



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 ~ Paul Verchinski
Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

April 28, 2015

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:06 pm.

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

Also Present: Councilman Calvin Ball; Councilwoman Jen Terassa; Councilwoman Mary Kay Sigaty; Councilman Greg Fox; Kimberly Pruij, Special Assistant to Councilman Ball; Kate McLoed, Special Assistant to Jen Terrasa; Theodore Wimbley, Howard County Council Staff; Randy Clay, Howard County Department of Planning and Zoning; Philip Nichols, Special Assistant to the County Executive; Milton Matthews, CA President; Jane Dembner, CA Director of Planning and Community Affairs; Scott Templin, CA Community Planner, Department of Planning and Community Affairs

Absent: Tawania Williams

Opening of Meeting

- **Ms. Thomas** motioned that the agenda for April 28, 2015 (ATTACHMENT "A") be approved. **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- **Ms. Wisniewski** motioned to accept the April 14, 2015 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Thomas** seconded and the motion passed (6-0-0).

Resident Remarks

- Resident Julia Llewellyn expressed concern over the fact that residents of Oakland Mills outparcels are not allowed to vote in Oakland Mills Village Elections. She asked the OMCA Board to investigate options to allow for residents who live in outparcels the opportunity to vote. **Ms. Cederbaum** responded that residents who live in outparcels do not pay CA assessments which is the reason they do not vote in village elections.

Discussion with Howard County Council Members

- **Ms. Thomas** welcomed the Howard County Council members to the OMCA Board meeting.
- Councilman Ball explained that the County Council has been going to all of the ten villages' board meetings to hear any concerns the Boards might have.
- **Mr. Avery** introduced Milton Matthews, CA President, who was in attendance.

- **Ms. Thomas** spoke about the OMCA VCCP that has been finished and will be sent to all members shortly. She requested that the County Council members work with the OMCA Board to provide incentives for developers to come to Oakland Mills. She suggested working with the Federal government, the State, the CA as well as the private sector in a partnership. She mentioned the possibility of property owners interested in property swapping.
- **Ms. Wisniewski** discussed Bridge Columbia, stating that aside from the business case for the bridge, it is important to millennials to have public transportation available. It has also been stated that public transit on the Bridge would appeal to the “empty nest baby boomers.” She stated that the Bridge would help to reinvent our village.
- **Mr. Edelson** discussed the need for flexibility when making formula based decisions regarding Howard County schools. He also discussed the proposal that has been sent to the Board of Education requesting a bus to transport students from Verona that were redistricted from Talbott Spring ES to Stevens Forest ES.
- **Mr. McCormack** discussed reestablishing a full spectrum of housing for a full spectrum of people.
- **Mr. Dorton** discussed New Town Zoning and how it affects outparcels. He asked for an explanation as to why the rules of the FDP were not being followed in regards to business properties on the borders of Oakland Mills. He requested that the regulations that are already in place should be enforced .
- **Mr. Verchinski** discussed options for funding of various proposed projects. He stated that the County Executive will be holding a funding roundtable specifically on funding sources for Bridge Columbia in June 2015. He stated his wanting to see a plan for Columbia – the planned community for the 21st century.
- **Mr. Avery** discussed the need to work together. He stated that CA has three new Board members, CA has a new policy in dealing with abandoned properties and the Inner Arbor Trust has begun development and Columbia should be looking forward to some great things.
- **Ms. Thomas** mentioned the need to keep certain citizen services under one organization to have an integrated system. She asked the County to look at what is best for the citizens of Howard County and work as a partnership.
- Councilman Ball stated that Oakland Mills was the first village to have a VCCP. Each village has different challenges. He stated that funding will be an issue. He stated that all County Council members support a full spectrum of housing throughout the County. Councilman Ball stated that working together as partners is the whole reason the County Council members are here at the meeting.
- Councilwoman Sigaty stated she had spoken with Marsha McLaughlin, HC Director, Department of Planning and Zoning who has a group of architecture students from University of Maryland who would be willing to put together imagings for the three properties currently be cited for potential business property development in Oakland Mills. She will have Ms. McLaughlin contact the OMCA Board. She stated she looks forward to further conversations and learning more about the covenants and outparcels.
- Councilwoman Terassa acknowledges a need for discussions regarding New Town Zoning. She also stated that the “Plan” is very critical. She stated that flexibility has to be balanced with enforceability.

