



oakland mills
we value connections

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 ~
Jervis Dorton, AC Chair ~ Jonathan Edelson ~ Liz Smull ~ Paul Verchinski
Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

June 10, 2014

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:34 pm.

Present: Bill McCormack, Jr. Board Co-Chair; Ginny Thomas, Board Co-Chair; Jervis Dorton, AC Chair; Jonathan Edelson; Paul Verchinski; Tawania Williams; Kay Wisniewski; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator; Fred Eiland, Community Organizer

Also Present: Cathy Spain, Friends of Bridge Columbia; John Slater, Friends of Bridge Columbia; Randy Clay, Planner, HC DPZ; John Herdson, Director, CA Aquatics; Ken Zachman, CA Aquatics; See Resident List

Opening of Meeting

Ms. Wisniewski motioned to take changing the size of the OMCA Board off the table and add a vote to the agenda. **Ms. Thomas** seconded and the motion passed (7-0-0).

Mr. Verchinski added to the agenda a discussion and vote regarding the Multi Use Pathway recommendations.

Ms. Thomas motioned for the agenda for May 27, 2014 (ATTACHMENT "A") be approved with amendments. **Mr. Verchinski** seconded and the motion passed (7-0-0).

Ms. Thomas motioned to accept the minutes from May 13, 2014 (ATTACHMENT "B"). **Mr. Verchinski** seconded and the motion passed (7-0-0).

Ms. Thomas motioned to accept the minutes from May 27, 2014 (ATTACHMENT "C"). **Mr. Verchinski** seconded and the motion passed (7-0-0).

New Business

Cathy Spain, Friends of Bridge Columbia, was present to request financial support of the July 4th Bridge Columbia Event (2014) (ATTACHMENT "D"). Ms. Spain gave reasons why Friends of Bridge Columbia would like to have this event. The event will take place on July 4, 2014 7pm-9pm at the beginning of the Oakland Mills side of the bridge. Ms. Spain asked the Board for volunteer assistance for the event. **Mr. Verchinski** commended the Bridge Columbia group for

doing what they are doing. **Mr. McCormack** asked what the latest date the money was needed by. Ms. Spain stated, “the sooner the better.” **Ms. Wisniewski** motioned to give the Friends of Bridge Columbia the \$245.00 as requested. **Ms. Thomas** seconded and the motion passed (7-0-0). **Ms. Thomas** requested a position paper from Bridge Columbia. Ms. Spain said she would get that to the Board. **Ms. Cederbaum** stated she has the requested white paper on file. John Slater, Friends of Bridge Columbia, offered to come and give a presentation to the Board.

CA Lifeguard Meet and Greet

John Herdson, Director, CA Aquatics and Ken Zachman, CA Aquatics, introduced the 2014 CA swim season. Mr. Herdson stated that the OMCA Board should be proud of what they have accomplished regarding their community pools. There is a new program at Stevens Forest pool; Masters Program, M, W, and F – 5:30am. **Mr. Eiland** has been pushing the Columbia Swims program. The Talbott Springs pool has been upgraded with a slide, a water bubbler, and a better bathroom. **Mr. McCormack** asked if there was an uptick in attendance at the Talbott Springs pool. Mr. Herdson stated that the numbers have not been dramatically different. **Mr. Avery** asked if any of the lifeguards at the Talbott Springs pool speak Spanish. One of the attending lifeguards stated some of the lifeguards speak a little Spanish. Mr. Herdson stated one of the hurdles of membership is still the Columbia Card. CA recently had a Member Appreciation Day. The police CAP program is back again this summer. The Oakland Mills village has 2 terrific swim teams. The pool manager from the Stevens Forest pool stated his staff would like the children to find a home at the swimming pool. The Assistant Manager at the Thunder Hill pool announced that there would be a Member Appreciation Day on August 1, 2014. The Assistant Manager at the Stevens Forest Pool stated the pool has been very busy and gave a schedule of upcoming events. The Assistant Manager of the Thunder Hill pool was also present. **Mr. McCormack** thanked the Aquatics team for coming to the meeting.

Stevens Forest/ Whiteacre Road Streetscape Project Presentation

Randy Clay, HC Department of Planning and Zoning, was present to provide an update regarding the Oakland Mills Streetscape. This proposal will provide enhancement to the Oakland Mills Village Center, including the bicycle facilities, the residential areas and the Village proper. He stated that the County has already worked with OM regarding Verona, and the Multi Use Pathway. He stated that Whiteacre and Stevens Forest will be the new front door of the Oakland Mills Village Center. The previous OM Board had worked with the County regarding plans for Stevens Forest Road which included safety and added bicycle lanes. This proposal is the next step, including sustainable communities, pedestrian and bike facilities and an overall green neighborhood. Mr. Clay introduced the team that is working on the Streetscape Project, Ken Schmidt, Professional Landscape Architect and Brian Townsend, Engineer. A PowerPoint presentation was given that demonstrated the two concepts for the Streetscape, very different, but very interchangeable. (ATTACHMENT “E”). **Ms. Wisniewski** asked what type of trees will be planted. Mr. Schmidt responded that he is unsure, but they will be native. **Mr. Dorton** stated that he felt a 15 foot wide drive lane would be too wide and would encourage speeding whereas a 12 foot drive lane would make people drive slower. Mr. Schmidt responded that he was proposing 11 feet of drive lane throughout plus a bike lane. **Mr. Dorton** asked if parking was necessary on both sides of Whiteacre as the residents have the availability to park in residential parking lots. Mr. Schmidt stated that **Mr. Dorton** had a great comment and without parking on both sides would allow for more green space. **Mr. McCormack** stated traffic safety

was of utmost importance and asked for an electronic copy of the presentation. Mr. Schmidt will send the presentation as a pdf. Mr. Clay stated that Howard County would like feedback on the proposal by June 24th. **Mr. McCormack** stated he would be in favor of anything that enhances safety and sight lines. He asked about the placement of the roundabouts and how they tie into the Multi Use Pathway on Whiteacre. Mr. Schmidt responded that the pedestrian refuge comes in on Whiteacre. **Ms. Thomas** stated that the roundabouts were at Whiteacre/Stevens Forest and Santiago Road. **Mr. McCormack** stated that the roundabouts will naturally slow people down. **Mr. Edelson** asked if there would be a change to the Whiteacre intersection. Mr. Schmidt responded that the roundabout would have a refuge on it. Mr. Clay stated that the pathway would be moved south. **Mr. Dorton** stated that a right angle on a pathway makes it difficult for bikers and strollers. Mr. Clay stated that the easement could be used. **Mr. Verchinski** asked if Mr. Clay had been in contact with Talbott Spring ES since the pathway extends to their school. Mr. Clay stated that the study is confined and goes to Basket Ring Road and does not extend as far up as Talbott Springs ES. He is aware of the issues in relation to Talbott Spring ES. **Mr. Verchinski** asked if the section from Basket Ring to Thunder Hill Road was undergoing the planning study. Mr. Clay responded that there was no planning study. This road study goes up to Basket Ring Road. **Ms. Thomas** asked if the pathway was going to go up to Thunder Hill Road. Mr. Clay stated no. There is talk about extending the pathway and wanting the village center to get the most “bang for their buck.” **Mr. McCormack** asked what the OMCA Board would have to do to get this phase continued and speed up the planning of the next phase. Mr. Clay responded that the board would have to have a dialogue with the school systems. **Mr. Edelson** asked if Whiteacre would have some sort of smooth transition. Mr. Schmidt stated there would be a transition lane. **Mr. McCormack** stated that transition is important as far as safety is concerned. Mr. Schmidt stated that Whiteacre and Basket Ring need a smooth transition.

Ms. Thomas asked what the drop dead date to provide comments regarding the Multi Use Pathway to the County. Mr. Clay stated to hold off until the resubmission comes in. **Mr. Verchinski’s** comments have been received and put into advisement. He stated to wait until the revision comes in.

Cy Paumier and Jervis Dorton

Mr. Dorton introduced Cy Paumier and gave a brief history of Mr. Paumier’s background. Mr. Paumier presented the history of the Symphony Woods project. In 2009, the CA Board voted 9-0 to build the Symphony Woods Park. From 2009 until November of 2012 the CA Board was ready to build the park, allocating \$700,000 in the CA budget for the project. The building of the first phase of the Park was to begin in September 2013. County Executive Ken Ulman and Mary Kay Sigaty met with Mr. Paumier and others several times to discuss the project. In December 2013, the Inner Arbor Trust, under the direction of Michael McCall was given \$3.5 million to design the park how they would like. Mr. Paumier distributed brochures of his proposed park. (ATTACHMENT “F”). John Slater, who was also involved in the Symphony Woods project, stated that many meetings were held with the community regarding the park and within two months of those meetings, the designing of the park was taken away from the group. Mr. Paumier presented some of the drawings that have been submitted by Michael McCall. **Mr. Dorton** expressed his concern over some of the designs put forth by Michael McCall. **Mr. Avery** stated that the Symphony Woods Park was discussed at the latest CA Board meeting. He stated that a portion of the property, once completed, will be given to the Arts and Cultural

Commission. He stated that this issue will be discussed at the next CA meeting and invited residents to come to this meeting. **Mr. Avery** stated that the Plan is still before the Planning Board. Any deviation from the original Michael McCall proposed plan, must be submitted to the CA Board. **Ms. Thomas** asked if any of the other Village Boards had given an opinion about the Plan. A resident asked who currently owns Symphony Woods. **Mr. Avery** responded the Inner Arbor Trust. Resident Gerry Witte read an article that stated Debbie Ellinghouse from the Howard County Arts and Culture Commission would be given a part of the park. In 2019, the transfer would take place. A resident asked who would be responsible for the maintenance of the park. A discussion of who would have to take care of the park after the McCall plan is complete. **Mr. McCormack** asked “How do we stop the rape of Symphony Woods?” **Mr. Avery** stated to come and speak at the CA meetings and express your opinion. Mr. Paumier stated that if the OMCA Board could vote in favor of the original plan, two villages, including Town Center, would be in favor. **Mr. Avery** stated that it would be best to invite Mr. McCall to give a presentation on his plan. Mr. Witte asked if there was a synopsis on how everything took place. Mr. Paumier stated yes, and he would get that to Mr. Witte.

Committee Reports and Special Projects

Mr. Edelson distributed his report (ATTACHMENT “G”). **Ms. Wisniewski** asked if there was anything the Board needed to do. **Mr. Avery** stated he is working with the OM Public Safety Officer. **Mr. Edelson** stated that at some point he will need a formal request from the OMCA Board.

Old Business

Ms. Wisniewski motioned to put back on the table the proposal to change the number of Village Board members. **Ms. Thomas** seconded and the motion passed (7-0-0).

Ms. Wisniewski motioned to keep the number of OMCA Board members at 7. **Mr. Verchinski** seconded and the motion passed (7-0-0).

Mr. Dorton and **Mr. Verchinski’s Recommendations for Multi Use Path** (ATTACHMENT “H”)

Ms. Thomas stated she was glad to hear that there is time for comments from Randy Clay. **Ms. Thomas** stated she was unclear about the “Waypoints” part of the letter. She stated she does not want the areas to be cluster areas which might invite trouble. She asked if Bridge Columbia was going to have transit on the Bridge. **Mr. Verchinski** stated that the Path does not address the Bridge. **Mr. Dorton** stated that if transit is put in, the newly built path will have to be torn up and repaved. The Bridge has not been considered in the study. **Ms. Wisniewski** asked if the letter could be sent in with a preliminary statement. **Mr. Verchinski** suggested the letter could be sent in with an introductory paragraph stating that “based on what we (OMCA Board) know, this is our position.” **Ms. Thomas** asked if the Multi Use Path was on the June 24th agenda. **Ms. Cederbaum** responded yes. **Ms. Thomas** suggested inviting the Howard Hughes Corporation, Bridge Columbia to the meeting along with the community. **Mr. Verchinski** stated that the pre-submission hearing was “bogus.” **Ms. Wisniewski** stated that all should have a chance to state their opinion. **Mr. Edelson** stated that all should have the opportunity to be involved. **Mr. Verchinski** stated that the OMCA Board should submit something now. **Mr. Edelson** pointed

out that there was no language regarding particular destinations on the signs. **Ms. Thomas** suggested adding what **Mr. Edelson** stated about the signs. Mr. Slater from Bridge Columbia recommended submitting comments sooner than later. **Mr. McCormack** motioned to submit the letter to the County as written with an introductory paragraph stating that this is not the OMCA Board's final position, that this is a preliminary recommendation and there may be subsequent recommendations. **Ms. Thomas** seconded and the motion passed (7-0-0). **Mr. McCormack** stated that he will invite Michael McCall to come to the next Board meeting. **Mr. Verchinski** stated he would like feedback on Whiteacre presentation at the next Board meeting. He also stated that there were too many things on the OMCA Board plate and perhaps having separate meetings might be better. **Mr. Verchinski** requested putting the Streetscape Project on the Task Force meeting agenda.

