



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



February 13, 2018

OMCA Regular Board Meeting

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

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

Absent: Lynn Engelke

Also Present: See resident list.

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the January 23, 2018 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Gottsagen** seconded, and the motion passed (6-0-0).
- **Ms. Wisniewski** motioned to accept the February 13, 2018 agenda (ATTACHMENT "B"). **Ms. Gottsagen** seconded. **Mr. Edelson** motioned to amend the agenda to move the OSAC committee report before New Business, and the amendment motion passed (6-0-0). The Board voted and approved the amended agenda (6-0-0).

Resident Remarks

- Krista Threefoot, president of the Stevens Forest Elementary School PTA, expressed concerns about Howard County School District's plans to dedicate 97 seats of the new Talbott Springs Elementary School to an immersion program. The program would bring in students from areas outside of Oakland Mills, taking up space that could be given to SFES students who live closer to TSES and allowing for continued crowding at SFES.
- **Mr. Edelson** responded that he would address the issue in his Board Chair report later in the meeting. He said the Board would discuss what actions should be taken. **Ms. Gottsagen** added that her experience as a teacher at SFES during the last redistricting showed how important it was to keep OM students in their respective schools.
- Ms. Threefoot said pre-k data does not count towards capacity calculations, meaning that on paper, it does not look like OM schools are overcrowded, but in reality there are more students at the schools than it appears.
- **Ms. Thomas** said the County council and County Executive Kittleman should be made aware of the situation and that the Board should call for equity for OM students. **Mr. Edelson** responded that at least one councilmember and one Board of Education member were not aware of the immersion program

until recently. Both are concerned about the proposal.

- Ms. Threefoot said she and other Title I school PTA Presidents are hoping to form a group to advocate for their schools.

New Business

Bridge Columbia

- Speaking on behalf of Friends of Bridge Columbia, Cathy Spain updated the Board on the activities of the organization and its priorities for 2018 (ATTACHMENT “C”). She reported that the bridge still needs paint and lighting. She said that the County reported that lights will be installed next week, but that they are still waiting for the side lights to arrive. The County also said it is waiting for the weather to improve before painting the bridge.
- Ms. Spain referred to a map of four proposed transitways and discussed advantages and disadvantages of each proposed route. She said that the County Office of Transportation’s consultant, KFH Group, advised the use of surface streets for the transitway. Ms. Spain pointed out that the fourth transitway option, which would also make use of surface streets, would entirely bypass Oakland Mills, an issue the Board might want to address.
- Ms. Spain said Friends of Bridge Columbia supports the transitway. She said the organization has written to the County requesting the transitway be included in the Priority Transportation Letter it will send to the State Department of Transportation. The Maryland Department of Transportation plan is currently being developed. It will be a 5-year plan and should include discussion of the transitway.
- Ms. Spain said the County’s 10-15 year planning timeline is too long. She suggested that the Board consider the transitway in terms of Village redevelopment, including possible increased population density and transportation needs.
- Ms. Spain said the organization is thinking of building a coalition. She said the County could start implementing the transitway using existing bus routes and be marketed as the transitway. A hearing is scheduled for March 19, 2018, and members of Friends of Bridge Columbia will be testifying.
- **Ms. Wisniewski** mentioned the County’s survey of users of the pedestrian bridge and the surprising results. She suggested that those statistics be used in the Friends of Bridge Columbia’s presentation to the County.
- Bob Bartolo of Friends of Bridge Columbia reported that the leasing director of Howard Hughes Corporation, Karen Cherry, says that one of the first questions a corporation asks when considering leasing downtown property is access to transit and biking paths. He said Millennials would like to be able to bike to work and have access to nearby businesses.
- **Mr. Edelson** suggested there was a route that could serve Blandair Park which would allow only transit vehicles. **Mr. Bartolo** said that the traffic issue near homes is a perception issue and that good marketing could effectively persuade residents that the transitway is a positive thing. **Mr. McCormack** suggested using examples of other communities that have successfully implemented similar transitways to convince individuals and officials.
- **Ms. Thomas** asked if Friends of Bridge Columbia would be making presentations to other Columbia village boards. Ms. Spain answered that the organization planned to. She said that support was sometimes lukewarm and that the organization needed to find a way to engage other villages. She suggested that the villages designate a representative to work with Bridge Columbia. Ms. Spain and members of the Board made suggestions of other organizations that could be lobbied to support the transitway.
- Mr. Bartolo said the transitway will not solve all of Columbia’s congestion issues, but it will give Columbia residents access to local services and businesses. **Ms. Thomas** mentioned Columbia Association’s lack of downtown parking spaces and how the transitway would help alleviate the problem.
- **Mr. Edelson** asked if there was anything Friends of Bridge Columbia needed from the OM Board. Ms.

