the decision to carpet was the wrong decision.

We request replacement of the Carpet in The Loft with a non-carpet product, preferably something sustainable, that has been proven to be durable in high-traffic areas.

3) Dumbwaiter Replacement

The dumbwaiter has broken down repeatedly and without warning since 2015. Our service records reveal 16 service calls since January 2016; each call was because the unit failed to operate. The unit has failed during rental events, necessitating emergency weekend service calls. This causes an extreme inconvenience for renters, leaving them no choice but to carry heavy loads of food, beverages, and catering goods between two levels, up and down a staircase. We have incurred \$2,500 in costs for repairs and routine maintenance between January 2016 and April 2017 and are awaiting invoices for service repairs between May and August 2017. We expect the total in maintenance and repairs for the past 18 months to be close to \$4,500 due to the nature of the repairs.

Based on the repeated dumbwaiter failures, we request that the unit be replaced as early in FY19 as possible. We have attached a record of service calls from December 2014 through July 2017.

4) Replacement HVAC Units in the Loft

The recent assessment study of the Other Barn indicates the necessity to replace the HVAC units. According to the CA HVAC replacement schedule, the units are not scheduled for replacement until FY21. We request that the replacement be moved up to FY19/FY20. Prior to the replacement, we'd like an evaluation of the existing ventilation configuration in The Loft. Currently there are vents on only one side of the large room; however, in our opinion, the airflow is insufficient to either cool or heat both sides of the room.

5) Replacement Rubberized Carpet for the Silo Staircase and the Rear Staircase

Both sets of stair carpet are worn and in need of replacement—not surprising since the “rubber carpet” is now almost 10 years old. While we are pleased with the type of rubberized tread used, the current tread is wearing out and should be replaced before it begins to tear from heavy usage.

6) Replacement Ceiling Lights in the Loft

We would like the ceiling light fixtures in The Loft either retrofitted to accommodate LED bulbs or replaced with LED lighting. Our current fixtures are not LED, so bulbs frequently go out. We spend almost \$150 each time we need light bulbs replaced because of the height of the ceiling and the need for two construction crew members to make the service call. Replacement with LED bulbs would be energy efficient and cut down on our bulb replacement costs.

7) Carpet for the Offices at the Other Barn

Office carpet has not been replaced for close to 20 years and is extremely worn and in need of replacement.

TALBOTT SPRINGS NEIGHBORHOOD CENTER

Renovation of the two restrooms.

Restrooms are outdated and not ADA accessible.

We request that at least one of the restrooms be ADA accessible. Toilets and sinks in each restroom need to be replaced, and all partitions located inside the restrooms should be removed.

OTHER ISSUES

Parking Lot Sealant and Striping

Side parking lot needs new parking to be sealed and all markings, including stripes and “Other Barn Parking Only” should be redone. There are cracks in the pavement, and all stripes and lettering have almost completely faded.

Neighborhood Center Signs

We understand that CA plans to replace entrance and neighborhood signs for all 10 villages. We have requested for the past 5 years that our neighborhood center signs be replaced due to their deteriorating condition.

The OM Board supports replacement of signs for all ten villages within a 3-year timeframe rather than the proposed 10-year timeframe. Given the deteriorated condition of the neighborhood center signs, we'd ask that priority be given to replacing all Oakland Mills signs and that CA provide a presentation to the village board regarding the design of the new signs.

ICE RINK

The Board continues to advocate for a state-of-the-art Ice Rink to accommodate Columbia and Howard County users. Currently these ice hockey teams and skaters spend more money outside of the County than at the CA Ice Rink. Improvements to the ice rink will attract additional users and revenue for CA and support the revitalization of Oakland Mills.

ASSESSMENT SHARE FORMULA

The Oakland Mills Board of Directors submitted our recommendations to the Proposed Assessment Share Formula to the Assessment Share Committee.

Manager's Report

Submitted by Sandy Cederbaum on August 17 for the August 22, 2017 Oakland Mills Board Meeting

Refer to Attached task list for updates on issues the board is following.

County Issues:

Farewell Road Street Calming – Letter sent to County from Board. Mr. Bohmer expects humps to be installed in October. (2nd street hump project in the que).

Farewell/Stevens Forest Roundabout – Met w/Jenn Biddle, Director, DPZ Traffic and Buck Bohmer, Traffic Engineer along with Bill McCormack and Carol Brain. We looked over schematics of the site and asked questions pertaining to the new configuration of the roadway, size of the circle, traffic signals, lighting, ingress/egress from driveways, crosswalks, bicycle lanes, curbing and overall traffic calming. All of our questions and issues raised were answered. The project will continue w/the county and then based on the costs it will be bid out or assigned to a contractor. Mr. Bohmer will let us know the timeframe for construction once all of the engineering work is complete. There will not be another community meeting.

HCPD: Many thanks to our Judy Gottsagen for arranging the Coffee with a Cop. Five officers attended including Officer Lopez and Sgt. Zammillo and outreach officers from Laurel, Long Reach and Wilde Lake. It was a good community conversation.

Bridge Closure – To be discussed on Aug. 22. OMCA sent emails/facebook of information about closure and alternative transportation in English, French, and Spanish to the email listserv.

CA Issues

FY19/20 Budget – To be discussed on Aug. 22 (details to follow prior to the board meeting)

Assessment Share Formula – OMCA comments/recommendations forwarded to Assessment Share Committee

Daily Issues that Manager is working on:

Bookkeeping, payroll, daily facility and HR issues.