Board Co-Chair Remarks

- **Ms. Thomas** thanked **Mr. Dorton** for the three years he volunteered on the OMCA Board.

Manager's Report

- **Ms. Cederbaum** distributed the FY 16 budget draft and asked for a motion to accept. (ATTACHMENT “C”). **Ms. Wisniewski** made a motion to accept the proposed FY 16 Budget. **Mr. Edelson** seconded. **Mr. Verchinski** made a motion to table the vote. The motion to table was not seconded so it did not carry. **Mr. McCormack** called for a discussion. **Mr. Verchinski** asked about particular line items including increasing the legal expense line to \$6000, increasing the web

expense line to \$3000 and adding funds for IT assistance for Cloud storage. **Mr. Edelson** called for a vote on the FY Budget as submitted. **Ms. Thomas** requested that the OMCA Board vote to approve and if needed after approval, numbers can be moved around. **Mr. McCormack** suggested during the new Board year, a subcommittee to deal with the budget should be created. **Mr. Verchinski** stated that getting a revised budget from the Village Manager five minutes before a vote was not sufficient time for review. The vote to approve the FY 16 budget took place and the vote passed (5-1-0). **Mr. Verchinski** voted against adopting the budget.

Board Bulletin Board

- **Ms. Warren** thanked all of the volunteers, including **Mr. Edelson**, **Ms. Wisniewski**, **Mr. Avery**, **Mr. Verchinski**, the OMHS Art Honor Society, SFES PTA and all of the high school volunteers who came for helping at Saturday's events. She also thanked all of the OMCA staff that assisted. She expressed how successful everything was and that it could not have happened without the amazing volunteers. Everyone who attended seemed to enjoy themselves.
- **Ms. Cederbaum** also thanked everyone who helped out with Saturday's events, including the OMCA Election Committee and others who helped. She thanked **Ms. Warren** for putting it together. She stated that the events on Saturday showed what a "community" is all about.
- **Mr. Edelson** thanked **Ms. Cederbaum** and **Ms. Warren** for Saturday. He stated that Saturday's events work at marketing Oakland Mills. He also stated that he feels the website is very good and that the OMCA Board should take notice of what we have. He announced the State of Our Schools Town Hall meeting that will be held on Wednesday, April 29th at 7pm.
- **Mr. Dorton** said farewell. He mentioned an idea that it would be great to have pictures or drawings of renovations that have been made to certain Oakland Mills homes, particularly the Pacesetter, to inspire others who may be looking to renovate homes or make changes. He suggested perhaps having them on the OMCA website.
- **Mr. McCormack** thanked everyone on the OMCA Board as well as **Ms. Cederbaum** and her team for a great year.

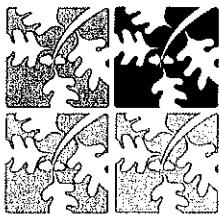
The regular OMCA Board meeting was adjourned at 9:00 pm.

Respectfully submitted: Brigitte Warren, Event and Administrative Coordinator

Action Items:

Staff:

Board:



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

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Virginia Thomas, Co-Chair ~ Bill McCormack, Co-Chair,
Jervis Dorton, Architectural Committee Chair ~ Jonathan Edelson
Paul Verchinski ~ Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

**April 28, 2015
Oakland Mills Board of Directors Meeting
7:00 p.m. at The Other Barn**

7:00 p.m. Opening of meeting

- Approve the agenda for tonight's meeting
- Approve the minutes from the March 10, 2015 meeting

7:05 p.m. Resident Remarks

7:10 p.m. Discussion with Howard County Council Members, Entire Board

- Topics: Bridge Columbia
Housing: Restore Village Revitalization Loans
Neighborhood Stabilization Program
NT Zoning – flexible zoning, outparcels, MIHU
Marketing Oakland Mills, holistic view of OM
Schools, proposal to provide a bus for Verona complex students
Stress on schools, need for para-educators especially w/
new elementary model in 2 OM schools.