Manager's Report

Ms. Cederbaum distributed her report (ATTACHMENT "I"). She also distributed a draft of the Oakland Mills Donation Policy (ATTACHMENT "J"). **Mr. Edelson** motioned to accept the OMCA Donation Policy as submitted. **Ms. Wisniewski** seconded and the motion passed (7-0-0). **Ms. Cederbaum** stated that before the next Board meeting on June 24, 2014 she will send out the FY14 Year End Financials to the OMCA Board.

CCR Report

Mr. Avery stated that he will submit his CCR Report in writing.

CO Report

Mr. Eiland distributed his report. (ATTACHMENT "K")

The meeting was adjourned at 10:10 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

**Revised Draft Agenda
June 10, 2014**

6:00 p.m. Board Covenant and Architecture Committee Training

Oakland Mills Board Meeting

7:00 p.m. Board Discussion : discussing what information is needed to work on for Re-Inventing Oakland Mills.

7:30 p.m. Opening of meeting
Approve the agenda and for tonight's meeting
Approve the minutes from the May 13, 2014 and May 27, 2014 meeting

7:35 p.m. Resident Remarks

7:40 p.m. Bridge Columbia July 4th Event: Cathy Spain, Bridge Columbia Committee

7:45 p.m. Oakland Mills Lifeguards Meet/Greet: John Herdson, Director, CA Aquatics

8:00 p.m. Stevens Forest/Whiteacre Road Streetscape Project Presentation
Randy Clay, Planner, HC Dept. of Planning & Zoning and consultant

8:45 p.m. Committee Reports and Special Projects
Stevens Forest Elementary School/Neighborhood Center (Grounds)
Jonathan Edelson, Committee Chair



8:50 p.m. Cy Paumier and Jervis Dorton
Discussion on alternatives to the Inner Arbor/Symphony Woods controversy.
Questions

Put in add'l items
Board Co-Chair Remarks, Ginny Thomas, Bill McCormack

9:30 p.m.

9:40 p.m. Manager's Report, Sandy Cederbaum
Donation Policy Draft Review

9:45 p.m. CCR Report, Reginald Avery

9:50 p.m. Community Organizer Report, Fred Eiland

9:55 p.m. New Business

10:05 p.m. Adjourn



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May 13, 2014

Regular OMCA BoD Meeting

Ms. Cederbaum called the regular meeting of the OMCA Board of Directors to order at 7:30 pm.

Present: Sandy Cederbaum, Village Manager; Brigitta Warren, Programs & Administrative Assistant; Bill McCormack, Jr. Board Co-Chair; Ginny Thomas, Board Co-Chair; Jervis Dorton, AC Chair; Jonathan Edelson; Liz Smull; Paul Verchinski; Tawania Williams; Reginald Avery, CA Board

Absent: Kay Wisniewski

Also Present: Dr. Calvin Ball, County Council Representative; Kim Pruiem, Special Assistant to Councilmember Ball; See Resident List

Opening of Meeting

Ms. Cederbaum called the meeting to order. Ms. Smull motioned for the agenda for May 13, 2014 (ATTACHMENT "A") be approved as written. **Mr. McCormack** seconded and the motion passed (8-0-0).

Ms. Cederbaum called for nominations for the Board Chair: Mr. McCormack nominated Ginny Thomas as co-chair of the OMCA Board. **Mr. Verchinski** seconded. **Ms. Thomas** nominated Bill McCormack, Jr. as co-chair of the OMCA Board. **Mr. Verchinski** seconded. **Ms. Smull** nominated Jonathan Edelson as co-chair of the OMCA Board. **Mr. Dorton** seconded. A discussion ensued regarding having a chair vs. having co-chairs. **Ms. Smull** nominated Bill McCormack, Jr. as Chair of the OMCA Board. **Mr. Edelson** seconded. **Mr. McCormack** listed reasons as to why he and **Ms. Thomas** want to be co-chairs. **Ms. Cederbaum** stated that **Ms. Wisniewski** was here in proxy (**Ms. Thomas**) that was written citing OMCA By-laws, Article I, Section 1.07 B. Ms. Cederbaum handed over the proxy to Ms. Thomas who was listed in the proxy to vote on Ms. Wisniewski's absence. A vote was taken. **Mr. McCormack** as Co-Chair (6-0-0). **Ms. Thomas** as Co-Chair (5-0-0). **Mr. Edelson** as Co-Chair (4-0-0). **Mr. McCormack** as Chair (1-0-0). **Mr. McCormack** and **Ms. Thomas** are the Co-Chairs of the OMCA Board.

Mr. McCormack and **Ms. Thomas** took over the presiding of the meeting.

Resident Remarks

Resident Doris Morgan expressed her concern over the deterioration of Stevens Forest ES in achievement. She stated she feels Oakland Mills is being targeted for subsidized housing. Her belief is that a community is as good as its school. She wants the community to be well integrated. She stated that the Village Center is in need of a lot of progress.

Harper's Choice resident Joel Horowitz discussed the Columbia Association's Code of Ethics and how it was amended at the May 8, 2014 meeting. He urged the OM Board to change the ways CA has misappropriated the charter.

Councilman Dr. Calvin Ball – CB18

Dr. Ball was present to discuss Council Bill 18 (ATTACHMENT "B") and (ATTACHMENT "C"). He thanked everyone for serving and for coming out. He stated he has heard the requests of the OM residents. He is dedicated to having a member of HC DPZ, Randy Clay, working with the residents of Oakland Mills on their revitalization. He also stated he is aware of the residents request to provide legislation regarding subsidized housing. He explained how the bill is set up and what is being added. Some of the key components of the Bill are: people have to be living in certain census tract blocks where the poverty level is over 10% to be eligible for the rehab loan; discussion of terms relating to renovating to make their homes bigger; prohibit transfers with MIHU's and Section 8 housing the poverty level cannot be more than 10% in the related census block. He stated that in the new town zoning there is no MIHU requirement which includes Oakland Mills. There has not been a lot of development in Oakland Mills. He clarified that there are no dollars that are collected for the fee in lieu and even if it is used the amount is no more than \$150,000. Dr. Ball will work with the Housing Committee to provide for the Verona property that the County now owns, better management, higher rents and work with a sub-committee to add for sale townhomes in the future. A discussion ensued regarding which census block the Oakland Mills Village Center falls under. **Mr. Verchinski** asked what the margin of error is in the survey as that could be the difference in the 9% versus the 10%. A resident asked why only census data was being used when school data could be used. She stated FARMS numbers from schools could be collected. Dr. Ball stated that the FARMS information would not reflect the senior population. Dr. Ball also stated that FARMS does not always give an accurate number on poverty as when children get older, they do not necessarily request FARMS. Resident stated that Stevens Forest ES has the highest number of FARMS students. Dr. Ball stated that percentage wise yes it does. A resident asked if the law could be written to include the margin of error. Dr. Ball stated the worst case scenario would mean the areas in question are eliminated and the possibility of increased poverty. A resident asked if the law could prohibit low income housing. Dr. Ball stated that to do that is illegal and cannot be done. **Ms. Thomas** stated that the Board has not formulated a position on CB18. She stated that the Board is committed to working with the Columbia Association and Howard County to change some of these housing and education issues. A resident asked if there was a provision in the law that would stop subsidized housing in Oakland Mills. Dr. Ball stated that CB18 is inclusive of all areas throughout the County that have higher numbers of subsidized housing. **Mr. McCormack** asked for maps for residents to refer to. He also asked for getting back answers

based on resident questions. Dr. Ball reminded residents that he specifically works on County issues and cannot control the Federal and State mandates. **Ms. Thomas** asked about MIHU's. Dr. Ball stated the MIHU acts just like a bank, when you sell no one knows who you are paying to so there is no adverse effect on the home. A resident asked about existing homeowners. Dr. Ball stated that the program is available for older residents who want to build onto their home to increase the sale value. Resident asked how she is going to sell her home when there is affordable housing surrounding her property. Dr. Ball stated that with the County purchasing Verona, they will have zero tolerance policy and owning Verona makes the County have a stake in Oakland Mills. **Ms. Thomas** asked how much money is allotted for this program and where is the money coming from. Dr. Ball stated that the County puts a certain amount into their budget which will ultimately lead to possibly \$20 million to invest in older housing. **Mr. Edelson** asked what the vision for the fee in lieu program. Dr. Ball stated that the fee in lieu program to raise revenue to increase the housing stock. Resident asked about homes with multiple families living in them. Dr. Ball stated that if a resident reports a violation, his office will be sure to follow up. **Mr. McCormack** asked if Dr. Ball received what he needed from this meeting. Dr. Ball stated yes, he wanted to come and get feedback from the residents of Oakland Mills to take back to his colleagues. **Mr. McCormack** asked Dr. Ball if he thought if this bill went through, would it be good for Oakland Mills. Dr. Ball stated, yes, he did.

Administrative Duties

Ms. Cederbaum gave each Board member a folder documents for them to review as new board members. In the folder all documents are explained. Some of the documents need to be returned with Board member signatures.

A resident commented that she is concerned about upkeep of Oakland Mills, grass in is not being cut. **Ms. Cederbaum** stated that site visits are made to every house that someone calls and complains about. **Ms. Cederbaum** stated that CA has hired new mowing contractors and the median will be cut as soon as some issues are settled.

Ms. Smull asked if the Whistleblower Policy is new. **Ms. Cederbaum** stated that it is not. **Ms. Thomas** asked for documents to be signed by the next Board meeting.

Board Action Items

Mr. Verchinski motioned to have two co-chairs, that being **Mr. McCormack** and **Ms. Thomas**, to serve on Master Plan Committee. **Mr. Edelson** seconded and the motion passed (8-0-0). **Ms. Thomas** asked for the Board to come up with a new dynamic name for the committee. **Mr. Dorton** explained the origination of the name Master Plan 2. **Mr. Avery** stated that the intent is to expand on the plan and revitalize the OM Village and the name is important. **Ms. Thomas** stated that the whole Board would be on the committee, including **Mr. Avery**. **Ms. Cederbaum** asked if she would be on it. **Ms. Thomas** said yes, but the Board is looking for additional voting members. Please let **Ms. Thomas** know of anyone who might be interested in being on the committee.

Ms. Thomas asked for **Mr. Edelson**, **Ms. Williams** and **Mr. Dorton** to serve on an Ad Hoc committee to develop a plan for Stevens Forest ES, the Stevens Forest Neighborhood Center and

the Stevens Forest Pool. **Mr. Avery** asked to be a part. **Mr. McCormack** asked if all were okay with that. There was no dissention. **Ms. Thomas** asked for a timeline to be provided.

The Public Space Advisory Committee will work closely with the Ad Hoc committee. **Mr. McCormack** motioned for Gary Witte to be the Chair of this committee. **Ms. Thomas** seconded and the motion passed (8-0-0).

Ms. Thomas moved that we don't need a Safety Comm for the Task Force as we/The Board need to be pro-active so **Ms. Thomas** suggested the OMCA Board appoint **Ms. Williams** as the Board liaison to the County Safety Department(Fire, EMT, Police, etc.)

This will allow the Board thru the guidance of Ms. Williams to move more quickly on safety issues. Mr. Avery agreed to help. This was voted on and passed 8-0. **Mr. Verchinski** motioned to abolish the Economic and Business Enhancement Committee. **Mr. McCormack** seconded and the motion passed (8-0-0).