Payroll, 401K audit and processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.

Neighborhood Centers: Centers are being cleaned and floors waxed prior to preschools moving back in. Camp will conclude at Stevens Forest on Aug. 25 and Village of Howard will move back in on Aug. 28.

Copy Machine: New machine installed, new lease and maintenance agreement

August 22, 2017 Report on Airplane Noise in Okland Mills

DC Metroplex BWI Community Roundtable (RT)

The next DC Metroplex BWI Community Roundtable meeting is scheduled for Tuesday August 22, 2017 starting at 7:00 pm at the Maryland Aviation Administration offices at 991 Corporate Boulevard Linthicum Maryland, Assembly Rooms A/B.. Time is always provided in the Agenda for residents to express their concerns with airplane noise

The RT adopted Minutes for June are attached. The RT at its July meeting authorized and sent 2 letters, Recommendations to the Congressional Delegation on the FAA's Reauthorization bill that would affect noise from airplanes and a follow up to the FAA July presentation to vector airplanes to help disperse them in the near term.

I also met with Congressman John Sarbanes as part of a meeting with the Howard County Citizens Association which discussed progress to date of the RT. The briefing paper presented is also attached.

Safety and Security Committee
August 22, 2017

- We have randomly monitored the presence of security guards at the Oakland Mills Village Center for the last 3 weeks between 8:30 pm and 10:45 pm. In the last week, there was an increase in the amount of times a security guard was present at Weis, and walking through the village center. The amount of loitering seems to have dropped, except outside of the Second Chance.
- There have been more police patrolling our neighborhoods.
- Police are investigating the concerns on Enquiry Ct. They have responded to problems over the last month there.
- Oakland Mills Fall Festival on October 7.
Our Outreach Officer Lopez has been requested to attend to talk to residents and hand out safety brochures. McGruff has also been requested for this event.
A Fire Engine and Fire fighters have been requested to attend this event.
- Remembering When, a fire safety and falling safety presentation, is being planned for mid-late October or early November with the Fire and Rescue Outreach team.

Oakland Mills Safety and Security Committee

CAVEAT: There has been a significant increase in Theft from Vehicles and Vehicle Thefts over the past several months. Please remove articles from the viewing area of your cars and lock your cars.

REPORT	BEGINS	07/16/2017	Location	Incident	Weapon Used	Injury	Arrest Made	Notes
Date Reported	Time							
07/17/2017	PM	Encounter Row	Shooting	Yes	Yes	Yes		Resident found dead deer in yard that had been shot. Deer removed by Animal Control.
07/25/2017	PM	Kilamanjaro Road	Malicious Destruction of Property	Yes	No	✓		Resident reported that a large rock was thrown at a moving vehicle near Oakland Mills Middle School. Police called. Similar incidents occurred throughout Columbia.
07/25/2017	PM	9600 block White Acre Road	Robbery	Yes	No			Resident, on way to mailbox, approached by 3 males who displayed a handgun. Cash stolen. Police investigating.
07/30/2017	7:04 PM	5900 Stevens Forest Road	Vehicle Theft	???	No			2000/2001 Acura Integra stolen.
08/04/2017	11:46 PM	5700 Stevens Forest Road	Robbery	Yes	No	✓		Adult male victim reported that five suspects – four males and one female – approached him, displayed a knife and stole cash before fleeing. No one was injured. Through investigation, police identified and located one suspect, who was arrested.
08/06/2017	9:34 PM	9600 Basket Ring Road	Vehicle Theft	No	No			1999 Ford Explorer stolen.

08/06/2017	9:49 PM	5700 Oakland Mills Road	Vehicle Theft	No	No	Suspect(s) gained entry to a shed by breaking the lock and removed a 4x4 vehicle. The vehicle was located a short distance away.
08/14/2017	PM	Encounter Row	Vandalism	No	No	Resident reported destruction / vandalism of a cul-de-sac garden.
REPORT	ENDS	08/21/2017				

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Letter of Compliance

2016 Final Year Percentages

Total properties requesting <u>Compliance Letters</u> -----	115	
Properties <u>Compliant</u> -----	86-----	74.8%
Properties <u>Non- Compliant</u> -----	29 -----	25.2%
<u>Withdrawn/ Not Required</u> -----	0 -----	0%

Breakdown of properties <u>Compliant</u> -----	86	
Compliant at <u>first</u> inspection -----	44 -----	= 51.2%
TH = (11) – 25 % SF = (15) – 34.1% TS = (18) – 40.9%		
Compliant after <u>owners actions</u> -----	42 -----	= 48.8%
TH= (10) – 23.8% SF = (28) – 66.7% TS = (4) – 9.5%		

Breakdown of properties Non- Compliant. (1ST INSP) -- -- 29 +42 = 60.9% (71)

Properties brought up to Compliance ----- 42 = 36.5%

OAKLAND MILLS VILLAGE

	<u>Overall</u>	<u>Compliant</u>	<u>Non-Compliant</u>
<u>Thunder Hill</u> ---- 30 Inspected	26.1%	66.7% (20)	33.3% (10)
<u>Talbots Spring</u> ---- 24 Inspected	20.9%	91.6% (22)	8.3% (2)
<u>Stevens Forest</u> --- 61 Inspected	53.0%	72.1% (44)	27.9% (17)