8:45p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack

**8:55 p.m. Manager's Report
Discussion/Vote FY16 OMCA Budget**

9:10 p.m. New Business

9:20 p.m. Board Bulletin Board

9:30 p.m. Adjourn

Upcoming Events:

April 29, 7:00 p.m. State of our Schools

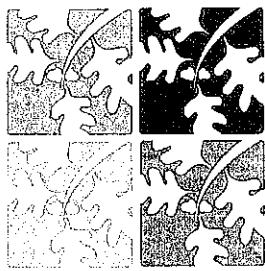
May 12, 7:30 p.m. Board Meeting

May 26, 7 p.m. Board Meeeting

May 28, 6:30 p.m. "Paint the Night Away"

June 9, 7 p.m. Board Meeting

June 14, 5 p.m. Jazz in the Mills Presents Lavenia Nesmith in Concert



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April 14, 2015

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:11 pm.

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

Also Present: Gerry Witte, Chair, OM Public and Open Space Advisory Committee

Absent: Tawania Williams

Opening of Meeting

- **Ms. Thomas** motioned that the agenda for April 14, 2015 (ATTACHMENT "A") be approved. **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- **Ms. Wisniewski** motioned to accept the March 24, 2015 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Dorton** seconded and the motion passed (6-0-0).

Resident Remarks

- Gerry Witte, Chair of the OMCA Public and Open Space Advisory Committee, distributed an update from the Committee (ATTACHMENT "C").
- **Ms. Thomas** thanked Mr. Witte for his work on the committee. She stated that the OMCA Board has drafted a letter to Milton Matthews complementing the CA Open Space Committee (ATTACHMENT "D").
- **Mr. Avery** asked Mr. Witte to confer with him regarding CA budget requests

Bridge Columbia

- Sally Ryder, Friends of Bridge Columbia, gave background information about her involvement with Bridge Columbia. She stated reasons why a bicycle bridge and a transit bridge is needed. She also stated cars on the bridge would be detrimental.
- Karen Gray, OM resident and Friends of Bridge Columbia committee, saw a map in the OMCA VCCP that had a picture of a car bridge. She was concerned as this is not something Bridge Columbia is

interested in.

- Fred Gottemoeller, Friends of Bridge Columbia, stated that County Executive Kittleman did commit to doing something with the Bridge. \$513, 000 was already committed in 2013. Mr. Gottemoeller stated the money should go into engineering and not into small enhancements of the Bridge. Bridge Columbia is asking for the OMCA Board's support in their request of \$715,000 in the County's FY2017 Capital budget.
- April 20, 2015, Bridge Columbia, will be providing a tour of the bridge for Diane Wilson, Chief of Staff to the County Executive.
- Bridge Columbia does not want to see a vehicular bridge. Distributed "Analysis of Proposed County "Planning Process" and Vehicular Bridge Option" (ATTACHMENT "E").
- **Mr. Dorton** asked what the difference was between having cars on the Bridge and not having cars.
- Mr. Gottemoeller responded that not having cars on the bridge would hopefully inspire people to use public transit and provide transit users a shortcut. Oakland Mills has the ability to be a transit hub.
- **Mr. Verchinski** would be very much against cars on the bridge.
- **Mr. Edelson** stated that the bridge should be transit bus and pedestrian only. He expressed concern about the traffic. He suggested using circulator buses similar to what is used in Baltimore or D.C.
- **Ms. Thomas** mentioned possibly building a structure that would have the capacity for cars next to the other transit/pedestrian/bicycle bridge.
- **Mr. Dorton** stated that developers might not be interested in Oakland Mills if there is no car transit.
- Mr. Gottemoeller responded that the transit bridge is the first step.
- Resident Evenly Mogren distributed a document from BikeHoward supporting a transit/pedestrian/bicycle bridge (ATTACHMENT "F").

Thunder Hill Road (175) to Whiteacre Streetscape Discussion

- Howard County Traffic and Engineering is seeking OMCA's requests regarding Thunder Hill Road; on street parking, bike lanes, raised medians.
- Resident Sandra Braxton Riley would like raised medians for beauty and street calming. She does not want additional parking.
- **Mr. Edelson** was not certain why it had to be an either/or situation as it seems the road could handle all three options.