Ms. Thomas motioned for **Mr. McCormack** to be the Chair of the Housing Committee. **Mr. Dorton** seconded and the motion passed (8-0-0). **Mr. Dorton** stated that the previous housing committee had 28 members and the new committee might want to take the recommendations of the former committee into consideration. Mr. Edelson discussed the correlation between the Housing Committee and the Education Committee. **Mr. Verchinski** recommended that the chair of the Education Committee should sit on the Housing Committee.

Ms. Smull stated that a meeting will take place on Thursday, May 15th at Ducketts Lane ES regarding the new proposed model for elementary schools.

Ms. Thomas asked for a liaison to all five of the OM schools. She stated **Ms. Mauro** wants to stay on the Education committee. **Ms. Thomas** recommended **Mr. Edelson** and **Mr. John DiTimasso** to serve as Co-Chairs of the Education Committee. **Mr. Verchinski** seconded. **Ms. Smull** stated she would like to Chair the Education committee as she had been on it previously. **Mr. Avery** and **Mr. Dorton** spoke in support of **Ms. Smull**. **Mr. Edelson** stated he would accept the nomination for Co-Chair of the Education Committee with **Ms. Smull** as the other Co-Chair. Between the two of them they would have children in three of the Oakland Mills schools. A vote was called for **Mr. Edelson** and **Mr. DiTimasso** to serve as the Co-Chairs of the Education Committee (5-3-0).

Ms. Smull dismissed herself from the meeting and verbally resigned from the OMCA Board.

Mr. McCormack motioned for **Mr. Avery** to serve as the Blandair Committee chair. **Mr. Edelson** seconded and the motion passed (7-0-0).

Mr. McCormack motioned for David Kirk-Davidoff to continue serving as the CA Watershed Advisory Committee Chair. **Ms. Thomas** seconded and the motion passed (7-0-0).

Mr. McCormack motioned for **Mr. Verchinski** to serve as the CA Senior Advisory Committee Chair. **Ms. Thomas** seconded and the motion passed (6-0-1).

Mr. Verchinski requested that **Ms. Cederbaum** ask Mr. Avery and Mr. Kirk-Davidoff to attend the next board meeting with committee updates or in lieu of attending submit a written report to the board.

Mr. McCormack motioned for Jim Alvey to continue serving as the Tennis Advisory Committee Chair. **Ms. Thomas** seconded and the motion passed (6-0-0).

Mr. McCormack stated that both **Mr. Verchinski** and **Mr. Dorton** are both interested in the Architecture Chair and suggested they be Co-Chairs. A discussion ensued regarding having one AC Chair and what each nominees focus and qualifications consist of. A recommendation was made for **Mr. Verchinski** to serve as Special Projects Chair compliance of covenants and work

with Ms. Bach, OM Covenant Advisor. **Mr. McCormack** motioned to have **Mr. Dorton** serve as the Architecture Chair. **Mr. Edelson** seconded and the motion passed (7-0-0).

Mr. McCormack motioned to assign **Mr. Verchinski** as "Special Projects of Compliance of the Covenants" which would include giving monthly reports and working with Ms. Bach. **Ms. Thomas** seconded and the motion passed (6-0-1).

The agenda was altered because of the longevity of the meeting.

Mr. Verchinski motioned to have all currently RAC members (Michael Vaughan, Elinda Dennis, Susan Lynn, Marcello Amador and Carl McKinney) serve as continuing RAC members.

Mr. McCormack seconded and the motion passed (7-0-0).

Mr. McCormack motioned to appoint all of the OMCA Board as the Architecture Committee and to appoint **Mr. Dorton, Mr. Verchinski, Mr. McCormack** and **Ms. Thomas** to sit on the OMCA AC as CA's appointed members. **Mr. Edelson** seconded and the motion passed (7-0-0). A date was tentatively set for the Covenants training for May 27, 2014 from 6pm to 7pm.

Mr. McCormack motioned to approve \$75 for Street Beautification and \$25 for Block Party Funds. **Ms. Thomas** seconded and the motion passed (7-0-0).

Ms. Thomas stated the Donation Policy Request line will be tabled until the next Board meeting.

CCR Report

Mr. Avery reported that CA has hired a new President. Mr. Milton Matthews will begin on June 1, 2014. He also stated that the Inner Arbor Corporation will meet on May 22nd.

A discussion took place regarding the OM Task Force. A request for speakers was made. A request for additional members was made. **Ms. Cederbaum** suggested perhaps inviting the consultant who conducted the Columbia village marketing study Ms. Jane Dembner was also recommended as a Task Force speaker.

Mr. Verchinski stated he had sent in comments to the County regarding the Multi Use Pathway. **Mr. McCormack** asked **Mr. Verchinski** to make recommendations to the Board and the Board would possibly do an action. **Mr. Verchinski** stated he will be out of town until May 27th. **Ms. Thomas** stated that Homeowner Associations should be involved. **Ms. Cederbaum** stated she will speak with the county to ascertain the timeline for recommendations from the surrounding communities. **Ms. Williams** stated that she knows Forest Ridge is aware of the pathway as they have had meetings regarding this issue.

A discussion of **Ms. Smull's** oral resignation took place.

The meeting was adjourned at 10:30 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Brigitta Warren

From: Sandy Cederbaum <manager@oaklandmills.org>
Sent: Thursday, May 29, 2014 3:17 PM
To: Jervis Dorton; Jonathan Edelson; Kathryn D. Wisniewski; Paul Verchinski; Reginald Avery; Sandy Cederbaum; Sandy Cederbaum; Tawania J. Williams; Thomas, Virginia; william.r.mccormack@verizon.net
Cc: Brigitta Warren
Subject: Board motion at June 13 meeting
Attachments: OMCA_Minutes_Draft_5_13_14 (2).docx

Brigitta and I listened to the audio of the June 13th board meeting pertaining to the discussion and nomination of Paul Verchinski.

Prior to the motion there was a discussion regarding the AC chair. The minutes do not encompass the entire discussion, but did include the wording of the motion that the board voted on. As stated in the minutes, the actual motion made by Bill McCormack prior to the vote was:

“Mr. McCormack motioned to assign Mr. Verchinski as Special Projects of Compliance of the Covenants which would include giving monthly reports and working with Ms. Bach. Ms. Thomas seconded and the motion passed (6-0-1).”

Sandy Cederbaum, Village Manager

Oakland Mills Community Association
The Other Barn ~ 5851 Robert Oliver Place
Columbia, MD 21045
Office: 410-730-4610
fax: 410-730-4620

<http://oaklandmills.org> **NEW EMAIL: manager@oaklandmills.org**

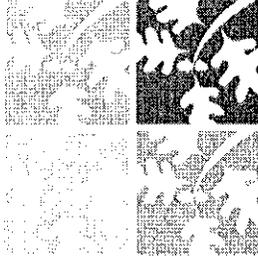
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<https://www.facebook.com/omvillage>

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Version: 2013.0.3469 / Virus Database: 3722/7571 - Release Date: 05/27/14



oakland mills
we value connections

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 ~
Jervis Dorton, AC Chair ~ Jonathan Edelson ~ Liz Smull - Paul Verchinski
Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

May 27, 2014

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:31 pm.

Present: Sandy Cederbaum, Village Manager; Brigitta Warren, Programs & Administrative Assistant; Bill McCormack, Jr. Board Co-Chair; Ginny Thomas, Board Co-Chair; Jonathan Edelson; Liz Smull; Paul Verchinski; Tawania Williams; Kay Wisniewski

Absent: Jervis Dorton, AC Chair; Reginald Avery, CA Board

Also Present: Desirae Williams, The Columbia Bank Manager; See Resident List

Mr. McCormack announced the walk from the Bridge to Blandair this Saturday, May 31, 2014 at 10:30am. **Mr. Dorton** requested a head count of who will be attending the walk.

Opening of Meeting

Ms. Wisniewski motioned for the agenda for May 27, 2014 (ATTACHMENT "A") be approved with amendments. **Mr. Verchinski** seconded and the motion passed (7-0-0).

Old Business

Mr. McCormack called for a revote for the OMCA Board Co-Chair position due to the proxy clarification. **Ms. Thomas** had 4 votes and **Mr. Edelson** had 4 votes. **Mr. Edelson** declined the nomination for Board Co-Chair. A vote was taken for **Ms. Thomas** to be elected as Co-Chair of the OMCA Board (6-0-0).

Ms. Thomas asked the Board if they would like to reinstate **Ms. Smull** to the OMCA Board, change the OMCA Board to 7 members or advertise for the open Board position. **Ms. Thomas** nominated **Ms. Smull** to be reinstated to the Board. **Ms. Smull** stated due to personal business, she declines the nomination. **Ms. Thomas** thanked **Ms. Smull** for all that she has done for OMCA.

Mr. Verchinski made a motion to table any decision regarding the number of seats on the OMCA Board. **Ms. Wisniewski** seconded and the motion passed (6-0-0).

Ms. Thomas made a motion to approve the minutes dated May 13, 2014 (ATTACHMENT "B"). **Mr. Edelson** seconded. **Mr. Verchinski** asked for an amendment of the May 27, 2014 minutes due to some needed clarification regarding the last page. **Mr. McCormack** motioned to table the approval of the May 13, 2014 minutes. **Mr. Edelson** seconded and the motion passed (6-0-0). **Ms. Cederbaum** and **Ms. Warren** will listen to the audio kept of the May 13, 2014 meeting and clarify.

Resident Remarks

Desirae Williams, Manager of The Columbia Bank, was present to reintroduce herself to the OMCA Board. She is the Branch Manager of the Columbia Bank. She stated she is available to help with the business development and revitalization of Oakland Mills.

New Business

Reports from Committee Representatives

Watershed Advisory Committee

Daniel Kirk-Davidoff, Chair, was present to give an update to the Board. The WAC works with John McCoy, CA Director Watershed, to increase Columbia's contribution towards the viability of the Chesapeake Bay. Mr. Davidoff invited the Board to provide comments regarding water management issues and he will bring them back to the committee, the Columbia Association and John McCoy. **Ms. Thomas** asked Mr. Davidoff for a list of current projects the WAC is working on. Mr. Davidoff said he would be able to provide that.

Public Space Committee

Gerry Witte, Chair, distributed copies of his PowerPoint presentation. (ATTACHMENT "C") The committee is currently working on: Open Space beautification pilot project at Patriot Pond, acknowledging the legal obligation of the Columbia Association to help with invasive vegetation and the coordination with other villages to make them aware of current open space issues.

Senior Advisory Committee

Mr. Verchinski provided background information about the Senior Advisory Committee. **Mr. Verchinski** handed out the "Identifying Plan Priorities" included in the "Older Adult Comprehensive Plan" that was approved by the CA Board on April 26, 2014. (ATTACHMENT "D") He announced that The Village in Howard and the AARP is hosting an information session on May 28, 2014 at 5:30pm and 7:30pm at Union Jacks in Columbia. The Senior Advisory Committee is working on adopting some charter changes that CA had not revised since 2006. Each CA advisory group will have to 1) submit an annual report, 2) each committee must attend a CA meeting once a year, 3) each committee will be charged an annual charge, and 4) each CA committee will need to provide budget testimony. All advisory meetings will be posted on the CA's website, including minutes, agendas and any other relevant information. Resident Gerry Witte asked if CA would be providing reduced memberships for older adults. **Mr. Verchinski** stated that initially there was talk about a reduced rate for new older members. Currently, there is an income based rate reduction, but many seniors are reluctant to do that.

Tennis Advisory Committee

Jim Alvey, Chair, distributed his 2013-2014 Annual Report (ATTACHMENT "E"). The Tennis Advisory Committee meets the third Wednesday of the month and serves as the gatekeeper of all activities in CA related to tennis. Some additional information not on the report: If the the Owen Brown bubble comes down for any reason it will not be repaired which will mean the loss of five indoor courts. The Advisory Committee is working on insuring that there will be enough indoor tennis facilities and are pursuing a new indoor facility near the SportsPark in Harpers Choice The new CA Tennis General Manager wants to make sure the general public is involved in tennis.