Spain said no, that it was premature to ask for help right now. She said the Board may want to be included in Bridge Columbia's letter to the county and might want to participate in the March 19th hearing.

- **Ms. Thomas** asked that Ms. Spain meet with her later to discuss CA's involvement in supporting the transitway.
- Mr. Bartolo said CA could contribute land to the project and should be more involved. **Ms. Cederbaum** asked who owns the right-of-way. Mr. Bartolo said CA owns it.

Committee Report—Open Space Advisory Committee

- Gerry Witte, co-chair of OM's Open Space Advisory Committee, presented an update on the committee's status (ATTACHMENT "D"). He said the committee has renewed efforts to meet with CA Open Space Management Director Dan D'Amore every two months. He praised CA's Open Space Assessment Report and expressed the committee's desire to ensure the CA Board updates the status of the report every three months. He reported that there is much work to be done for the Watershed Advisory Committee and emphasized the need for more participation in the committee.
- Mr. Witte asked for the Board's feedback on a possible resident discussion on Open Space issues. **Ms. Thomas** asked if the committee wanted the discussion to include an educational presentation. Mr. Witte said that might be a good idea for later, but that the committee wanted to take things slow and try resident discussions to see how they went. **Mr. Edelson** said he thought it was a great idea to seek resident input. **Ms. Cederbaum** said Mr. Witte could talk to her about scheduling the Other Barn for the discussion.
- **Mr. McCormack**, co-chair of the OSAC, mentioned the OM website section for the committee and what documents could be found on it. He reported that Mr. D'Amore said that OM's OSAC should get credit for persistently requesting information that led to the Open Space Assessment. He also thanked Mr. Witte for his work on both the assessment and the OSAC.
- **Ms. Thomas** suggested that the OSAC look at the budget and the percentage of the CA budget that was going towards Watershed and other CA Open Space projects.

Return to New Business

Housing Committee Goals and Plans

- **Mr. Edelson** reviewed the issue and referred to the recently passed Adequate Public Facilities Ordinance.
- **Mr. McCormack** reviewed the history of the housing goals and plans (ATTACHMENT "E"). The document was accepted by the OM Board in August 2016. **Mr. McCormack** discussed his plans to present these goals and plans with County officials. One obstacle to County plans for changes to the Verona is the purchase contract that limits any redevelopment until 2023.
- **Mr. McCormack** reported that Howard County Commission Executive Director Peter Engel said he would take under advisement more equitable distribution of County housing properties east and west of Rt. 29.
- **Mr. McCormack** suggested three points of emphasis:
 - deconcentration of County subsidized housing
 - development of a comprehensible plan for all County subsidized housing
 - promoting changes to the housing voucher program
- **Mr. Edelson** said he thinks the goals are still comprehensible and appropriate. He said the only thing he would adjust with the Baltimore voucher program is the use of websites ranking schools. He said the more objective meal assistance statistics should instead be used.
- John DiTomasso, co-chair of the OM Housing Committee, asked if the Board objected to anything on the Housing Goals and Plans document. In response, **Mr. Verchinski** motioned to reaffirm the Oakland

Mills Housing Committee Goals and Plans that were last affirmed on August 9, 2016. **Mr. McCormack** seconded. A discussion ensued.

- A resident asked if the committee could act to end the fee-in-lieu program. **Mr. McCormack** said he talked to the County and suggested that a database be created showing fee-in-lieu usage and, based on the results, recommend termination of the program.
- **Ms. Thomas** said the Board asked for a local evaluation of the fee-in-lieu program and asked if the Village still had that information. **Ms. Cederbaum** answered that it does and that she will find it and send it to the Board.
- **Ms. Wisniewski** questioned the Housing Goals and Plans' first point under the Village Center Community Plan. She said there is a movement toward development of more rental property. A discussion ensued, but no changes were made to the Goals and Plans.
- **Mr. Edelson** asked if the Board wished to conduct an emergency vote on the Housing Goals and Plans. **Ms. Thomas** asked if delaying the vote would cost time to discuss the goals and plans with County officials. **Mr. Edelson** said yes.
- **Ms. Thomas** motioned to wave Board policy and conduct a vote on the Housing Goals and Plans New Business item. **Mr. Wisniewski** seconded, and the motion passed (5-1-0).
- The Board voted on the motion to accept the OM Housing Goals and Plans, and the motion passed (5-0-1).