An agreement was made that there would 1) Raised landscaped median from Thunder Hill Road from Route 175 to Twin Knolls Road and colorful painted bike lanes 2) on-street parking and colorful painted bike lanes from Twin Knolls Road to Timesweep and 3) raised median with a pedestrian refuge island and colorful painted bike lanes from Timesweep to Whiteacre. In addition we would request that the cement median at the Thunder Hill (North/175) entry be a grass raised median w/landscaping to mirror the look of the proposed Thunder Hills (South/175) side. **Ms. Thomas** motioned to accept the three proposed suggestions. **Mr. Edelson** seconded and the motion passed (6-0-0).

Discussion on Topics for April 28 meeting with County Council

- Discussion regarding additions to the letter with requests for County Council (ATTACHMENT "G").
- **Mr. Edelson** requested restoring revitalization loans for homeowners
- **Mr. McCormack** stated that he would like to ask Tom Carbo about revitalization of homes.
- The OMCA Board would like the County to help them put together an incentive package within three months to help OMCA attract potential investors. This effort should be coordinated with Diane Wilson.
- **Mr. Verchinski** stated that some thought should be given to outparcels with regard to New Town zoning.
- A discussion regarding New Town Zoning and how it fits into current and future development ensued.
- Mr. McCormack discussed NT Zoning with regard to MIHU requirements.

- **Mr. Edelson** discussed the need for busing for children who were redistricted from TSES to SFES. He referred to the Education report that has the policy proposal included. (ATTACHMENT "H").

Columbia Council Report

- Nothing has been done after two years with the Inner Arbor Trust. The CA Board has sent a letter to the Trust stating that they want something done by the summer.
- **Mr. Avery** stated that the final draft of the Abandoned and Vacant Property Policy has been distributed. He read over some of the changes. **Mr. Verchinski** asked how much money CA was allotting in their budget to implement items this policy. **Mr. Avery** stated that an amount has not been assigned yet, but will find out more information.
- **Mr. Avery** stated that the CA is in the process of changing the CA By Laws to include their new address.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "I").

Committee Reports

Education

- **Mr. Edelson** distributed his report (ATTACHMENT "H"). **Ms. Warren** and he met with Diane Martin from HCPSS regarding the April 29th State of Our Schools Town Hall meeting. He explained the April 29th Town Hall agenda. There is a flyer being distributed.

Architecture

- **Mr. Dorton** stated that the Exxon station owner was given non-residential guidelines that were written with the current village center in mind.

New Business

- **Mr. Verchinski** had sent to the OMCA Board the information regarding the Solar Co-op. This would allow residents to get solar on their rooftops at a 25% discount. **Mr. Verchinski** asked for approval from the Board to work with Jeremy Sharfenburg from the CA and have a couple of meetings with residents to see who might be interested. **Ms. Thomas** motioned to approve **Mr. Verchinski** working with Mr. Sharfenberg. **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- **Ms. Wisniewski** wanted to restate the OMCA Board's official position that they would present to the County; they would like a Bridge with transit, pedestrian crossing and bicycles.
- **Mr. Edelson** motioned to put forth the proposed policy, "Any HCPSS student who, due to the Board of Education policy or school system determination, attends a school further from his or her home than the nearest school serving his or her grade level shall be entitled to transportation provided by HCPSS regardless of distance from home to school." **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the letter written to Milton Matthews (ATTACHMENT "D"). **Mr. Edelson** seconded and the motion passed (6-0-0).

Board Bulletin Board

- **Ms. Warren** announced events the will be occurring on Election Day. The Plant sale will begin at 9am. There will be an Election Day kid's carnival in the Loft which will be held from 1pm to 3pm.
- **Mr. Edelson** added that SFES PTA will be selling hot dogs and other goodies at the carnival.

The regular OMCA Board meeting was adjourned at 9:59 pm.
Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items:

Staff: Ms. Cederbaum to draft letter to Councilman Ball regarding the decision on the Thunder Hill to Whiteacre Streetscape.