Special Projects Report

Mr. Edelson distributed the Stevens Forest Elementary School/Neighborhood Center Update (ATTACHMENT "F"). Howard County school redistricting added 100 more children to SFES this year and next year, pre-K will be added. No additional outside accommodations were made. Safety issues were of biggest concern. The committee was informed today that the crosswalk that was requested would be installed by the end of 2014. Ron Morris, Principal of SFES, stated that there has been some concern regarding the security cameras and there view of private property. Without further information, Mr. Morris assured **Mr. Edelson** and wanted to assure the community that no cameras are viewing private property. If a resident has concerns they can contact the HCBOE central office. Other issues that are still of concern are: there is no crossing guard at Kilimanjaro Road crossing; SFES is the only school where the front view of the school is blocked by the forest of trees; and the standing water that is by the school.

Acceptance of 2014 Election Results

Ms. Cederbaum submitted the 2014 Election hard copy of the results to record on behalf of Barbara Heazal, Chairperson of the OMCA Election Monitoring Committee. (ATTACHMENT "G") **Ms. Wisniewski** motioned to accept the 2014 Election Results. **Mr. Verchinski** seconded and the motion passed (6-0-0).

Ms. Thomas asked the Election Monitoring Committee to submit any changes that they think are needed in the election process.

Board Co-Chair Remarks

Mr. McCormack thanked all of the residents who were in attendance for coming to the meeting. **Ms. Thomas** seconded what **Mr. McCormack** stated and wanted to ensure open communication and transparency. All committees will be getting minutes of what is going on with the OMCA Board and community input will be sought. **Ms. Thomas** announced the Task Force meeting that will take place on June 3, 2014 at 7pm at The Other Barn. An agenda for this meeting will be posted soon.

Manager's Report

Ms. Cederbaum distributed her report (ATTACHMENT "H"). She also distributed a Memorandum regarding the Oakland Mills Bridge Feasibility Student Meeting (ATTACHMENT "I") and Bridge Columbia Core Group Meeting Summary dated May 14, 2014 (ATTACHMENT "J"). Resident Witte asked what the relationship was between Bridge Columbia and the Oakland Mills Community Association. **Ms. Cederbaum** responded that Bridge Columbia started as a separate entity. The previous OMCA boards have supported Bridge Columbia and the Bridge Columbia Committee looks forward to making a presentation to the current board.

Multi Use Pathway Discussion

Mr. Verchinski distributed copies of the email he had sent to David Boellner, Howard County Department of Zoning, regarding the Multi Use Pathway. (ATTACHMENT "K") **Mr. Verchinski** asked the Board where they want to go with their input regarding the pathway. **Ms. McCormack** requested that, following the walk on Saturday, could **Mr. Verchinski** and **Mr. Dorton** put something together to propose to the County. **Mr. Verchinski** stated that yes, he could do that, but the walk on Saturday would not be able to provide the type of information that is necessary to make recommendations to the County, that type of information can be found in the HC drawings of proposed pathways. **Mr. Verchinski** stated he will follow up with **Mr. Dorton**. **Mr. McCormack** recommended notifying residents who live by the proposed pathways to get their input. Eric Johnston of Emerson Hill would like to join in on the discussion of any issues relating to the pathway.

Donation Policy

Ms. Cederbaum distributed a draft of OMCA Donation Policy along with examples of previous donations given. (ATTACHMENT "L") **Ms. Thomas** asked where OMCA gets the money to fund the donations. **Ms. Cederbaum** stated it is a line item in the budget and the the budget revenue is comprised of funds from CA in the village's assessment share as well the revenue we generate from renting The Other Barn. **Ms. Thomas** asked what the process has been. **Ms. Cederbaum** responded that a letter is written to the Board requesting the donation, it is brought to the Board at one meeting and the following meeting the donation is voted on. **Mr. Verchinski** recommended having a deadline for all donation requests. **Mr. McCormack** stated he wants to ensure the donation policy is perceived as fair. **Ms. Cederbaum** will "tighten up" donation policy and send to the OMCA Board members before the next meeting.

Revitalization Grant from CA

A discussion of whether to accept the grant donation from CA as submitted ensued. **Ms. Cederbaum** provided clarification of the grant request specifications. **Ms. Thomas** asked for clarification of tasks **Mr. Eiland** has performed as the Community Organizer. **Mr. Eiland** and **Ms. Cederbaum** described many of the tasks that **Mr. Eiland** performs. **Ms. Thomas** asked what the community's needs were regarding revitalization. She requested meeting with CA and finding out what Oakland Mills options are relating to the money being discussed. The concern was that the money will eventually run out and how will OMCA proceed from there. **Ms. Cederbaum** stated that CA gave out grant money based on the six pages that were provided describing what the OM Community Organizer does. **Ms. Williams** and **Mr. Edelson** gave examples of how **Mr. Eiland** as the Community Organizer is vital to the community. **Ms. Thomas** motioned to accept \$10,000 and another look at the tasks listed in the grant and whether the OMCA Board thinks these tasks will benefit the community best or whether the OMCA Board wants to change some of these tasks. **Mr. McCormack** seconded and the motion passed (5-1-0). **Ms. Thomas** and **Mr. Edelson** will work on issues of beyond funds given to OMCA by CA.

Board Bulletin Board

Ms. Warren announced the upcoming Columbia Home Tour to take place this Sunday, June 1, 2014 from 11am to 5pm. Tickets can be purchased at Amherst house on Saturday and Sunday.

The meeting was adjourned at 10:12 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

JULY 4TH BRIDGE COLUMBIA EVENT (2014)

Proposal: On July 4th, Friends of Bridge Columbia (FOBC) is planning an event to raise awareness of the Bridge Columbia proposal prior to the fireworks in Downtown Columbia. A similar event was held last year and provided an opportunity to:

- raise awareness about the proposal
- build the FOBC mailing list
- encourage county officials to visit the bridge
- obtain media coverage

Financial support for the 2013 event was provided by the Oakland Mills Village Board (OMVB). The request was \$350.

Plans for the 2014 event are in process and FOBC is coming to the OMVB to request:

- Co-sponsorship of the event
- Financial support for the event
- Volunteer assistance at the event

The following is justification for our request of up to \$245 in financial support for the 2014 event.

Budget Item	Amount
Glow Sticks (red, white and blue)	\$150.00
Hard Hats	\$25.00
Bridge Columbia Stickers	\$25.00
Signage (donation)	\$45.00
TOTAL	\$245.00

Prepared by: Friends of Bridge Columbia
June 10, 2014

Oakland Mills Streetscape

Oakland Mills Village Center Board Meeting

FOR OAKLAND MILLS VILLAGE CENTER
Howard County Parks and Recreation

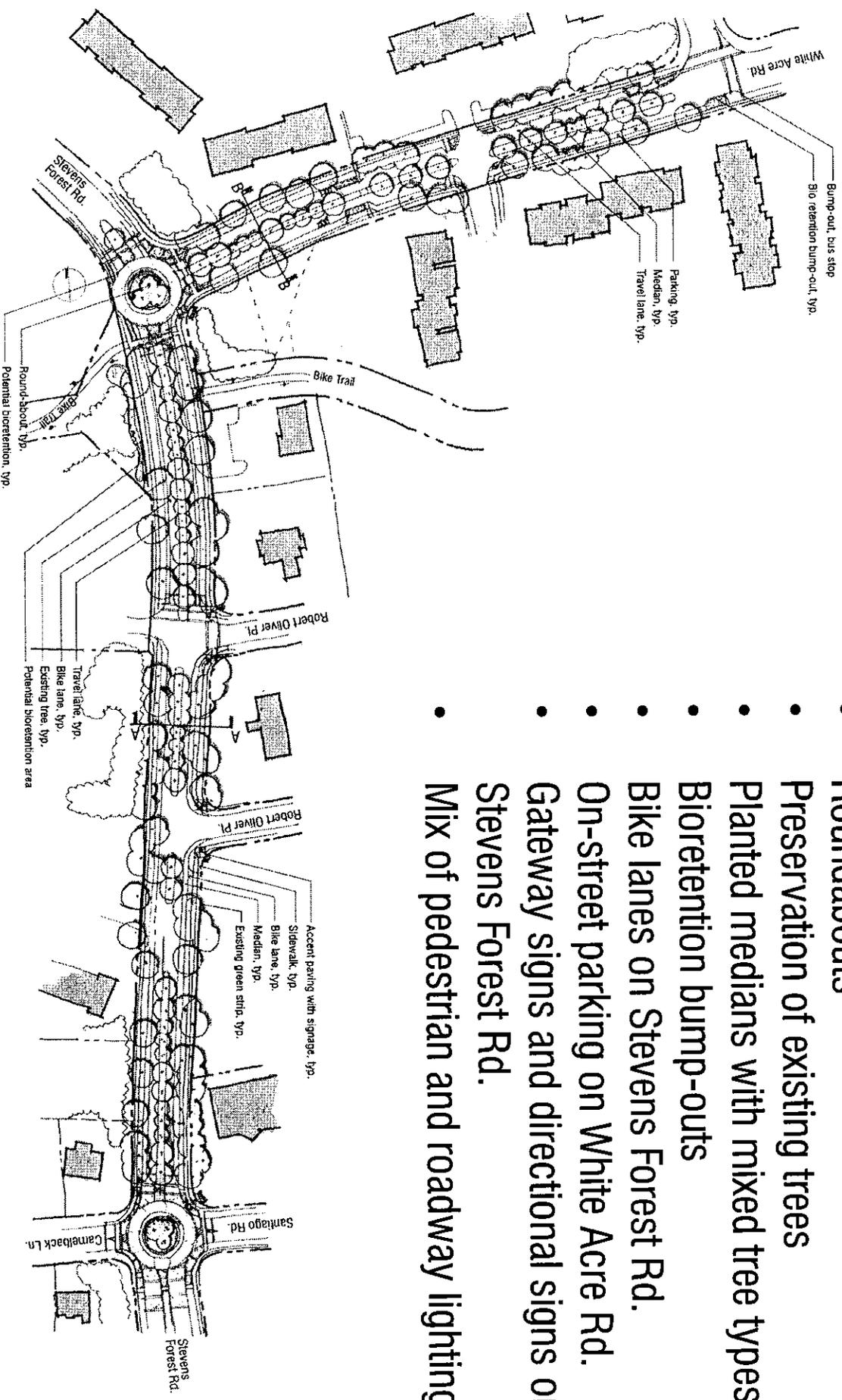
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Whitman, Requardt and Associates