Board Chair Report: *Amended Adequate Public Facilities Bill*

- **Mr. Edelson** introduced the Amended Adequate Public Facilities Bill, which was recently passed by the Howard County Council. **Ms. Thomas** asked if the Board should oppose one of the amended sections. She said County Executive Kittleman had until Friday to veto the bill. A discussion ensued about what the Board should recommend to the County Executive.
- **Mr. Edelson** suggested sending a letter to County Executive Kittleman to ask for clarification of the section in question.
- A resident asserted that clarification would not be enough and said that the Village needed the assurance that it will not be adversely affected by the changes to the bill.
- **Mr. Edelson** said that the letter should also be sent to all applicable County officials. He summarized the points that should be included in the letter:
 - Oakland Mills was built to a plan for housing and schools
 - The Village needs high-end development for the commercial survival of the Village Center. The amended Facilities Ordinance bill limits development.
 - The County is letting the Board of Education drive development and real estate.
 - Make sure students are in buildings, not trailers.
- Mr. DiTomasso pointed out that bringing in students from higher socio-economic demographics might actually raise the rankings of OM schools.
- **Mr. McCormack** asked if the County Executive had vetoed or signed the bill into law. **Ms. Cederbaum** said she would find out.
- **Ms. Thomas** said the Board would probably need to use the word "veto" to call the attention to the issue. The Board agreed to use the word "veto" in its letter to County officials.

CCR Report

- **Ms. Thomas** presented to the Board CA's proposed walking path to the Chrysalis. She pointed out that thought the path connects Little Patuxent Parkway to the facility, it loops around the area. She suggested a more direct path. Another option was to create a path that skirted the edge of Merriweather Pavilion. **Ms. Thomas** said she is pursuing the issue because the Inner Arbor Trust is asking CA for funds to develop the path. **Mr. Edelson** asked if there were any plans to connect the Library, Toby's Diner, and attached road to the Chrysalis. **Ms. Thomas** responded that CA has no plans to create a pathway in that

area.

- Concerning the Neighborhood Centers, **Ms. Cederbaum** asked if there would be something for the Board to look at before the CA April 12th meeting. **Ms. Thomas** said there would be.
- **Ms. Thomas** reported that CA continues to work on the Commercial Covenants issue.
- **Ms. Thomas** said the CA Board would be discussing closure of athletic facilities. She said the swim center in Wilde Lake would be closed again this summer. Money is needed to maintain facilities.
- Residents asked about the ice rink. **Ms. Thomas** said that the roof and ice maker were replaced. She said representatives visited the rink and viewed the changing area. As a result, CA has decided to fix the area. She said CA thinks Oakland Mills does not want an additional rink. Board members said they did not think OM had ever said the Village did not want an additional rink.

Manager's Report

- **Ms. Cederbaum** referred to her printed Manager's Report (ATTACHMENT "F").

Committee Reports

Safety and Security

Ms. Gottsagen referred to the printed Safety and Security report (ATTACHMENT "G").

Bulletin Board

- **Ms. Gottsagen** reminded everyone of Coffee with a Cop on March 8th.
- **Mr. Edelson** thanked the PTA Council of Howard County and its President, Vicki Cutroneo, who responded immediately to his letter concerning a troubling social media post.
- **Mr. Esoldo** said that the Public Space Committee will have its first meeting on February 26th at 7:30 p.m. and asked **Ms. Cederbaum** to advertise the meeting.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:33 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from Feb. 13, 2013:

Board: Mr. Edelson to write to County Exec. asking him to consider a VETO of CB1

Mr. Esoldo – hold PS Committee meeting on Feb. 26 at 7:30 pm

Staff: Ms. Cederbaum, draft letter to county for inclusion of transitway in Priority Transportation letter to state.

Ms. Cederbaum, publicize PS committee meeting

Action Items from January 23, 2018

Board: Mr. Esoldo will provide street sweeping/street tree removal/replacement recommendations to board/county on behalf of Public Space committee

~~Staff: Ms. Cederbaum to ask Ms. Robinson to attend the 2/13 Board meeting to discuss the Watershed Advisory Committee "storm drain stenciling proposal" and the status of recommended OMCA projects identified in the 2009 Versa Report.~~

~~Ms. Cederbaum: Update Election Calendars to add Covenant Compliance dates. Add Claudia Hollywood to election monitor committee list.~~

~~Ms. Cederbaum: Email Marty Oltmanns, CA Aquatics and indicate board vote to support removing climbing wall at Thunder Hill Pool and replacing with diving board – based on survey results that he already has.~~

~~Ms. Cederbaum: Contact Phil Nichols, Howard County Administration, and ask about bridge lighting plan.~~

Action items from January 9, 2018

Board:

Mr. Edelson and Ms. Cederbaum, draft streetscape letter to County

~~Mr. Edelson and Ms. Cederbaum, prepare testimony for CA Budget Hearing and present on 1/18/18~~

Board – solicit inputs to Mr. Esoldo for Public Space

Staff:

~~Ms. Cederbaum, find out about receiving and distributing property lists from CA~~

~~Ms. Cederbaum – contact Mr. Matthey about ground stakes off Patchin Court~~

~~Ms. Cederbaum – send Election Guidelines to residents~~

Action Items from December 12, 2017

~~Board: Mr. Edelson – send HOA Roadway survey to other board chairs~~

Communications Committee – discuss positive OM - PR

~~Board members – visit property for 15-day violation~~

Staff: ~~Ms. Carpenter/Ms. Cederbaum – create and send a diving board or climbing wall survey to the listserv.~~

~~Ms. Cederbaum – submit \$100 donation to GoFundMe for Thunder Hill family~~



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Virginia (Ginny) Thomas, Columbia Council Representative

January 23, 2018

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

Present: Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Chris Esoldo; Bill McCormack Jr.; Paul Verchinski ; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant (7:04).