Board: Mr. McCormack to draft a letter to Mr. Carbo and Mr. Kittleman regarding the County purchase of a home on Commitment Court.



Attachment C

Village: Oakland Mills
 Fiscal Year: FY 2016
 Date Prepared: 28-Apr-15

BOARD APPROVED OPERATING BUDGET

	Budget FY 2016	Budget FY 2015	Estimate FY 2015
REVENUES			
1 CA Assessment Share	391,776	383,028	390,874
A. CA Base Assessment	353,442	343,214	343,214
B. CA Medical Reimbursement	35,969	39,814	34,630
C. Other CA Reimbursement	2,365	0	13,030
2 Lease & Rental	175,584	171,545	174,250
A. Room Rentals	154,784	152,795	153,000
B. Leases	18,800	18,250	17,250
C. Retained Deposits	2,000	500	4,000
3 Tuition & Enrollment	300	550	220
A. Classes	300	250	120
B. Camps	0	0	0
C. Other	0	300	100
4 Interest	100	100	100
5 Special Events	18,500	10,700	21,000
6 Fees	550	570	610
A. Copier	30	50	30
B. Late Fees	0	0	0
C. Postage	0	0	40
D. Notary	220	220	280
E. Other	300	300	260
7 Miscellaneous	1,820	1,240	1,725
A. Sales	1,810	1,240	1,720
B. Newsletter Ads	0	0	0
C. Catering/Food Service	0	0	0
D. Other	10	0	5
8 Gain/loss on Disposal of Asset			
Total Income	588,630	567,733	588,779

Village: Oakland Mills

Fiscal Year: FY 2016

BOARD APPROVED OPERATING BUDGET

	Budget FY 2016	Budget FY 2015	Estimate FY 2015
EXPENSES			
9 Staff Salaries	299,000	292,270	298,080
10 Janitorial Wages	5,600	5,000	5,520
11 Contract Labor	40	450	36
12 Payroll Benefits	63,000	55,000	63,020
13 Payroll Taxes	26,000	29,100	24,880
14 Janitorial Expense	45,300	45,010	44,810
A. Cleaning Service	22,070	22,800	22,070
B. Setup & Breakdown	18,050	16,780	17,750
C. Floors, Carpets and Windows	350	600	350
D. Supplies	4,830	4,830	4,640
15 Fees	10,700	18,200	10,430
A. Accounting	0	0	0
B. Legal	3,000	5,000	2,750
C. Performance	0	0	0
D. Audit	0	0	0
E. Web	2,000	8,000	2,000
F. Other	5,700	5,200	5,680
16 Operating Expenses	9,140	6,180	9,845
A. Office Supplies	0	0	310
B. Program Supplies	5,000	3,500	5,010
C. Cost of Goods Sold	240	180	220
D. Postage	3,400	2,100	3,400
E. Staff Development	500	400	680
F. Catering/Food Service	0	0	0
G. Other	0	0	225
17 Business Expenses	3,150	3,350	2,470
A. Mileage	950	1,000	910
B. Food (Business Meals)	1,600	2,100	1,200
C. Other	600	250	360
18 Insurance	9,000	7,000	6,960
19 Advertising	7,900	6,600	9,755
20 Newsletter	19,300	22,000	19,130
21 Other Printing	8,000	5,000	10,000
22 Donations/Contributions	4,000	3,000	3,000
23 Special Events	20,000	17,610	23,680
24 Taxes	380	380	390

25 Utilities	39,820	36,400	38,210
A. Gas & Electric	32,770	29,500	31,500
B. Water & Sewer	1,850	1,800	1,620
C. Telephone	5,200	5,100	5,090
26 Repairs & Maintenance	15,800	19,410	15,450
A. Building	13,000	15,000	12,900
B. Equipment	2,800	4,410	2,550
C. Rental	0	0	0
D. Vandalism	0	0	0
E. Other	0	0	0
27 Furniture & Fixtures	2,500	2,000	2,450
28 Total Expenses Before Depreciation	588,630	573,960	588,116
29 Depreciation	2,360	2,761	2,360
30 Total Expenses	590,990	576,721	590,476
 Increase/(Decrease) in Unrestricted Net Assets	 -2,360	 -8,988	 -1,697