June 10, 2014

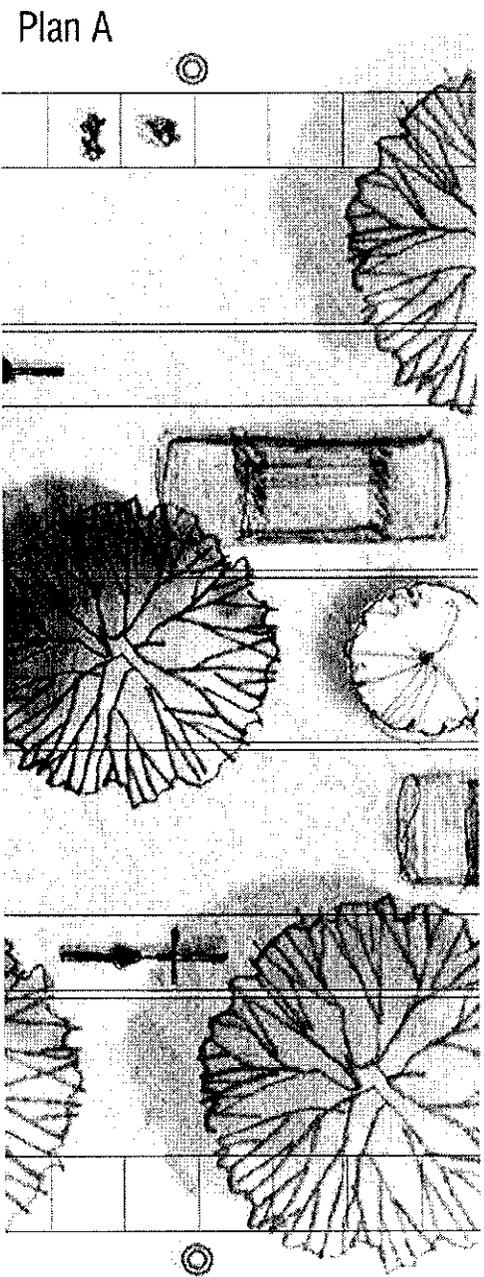
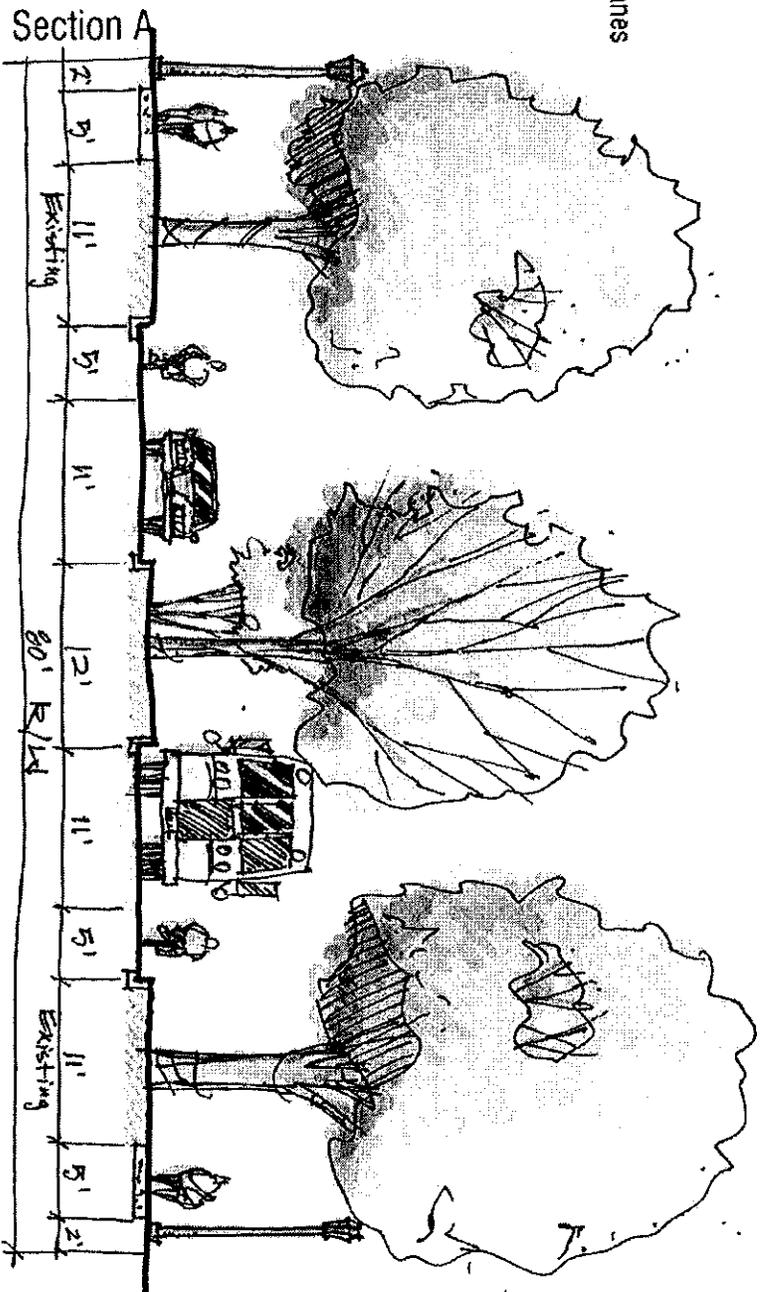
Concept Plan 1

- Roundabouts
- Preservation of existing trees
- Planted medians with mixed tree types
- Bioretention bump-outs
- Bike lanes on Stevens Forest Rd.
- On-street parking on White Acre Rd.
- Gateway signs and directional signs on Stevens Forest Rd.
- Mix of pedestrian and roadway lighting



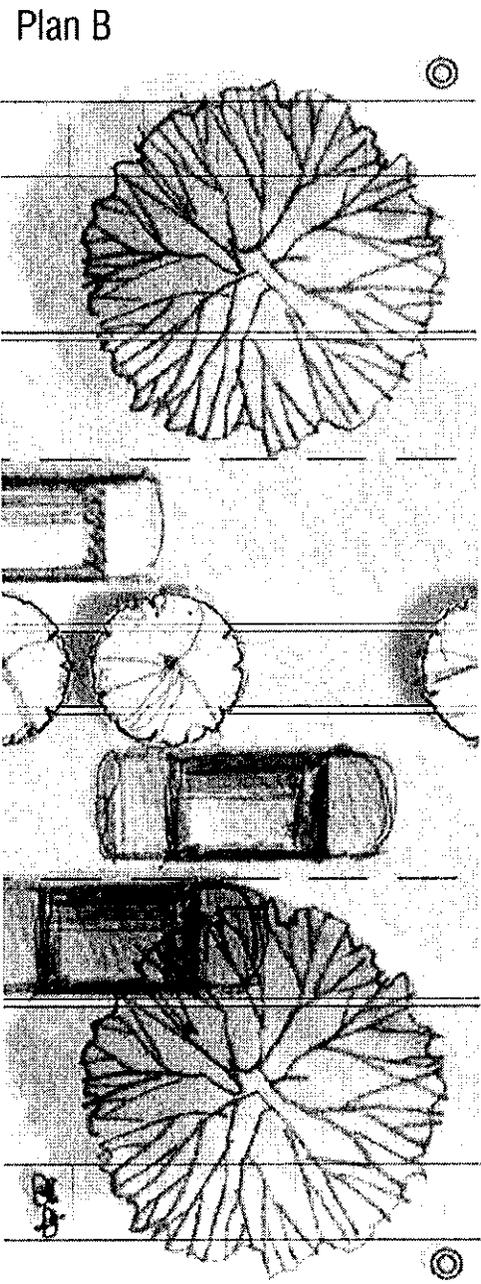
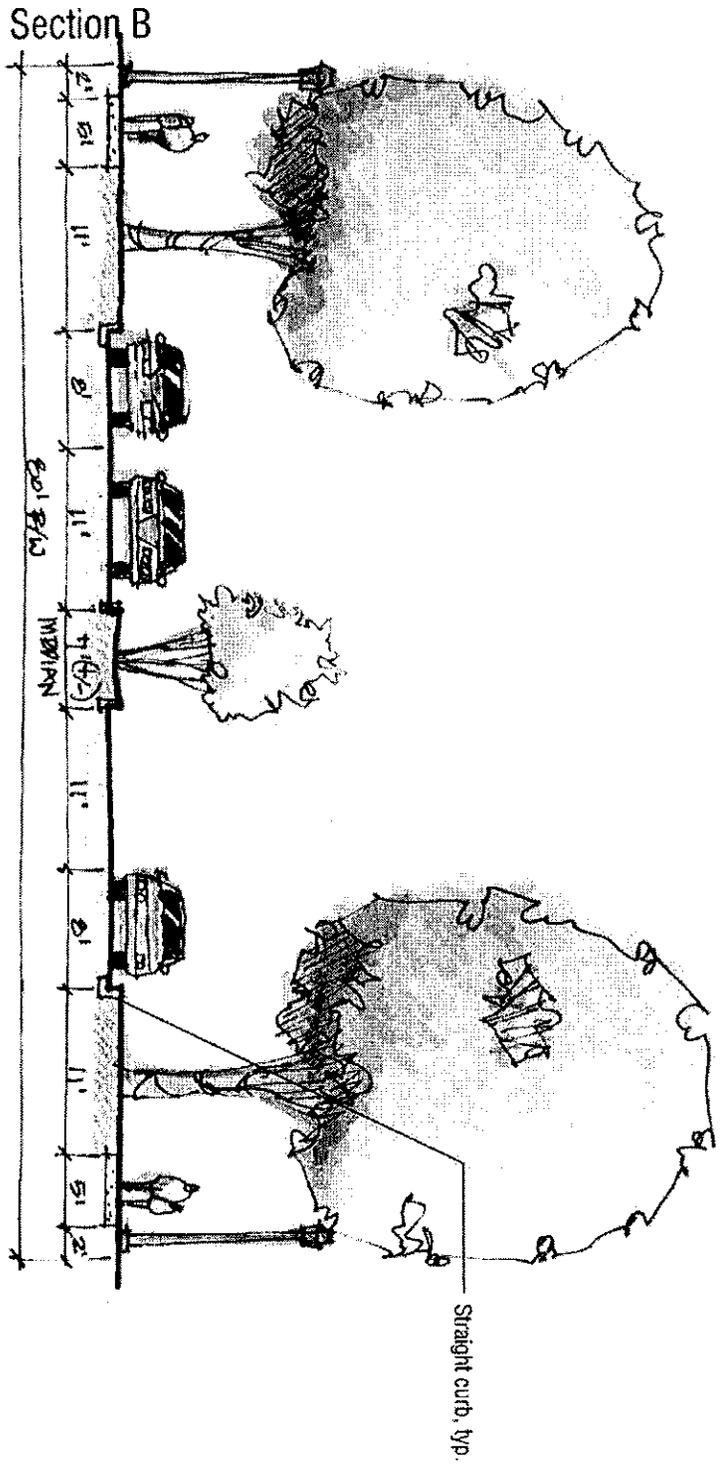
Stevens Forest Road Concept 1

Central Median and Dedicated Bike Lanes



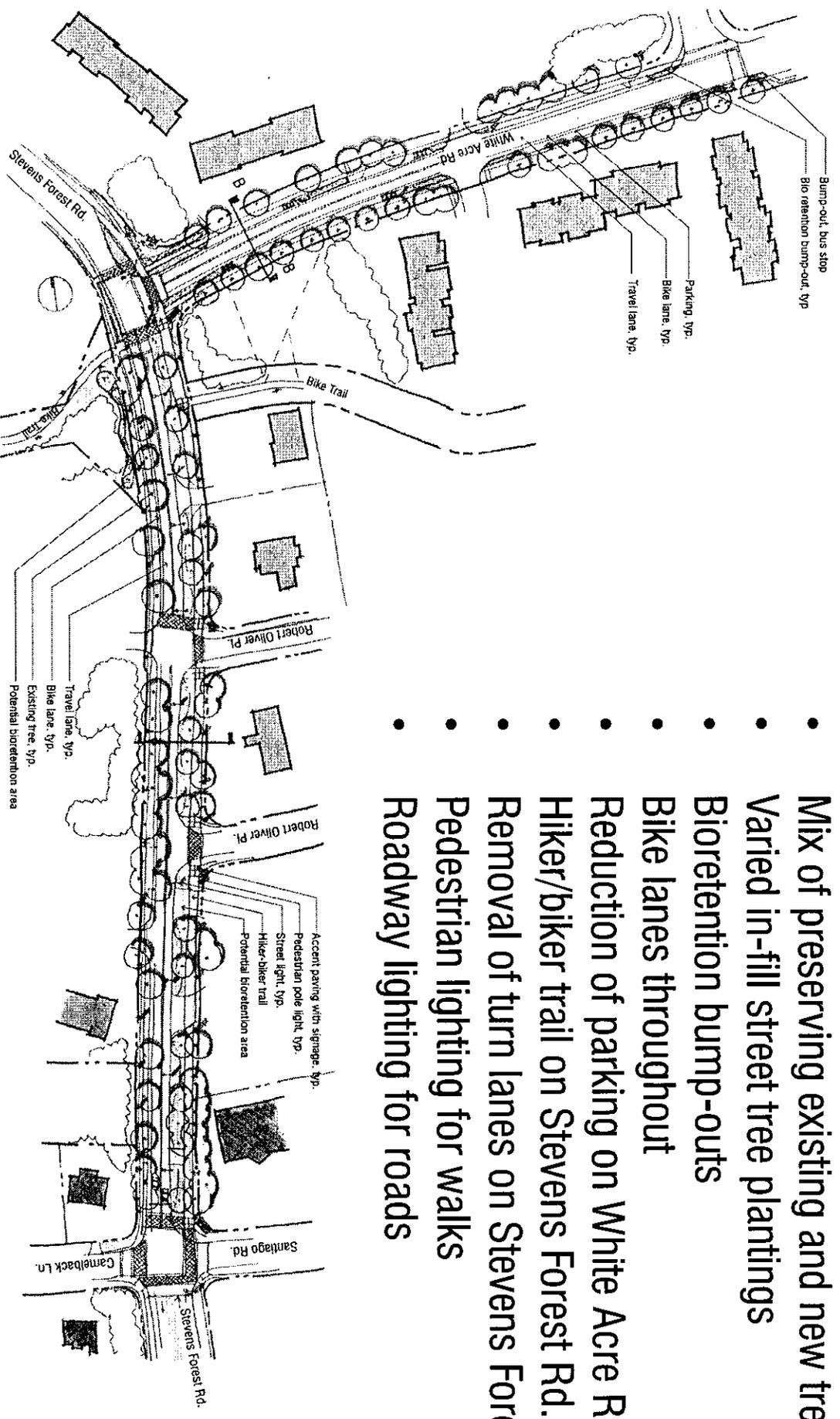
White Acre Road Concept 1

Central Median and On-street Parking



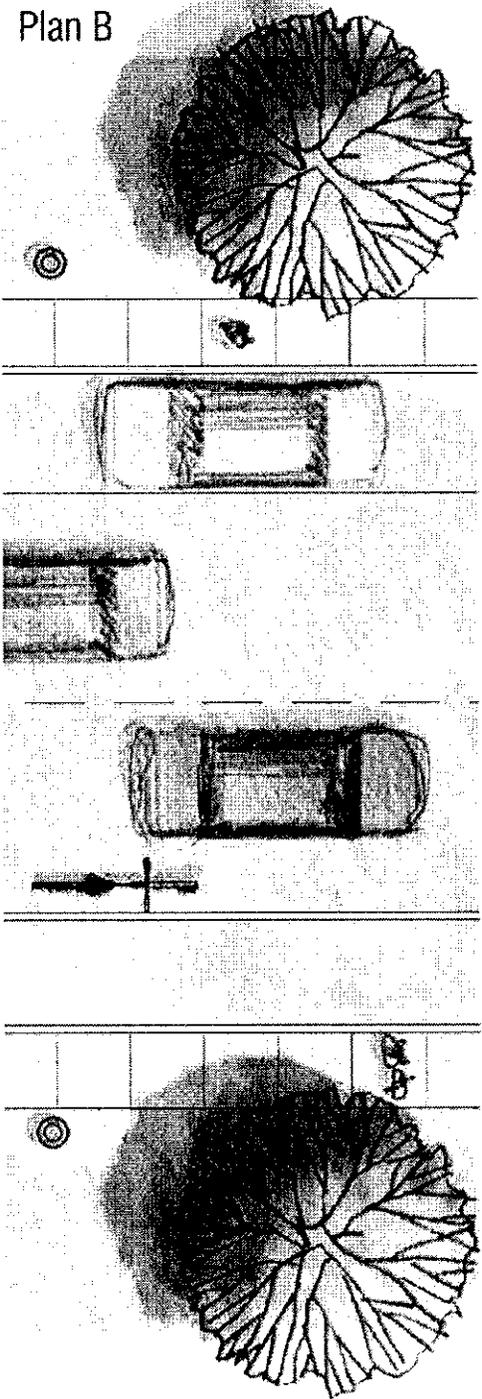
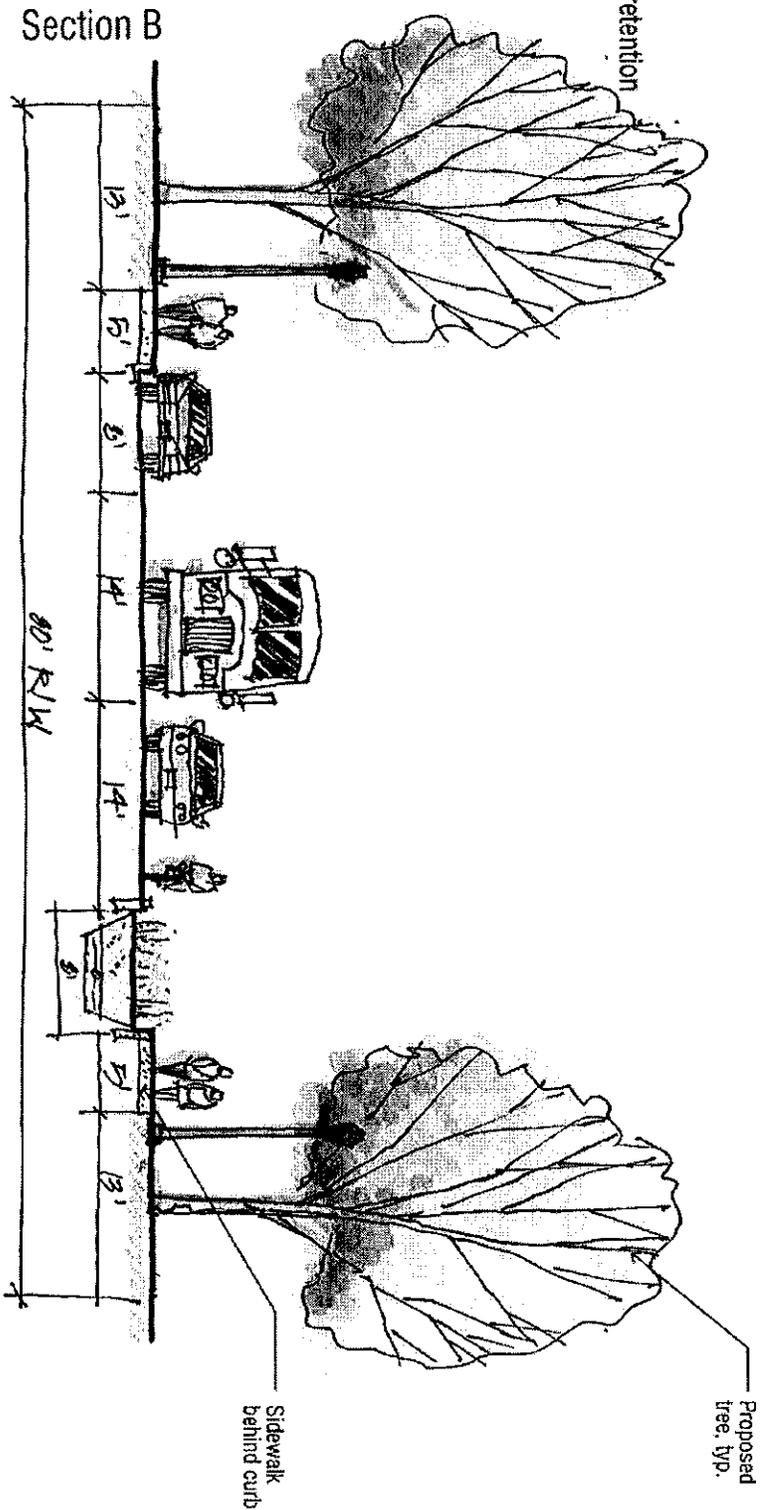
Concept Plan 2

- Enhanced crosswalks
- Mix of preserving existing and new trees
- Varied in-fill street tree plantings
- Bioretention bump-outs
- Bike lanes throughout
- Reduction of parking on White Acre Rd.
- Hiker/biker trail on Stevens Forest Rd.
- Removal of turn lanes on Stevens Forest
- Pedestrian lighting for walks
- Roadway lighting for roads



White Acre Road Concept 2

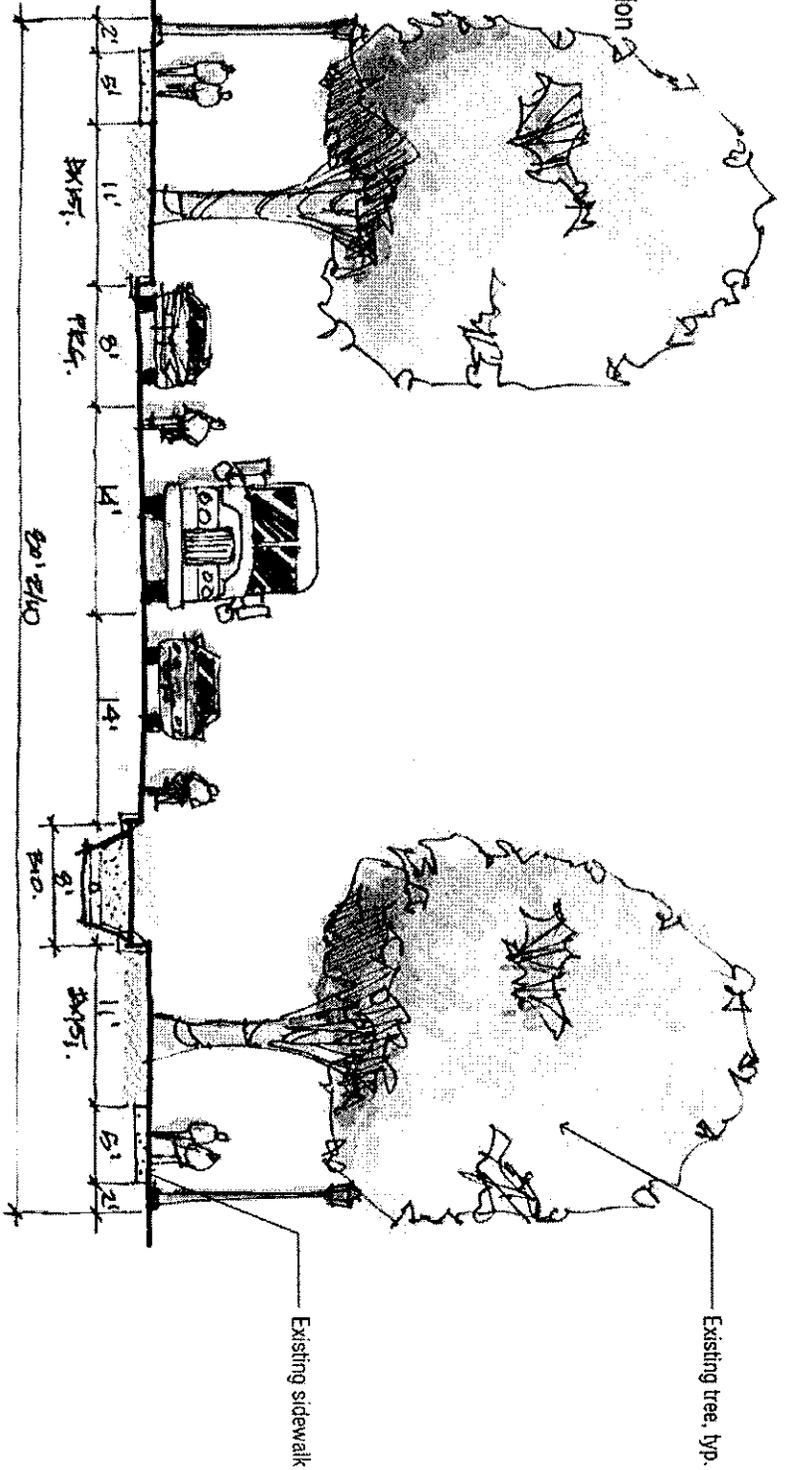
Alternating On-Street Parking and Bioretention
Planters



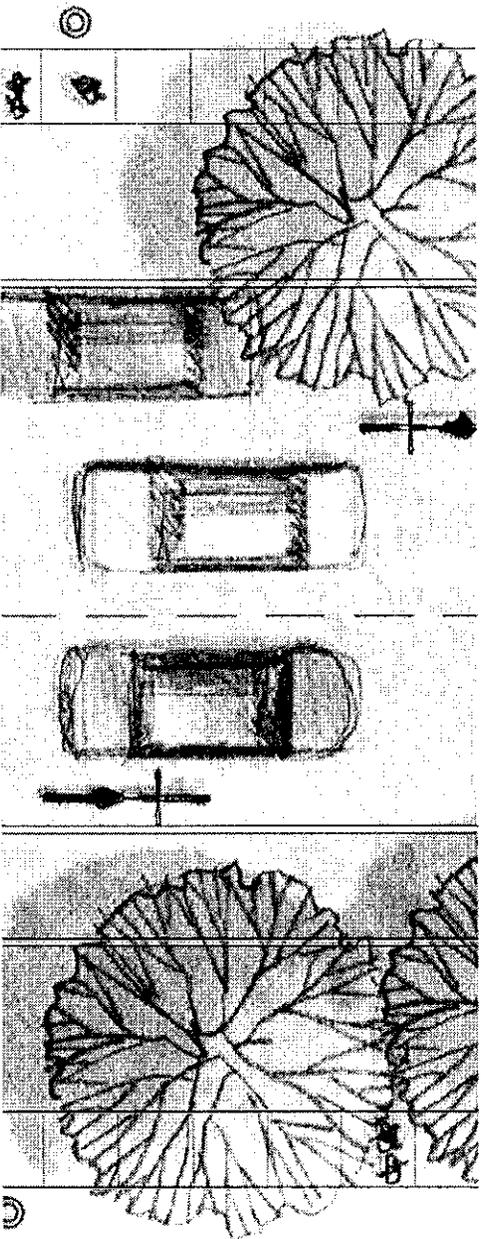
White Acre Road Concept 2

Alternating On-Street Parking and Bioretention
Planters

Section B1



Plan B1



Summation

Concept Plan 1

- Roundabouts
- Preservation of existing trees
- Planted medians w/ Mixed Tree Types
- Bioretention bump-outs
- Bike lanes on Stevens Forest Rd.
- On-street parking on White Acre Rd.
- Gateway signs and directional signs on Stevens Forest Rd.
- Mix of pedestrian and roadway lighting

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- Pedestrian lighting for walks
- Roadway lighting for roads

Q&A

Thank you!

Stevens Forest Elementary/Neighborhood Center Committee Update

June 10, 2014

Ken Roey from HCPSS Facilities attended the SFES PTA meeting on Wednesday, June 4. Jonathan Edelson, Reg Avery and Tawania Williams were present. We discussed the following with Mr. Roey regarding the SFES grounds:

-HCPSS is apparently already working with CA on connecting the path toward the back side of SFES to the crosswalk through the SFES parking lot that currently leads to nowhere. We discussed continuing that out to Stevens Forest Road and also having a connector all the way to the neighborhood center because the current Howard County sidewalk dead ends at the entrance to the neighborhood center parking lot. This is out of scope for HCPSS because it is off their property, but we should coordinate with Howard County and CA to ensure everything is considered if there is willingness to break ground. We may have a better chance of getting everything if they bring the equipment and crews out for one project rather than multiple projects. Mr. Roey said he has been talking to Sean Harbaugh of CA. The committee recommends we get ourselves into the conversation to ensure the community has a voice in this.

-Jonathan presented Jervis Dorton's plans to Mr. Roey and the PTA. Ron Morris, the Principal, favored Alternative A, which continues to take kids across the center of the current parking lot. While that does take them through the carpool loop, he still felt it is a safer alternative because it is the path people will likely take anyway from the playground and neighborhood center, and it is within the view of staff in the front of the building during admission and dismissal. The "B" alternative would have kids crossing outside the view of school staff. The path to the back of the school has to be considered within the context of the plan to finish the playgrounds. Mr. Roey did not have a copy of that plan with him. The plans are available in hard copy at The Other Barn.

-HCPSS is aware of problems with the "pond" beside the school. They are working to remedy the drainage problem so it does not hold water. There is a similar one at the Board of Education building off of 108 that works as intended. Once it is working correctly, the pond will not hold stagnant water.

-The bioretention areas in front of and on the other side of the school will be shallow and are not to hold water. They will be designed to allow water to return to the ground rather than run off.

-Jonathan made Mr. Roey aware of concerns about silt flowing into the pond behind the school. Gerry Witte reports this situation has improved recently and continues to monitor it. There will be additional modification to the rear grounds as the school will receive two new playgrounds, with one replacing the current playground.

-Sidewalks from the street to the front door will be widened to 7 feet this summer.

-1 trailer will remain on the side lot and all trailers in the rear will remain onsite.

-We did not discuss tree planting. Gerry Witte will follow up with his HCPSS contact to ensure the community receives a detailed plan in time to hold a review and discussion meeting.

Later in the meeting we talked about the pedestrian safety issues. Mr. Roey left for another engagement, but there is a lot of concern from both parents and Mr. Morris about the lack of a regular crossing guard at Kilimanjaro Road and Stevens Forest Road. We will add this to the discussion with the police when Reg Avery sets up that meeting. Ms. Delacy from the Board of Education attended the second half of the meeting and heard the pedestrian safety discussion. She also has a note from the PTA President, Jill Edelson, about this. Additionally, Ms. Delacy has a copy of the PowerPoint this committee presented at the last Village Board meeting. She shared the safety concerns with county, school, and CA officials as well.

Next Steps:

-Meeting with community police regarding pedestrian safety issues. We will request a formal police opinion on the need for standard curbs in front of the school. We will discuss interim measures to ensure pedestrian and traffic safety (police have temporarily erected posts along Stevens Forest Road in front of SFES to prevent parking on the curbs.) We will also discuss the school's visibility and whether additional tree cover presents any safety risk to the school or its neighbors.

-Contact Mr. Harbaugh of CA to discuss plans to connect paths to school grounds as well as a broader pedestrian plan for the area to improve pathways to the neighborhood center and potentially reduce non-school pedestrian traffic on school grounds.

(Changes Incorporating Jervis' s Comments)
 To: Howard County Planning and Zoning

RE. 13STP-020 Multi-Use Path, Phases 2, 3, 4

The following Recommendations have been adopted by the OMCA at its Board meeting on _____. (We have also attached previous concerns in a letter from the OMCA Board dated March 31, 2014 to County Executive Ken Ulman on this subject)

BACKGROUND

Two of our Oakland Mills Community Association Board (OMCA) members (an Architect and a Civil Engineer) have reviewed about 160 drawings submitted by Toole Design to Howard County on behalf of Howard Hughes Corporation for the Multi-use Path (Path) for Phases 2,3,4.. (Phase 1 is currently under construction). This is a requirement contained in CB58-2009 as a pre-condition for the building of the Crescent in Downtown Columbia. Approximately 50% of the Path (part of Phase 3 and all of Phase 4) is to be built within Oakland Mills Village from the existing US 29 Pedestrian/Bicycle bridge (Bridge) to the Howard County Regional Blandair Park. The Bridge is the only Bicycle/Pedestrian connector between east and west Columbia and therefore represents an Interstate Bridge for Pedestrian/Bicycle access as well as the Path. The Path already has substantial usage and this is expected to significantly increase since Howard County is aggressively fostering walkability and bicycle usage i. e. the current Bike Share Feasibility Study. Since Security issues have been raised countless times by our residents, OMCA would like to receive in writing from Howard Hughes the requirement in CB58 "GGP will develop at its expense recommended maintenance standards and responsibilities for a heightened level of design and security for the new pathway improvements". A question asked at the Pre-submission hearing was answered as the Downtown Partnership would be the responsible party for security and maintenance. We, however, are unaware of specific requirements and in our opinion these requirements will significantly impact future Path usage.

The Recommendations below are extensive since the Pre-submission Hearing in Oakland Mills Toole Design/Howard Hughes did not provide most of the drawings subsequently submitted for approval to Howard County and currently undergoing a Redline review. .

RECCOMENDATIONS

ALIGNMENT

1. According to CB58-2009, the Path is to connect Howard County General Hospital with Blandair Regional Park (Blandair). As currently submitted it does not extend to Blandair and only extends about 125 feet beyond the Path cutoff to Oakland Mills High School) (Sheet C8.22) . The alignment needs to be extended to the existing Blandair Parking Lot replacing the existing pathway that is in place along the ball fields. (There is an alternate existing pathway that leads from the parking lot which we do not recommend since it could negatively impact the

- townhouses that border that pathway.) Since a lot of bicycle usage in Columbia is recreational, bicyclists will be able to unload their bikes from their cars in the Blandair Parking lot and immediately access the Path.
2. Path alignment and proposed grading do not allow for the future Transit roadway currently undergoing a Feasibility Study in the Howard County Department of Transportation.
 3. Path alignment (Sheet C3.18 and C7.18)) doubling back along the north side of Stevens Forest Road is impractical, won't be followed ! It should be straightened to run directly to join the path behind The Other Barn, recognizing that this may require Shadow Oaks Condominium's agreement
 4. The proposed alignment follows the existing path alignment up and the sidewalk along White Acre Road to Thunder Hill Road which is an undesirable detour (Sheet C7.20). The new Path should stay in the Transit Right of Way (ROW) owned by CA running directly to Thunder Hill Road and aligning with the ROW and Path beyond. This is the only pathway section east of Route 29 that needs engineering significantly impacting existing woods and grades to complete. The Path along White Acre Rd. shows new split rail fencing to replace a significant wood car guard rail that protects about a 20 foot drop off. This needs to be reconsidered by a new alignment and evaluated by the Howard County Roads Department.
 5. Path as proposed on the east side of Thunder Hill Road perpetuates a dysfunctional crossing. The path alignment needs to be changed so that it meets Thunder Hill Road AT the crossing. This requires encroaching on the Emerson Hill Association property. Regrading to comply with ADA should be in "cut" before reaching Thunder Hill Road, not on fill as proposed, creating an embankment in the Thunder Hill Road ROW. Grade proposed is 8.00% (Sheet C2.17) which will also present a safety hazard (going too fast) for bicyclists approaching Thunderhill Road from Blandair. Out of control bike and car/pedestrian collisions are inevitable. Alternatively move the crossing to where the path currently meets Thunder Hill Road, which is opposite the Transit ROW referred to in 4 above.

PATH NAME

1. A new name is crucial for the Path. It is currently proposed on the top of the Path signs as "Downtown Columbia" which connotes a one way Path. It should be renamed "Downtown Columbia/Blandair Regional Park Trail" to reflect the major connections as called for in CB58. Blandair Regional Park is a huge park that is costing millions of dollars and Trail signage could facilitate usage. . This Path deserves a "Signature" signage program commensurate with its importance to Columbia instead of the mundane format proposed. Here is an opportunity to design hardware, graphics and colors that delight and enhance the walking and biking experience. Sign fingerboards are proposed to be aluminum (Sheet C11.21) and posts to be 4inch by 4 inch pressure treated posts. The posts should be changed to black fiberglass for durability and appearance consistent with the black fiberglass light poles. There should be an entrance archway at Blandair Park for the Path. Our Architect would be happy to consult with Toole Design on signage, etc.

PATH GRADING

1. On drawing sheet C2.14, the proposed grade of 8.02% from the Bridge is excessive both for bicyclists and pedestrians and is not aligned with AASHTO Standards nor ADA Standards. A lot of this existing path is already in cut and the area should be further cut from about Station 144+50 to Station 149+00 which should reduce the grade substantially. There is already excessive soil erosion due to storm runoff in this area and any further cut in grade for the Path should have stone retaining walls. The existing path grade already poses a safety issue for pedestrians since the OMCA Board observed bicyclists speeding from Stevens Forest Road down to the Bridge during their walk along the proposed Path alignment. A "SLOW DOWN FOR PEDESTRIANS " sign in red needs to be posted in a least 2 locations on the downhill side of the Path.
2. It is unclear if Corps of Engineers Permits have been secured (as noted on the Sheets C5.16 and C5.17) by the Columbia Association (owner of the pathway ROW) to allow HH to work in the Path alignment from the Bridge to Stevens Forest Road. The question was asked of Ms. Jane Dembner of the Columbia Association recently by Paul Verchinski and she stated that she was not aware of any Corps Permit that has been secured by CA.
3. On Sheets C3.16 and C3.17, there is significant drop off as noted by the contours on the south side of the Path from Stevens Forest Road along the culvert drainage. Additional fill dirt is needed on the west side of the Path as it rises up to meet Stevens Forest Road so the new path is not perched on top of a dyke, sandwiched between fences.

There is a 3 rail split rail fence proposed at a couple of locations along the Path where fencing is proposed including along the culvert. . Sheet C7.17 shows a fence along the culvert side for about 150 feet. This type of fence is inappropriate for this civic project. For durability a traditional wrought iron design that complements the light posts, benches and trash receptacles should be installed where ever fencing is needed. There needs to be an elevation and plan detail on how the fence will connect at the Bridge. Currently, there is a severe drop off that is unprotected when entering the Bridge on the Oakland Mills side.
4. The Path on both the east and west sides of the Bridge is shown with extensive Regrading. For example, on Sheet 5.12 there is about a 13 foot regrading that is noted. Areas such as these along the Path need stone retaining walls and not regrading since it is Howard County Stormwater Policy to slow down stormwater runoff. Appropriate Rain Gardens should also be required on the slopes above the retaining walls consistent with Howard County Stormwater retention requirements. This same situation exists (Sheet C5.16) at the Bridge where a steep hill is proposed to be regraded where there is already significant erosion. (A lot of the erosion has been caused by walkers establishing a dirt path from the Grande Pointe parking lot to the Bridge.)

LIGHTING AND SECURITY

1. People need to perceive that they are safe on the Path. To feel safe, the woods near the Bridge to Stevens Forest Rd. need to feel like a park not a walk/ride through a dark overgrown forest. This stretch of Path between east and west Columbia is the choke

point among ALL the pathways. Both HH and CA need to clear out trees that have fallen, underbrush, etc within the CA 50 foot ROW. Grande Pointe abuts the CA ROW and should be approached to also clear out underbrush, trees, etc. and pave numerous dirt walking paths made from Grande Pointe which are currently causing storm water erosion which will spill on to the new costly permeable surface Path thereby clogging it and rendering it useless over time.

2. . Lighting - this is a major issue for the path section from SFR to the bridge for the portion that is within the heavily forested area. DPZ stated that the 75 feet interval for the lights is the maximum allowed adjacent to residential areas per HoCo design standards. We would like to see a variance allowed for this section to every 45 feet since the area along the path is heavily wooded and basically in a ditch with the adjacent apartments unaffected by lighting on a Path. Please let us know when OMCA would need to put in for a variance request and the process to be followed. Phase 1 of the Path is essentially along roads in Downtown Columbia and shows lights every 60 feet and are complemented by road lighting. The Path according to the Station numbering (Sheet C8.12 and C8.16), lights are shown about every 90 feet to 150 feet east of the Bridge. This spacing at a minimum with no variance should be 75 feet apart for the Path. We also note that (Sheet C11.20), "All Pedestrian Light Fixtures to be furnished and installed by BGE". These fixtures would then be leased from BGE and subject to their Tariff PL and we assume paid for monthly by the Downtown Partnership. Effectively, HH is offloading its capital costs for all light fixtures to another entity when CB58 requires "GGP will complete at its expense (1) the pedestrian and bicycle pathway from the existing Route 29 pedestrian bridge to Oakland Mills Center and to Blandair park"

3. Security Cameras - the plans are silent on any additional security cameras along the path. Two are currently installed at each end of the Bridge but no additional cameras are proposed. Since the Path from the Bridge to SFR is pretty isolated, we are in favor of using again the "silent policeman" by installing a number of security cameras and visible warnings. HoCo is recognizing the pathway security issues in the county by having approved in its new fiscal year budget seven police dedicated SOLELY to pathway policing.

4. Light fixtures adjacent to apartments/townhouses should be relocated to the far side of the Path to minimize light to residences.

ROAD CROSSINGS

1. Stevens Forest Road - there are a number of potential solutions for the road crossing. All of the east side paths funnel to this one point, The drawings does show that the street crossing is now at White Acre Rd/ intersection but how this is to be done on the east side of Stevens Forest Road (SFR) is unclear. We are concerned about safety at this street crossing. You may be aware that Oakland Mills is fostering walkability and street calming. Recently, speed bumps were placed on Thunderhill Rd from the Village Center to Old Annapolis Rd. MD State Highway Administration is also redoing the 175 and Thunderhill interchange to provide a signalized street crossing and associated sidewalk to access Walgreen's. Also, OM requested and has been approved by HoCo traffic for a crosswalk at Stevens Forest Elementary school on SFR. (This is a walking school - children are not bussed). We are always in favor of the "silent policeman". HoCo has done crosswalks on top of speed bumps. This should be done for this SFR or a stop sign

placed in both directions at this intersection on SFR. Unfortunately, cars speed on SFR which negates a walkable community. Oakland Mills is not interested in maximizing vehicle thru put in its community.

2. Thunderhill Road - realignment should be considered as noted above or possibly a crosswalk on top of a speed bump for the crossing that is part of the Path.

WAYPOINTS

1. These waypoints are currently designed as a 25 foot diameter with the Path going directly through the middle of them. This will create pedestrian and bicycle conflicts. This also minimizes the amount of square footage available for benches, trees, plants, etc. A better design would be to not have the path go thru the Waypoint and have it directly adjacent to the Path. Since the Path is using a 50 foot ROW this should not be an issue. These Waypoints could take any configuration, a circle, square, rectangle, pentagon, etc.
2. We note that for the most part non native plants and trees are being proposed as plantings. There should be 3 season color plantings at these Waypoints. We suggest native plants since they are generally hardier. Noted by their absence is the Maryland State Flower - the Balck-eyed Susan. The London Plane tree shows no color in the fall and should not be considered. We are also interested in having our residents buy "Memorial Trees" as a substitute for the trees to be planted.

Yours,
Oakland Mills Village Board

Ginny Thomas, Co-Chair

Bill McCormick, Jr

ATTACHMENT



Oakland Mills Community Association

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

oakland mills
we value connections

March 31, 2014

Howard County Executive Ken Ulman
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Mr. Ulman,

On March 27, 2014, there was a meeting in Oakland Mills hosted by Howard Hughes Corp. updating Howard County residents on the multi-use pathway connecting Howard Community College and Blandair Park. We were very concerned about the lack of collaboration and planning on the segment of the pathway from the library to Blandair Park through Oakland Mills. As you know the community strongly supports this project but Howard Hughes Corporation (HHC) said that the County had not discussed their plans for Bridge Columbia with them and that even though they had initially set aside \$500,000 to participate in the process, no one had approached them to discuss coordination. For this project to be truly successful, careful coordination among the partners is vital. Following are key issues that need to be addressed:

Replacement or Refurbishment of the Bridge. Officials from HHC indicated that they have not communicated with the County about the bridge over Route 29. They have planned the pathway without taking into consideration that there could be significant changes to the bridge pending the results of the Oakland Mills Bridge Feasibility Study that is getting under way. That study is due in late fall and we learned that construction of the pathway could begin as soon as September. Clearly, some intervention is needed.

Safety on the Pathway. There was no disagreement that the pathway leading to the bridge was unsafe. HHC officials noted that the pathway would not contain waysides in the woods between the bridge and Stevens Forest Road to discourage groups from congregating in the area. They were somewhat noncommittal about cleaning out brush and dead trees to open up the area and identifying ways to get owners of adjacent properties to clean up the area.

New lighting was touted as a crime deterrent but obviously that is not a solution to daytime crimes. It was stated at the meeting, that the way to increase safety is to get more eyes on the road. Our proposed Bridge Columbia, which would convey circulator buses from Blandair Park to Howard Community College, is the best solution for addressing safety.

Crossing at Stevens Forest Road. We are concerned that there will be an unsafe crossing if the pathway does not align with the current Whiteacre Road crossing.

We ask that you convene a meeting of the various stakeholder groups immediately to identify and develop solutions to issues that have not been adequately addressed or considered. We suggest that the following organizations participate in the meeting:

- Friends of Bridge Columbia
- Howard County—Transportation, Planning and Zoning, County Council and County Executive
- Columbia Association
- Howard Hughes Corporation
- Downtown Partnership
- Oakland Mills Village Board
- Town Center Village Board

As you know, we are very excited about the multi-use pathway and the bridge improvements. However, for this to best serve the community, coordination among the various partners is essential. We really appreciate your support in bringing this coordination together.

Sincerely,

Bill Gray,
Chair, Oakland Mills Village Board

cc:

Members of the Howard County Council
Mr. Mark Thompson, Howard County Government
Mr. John Powell, Howard County Government
Friends of Bridge Columbia
Town Center Village Board
Mr. John DeWolf, Howard Hughes Corporation
Jane Dembner, Columbia Association

**Manager's Report, Sandy Cederbaum
Oakland Mills Community Association
June 10, 2014**

Year End Financials and 2013-2014 Annual Report

Compiling both as per our management contract with CA.

Management Contract – Reviewing Redline w/other village managers will submit to board once some of our questions are answered.

Columbia Home Tour: Staffed the Oakland Mills home on the day of the Home Tour.

Simulated Congressional Hearing, SFES, 5th Grade – Served as a judge at the Stevens Forest Elementary School Simulated Congressional Hearing. This is one of the highlights of my job. The student's knowledge and maturity in the "hearings" exceeded my expectations. Highly suggest that in future years members of the board consider volunteering as judges.

Preschool's End of Year: Met on site with our three preschools to do a walk through and discuss issues pertaining to completion of the school year.

Police Activity Program: Met with Sgt. Queen to go over the use of the Talbott Springs Neighborhood Center and Pool for Monday activity program.

Bridge Columbia: Reviewed plans for July 4

Reinventing Task Force: Attended meeting and drafted 7 page follow up of meeting minutes.

Market Study Presentation: Attended the 4th Market Study Presentation

eNews: Wrote and emailed the OMeNEWS and draft agenda and revisions to the draft agenda for the board meetings and task force meetings.

Monthly Street Captain Newsletter: wrote and sent to printer the June monthly calendar for street captains.

WEB: communication with Web designer, expected launch next week.

Board correspondence and committee reports: read and reviewed all

Processed Payroll, 401K, Met with Staff (daily), Bank deposits, meeting with Bookkeeper

Donation Policy

The Oakland Mills Community Association, Inc. may contribute funds as donations to other organizations, groups, or persons, if such funds are used to benefit the common good of the Oakland Mills community.

The Oakland Mills Board will review all requests for donations at board meetings. Discussion and decision on the donation requests will be made at the meeting following the meeting when the donation was requested. This process allows time for board members to consider the request. If, in certain instances, waiting until the next meeting is not possible, the board may decide to consider the request at the time it is made.

Donations will be made in a fair and equitable manner.

The Oakland Mills Community Association, Inc. may raise funds or collect donated items at any time for the purpose of addressing the needs of Oakland Mills and the greater Columbia community.

Procedure for Requesting A Donation From the Oakland Mills Community Association:

Donation request should be submitted in writing to the OMCA Board of Directors no later than September 30 of each year.

Request should indicate the donation **amount requested** along with a short description of exactly **how the funds** will be used and **how the donation will benefit the Oakland Mills community**.

Request should include the entity to which the donation should be made to and the name and address of where the donation should be mailed to.

OMCA will make only one donation per requestor per year.

5/22/14 OMCA Donation Policy_board_policies

FY15 budget for donations is: \$3000

Requesting organizations have put their request in writing, some have attended meetings others have sent the request. The donations have been discussed regardless whether made in person or in writing.

The following organizations have received donations over the past few years from prior OMCA boards:

OM Schools – (most school donations are \$500/year)

Talbott Springs ES, Stevens Forest ES, Thunder Hill ES, Oakland Mills MS,
Oakland Mills HS

Prepare for Success – annual school supply drive

Stringapalooza – Oakland Mills all school string concert

Oakland Mills HS - After Prom Event

Forest Ridge Apartments - After School Enrichment Program

Oakland Mills Sharks Swim Team

Team Aiden -- funds for a TSES student to have a “race wheelchair”

Route 1 Day Resource Center

Bright Minds Foundation

COMMUNITY ORGANIZER'S REPORT
OAKLAND MILLS COMMUNITY ASSOCIATION
June 10, 2014

Oakland Mills Community Health Fair

The Second Annual Oakland Mills Community Health Fair is scheduled for Sunday, June 29, 2014. The Oakland Mills Community Association along with the Columbia Bank and the Oakland Mills Interfaith Center will be the host of this year's Fair. The location of the Health Fair will again be at the Oakland Mills Interfaith Center. Healthcare has become a very expensive and important part of our lives. It is our hope that the Health Fair will provide many residents with very important information concerning healthcare. The operating hours of the Fair will be from 1pm-4pm. At the present time we have contracts for 12 vendors, but I am waiting on 4 other vendor to confirm their participation. Columbia bank has donated 150 dollars to Fair. Food Lion and Walgreens will be donating supplies for the Fair. We are still looking for volunteers to help out the day of the event.

Oakland Mills Ice Skating Party

This year's Ice Skating Party was held on May 24 at the Columbia Ice Skating Rink. Fifty five people attended this event. Fun was had by all the participants. Again this year DJ Travis Hamilton donated his service to this event.

Art in the Mills

The Oakland Mills Interfaith Center will be the sight of our Third Annual Art Show. All the details have not been worked out yet, but the Art Show should be in late December. We are currently in the process of having all the art work approved by the Interfaith Center Art Committee.