Absent: Judy Gottsagen

Also Present: See resident list. Milton Matthews, President/CEO of Columbia Association

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the January 23, 2018 agenda (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Ms. Wisniewski** motioned to accept the January 9, 2019 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Engelke** seconded, and the motion passed (5-0-1).

Resident Remarks

- Resident Sheila Robinson, OMCA's CA Watershed Committee Representative, proposed three projects to the Board. Each project would be implemented in each of OM's neighborhoods (Talbot Springs, Stevens Forest, and Thunder Hill). The projects would include stenciling a storm drain in each neighborhood which would help to identify which houses drain into the storm drain. CA would also pull invasive plants and replace those plants with new plants at the drain site. Storm drains would be chosen based on public visibility since the purpose of the project is to educate residents and others. Ms. Robinson asked for the Board's support to speak with CA Watershed Manager John McCoy about the project. Resident Gerry Witte mentioned a 2009 CA watershed report and asked Ms. Robinson what the status was on OM sites that were given high priority. **Mr. Edelson** asked that Ms. Robinson research the answer to that question and report it at either the February 13th or February 27th Board meeting. **Mr. Edelson** suggested that the Board give Ms. Robinson verbal support to find out more information about the concept of the project, allowing time for details of the projects to be gathered and reported at a future Board meeting. The Board agreed to support an exploratory conversation between Ms. Robinson and Mr. McCoy about the feasibility of the project and what it would involve. Ms. Robinson said she will report further details on the project at the February 13th Board meeting.
- Resident John DiTomasso spoke of his disappointment of the cancellation of a meeting he was to be a part of with Councilman Dr. Calvin Ball and OM Housing Committee Chair, Bill McCormack. His concern was that he was informed by Mr. McCormack that the meeting was canceled the night before it was scheduled; and he questioned the Board's reasoning for asking that the meeting be canceled. He

urged the Board to continue to work toward cohesiveness and not let any divisiveness take away from its advocacy for Oakland Mills.

- Resident Gerry Witte thanked Columbia Association and Milton Matthews, Chairman/CEO of Columbia Association for the excellent job that was done on the Open Space Assessment.

New Business

County Street Sweeping

Mr. Edelson explained the difficulties associated with leaves and other debris in the streets. **Mr. Esoldo** said he would like to work with OM's Public Space committee to resolve the issue. He suggested two solutions. The first would be a short-term solution: increase the frequency of street sweeping. The second would be a long-term solution: ask the County to replace trees that are damaged or dying. He said the County was having difficulty keeping trees trimmed and removing dead trees and that the problem would only get worse as Columbia's trees aged. **Ms. Wisniewski** asked who should be contacted in the County. **Ms. Cederbaum** said to contact Kris Jagarapu, Deputy Chief of the County's Bureau of Highways Locations and Contacts. **Ms. Wisniewski** suggested that the diseased Emerald Ash tree removal and replacement program could be expanded to include removing and replacing the gum trees. **Ms. Cederbaum** stated that the County currently has a schedule to sweep streets four times a year. **Mr. Esoldo** discussed leaf suctioning and said he would suggest that the County look into leaf suctioning. Leaf suction machines could also be used to clean up gum balls. **Mr. Edelson** said leaf suctioning has been on the Board's County budget request every year. **Mr. Edelson** and the Board agreed that no formal vote was needed. All voiced support for **Mr. Esoldo** to pursue the issue through the Public Space committee before returning to report to the Board.

Old Business

Oakland Mills Election Guidelines & Regulations, Election Calendar, and Election Committee Members

- **Mr. Edelson** reviewed the Election packet approval process and referred to the printed Election packet materials (ATTACHMENT "C").
- **Mr. Edelson** said that there had been no additional resident or Board feedback about the Election Guidelines the Board had discussed at the January 9th Board meeting. Accordingly, no changes had been made to the guidelines since the Board's revision at the last Board meeting.
- **Ms. Cederbaum** said CA will send out the resident list as usual this year, but in the future, only soft lists would be sent, not hard copies. CA will also include wording to residents during the annual assessment fee mailing about how the list might be used. **Ms. Cederbaum** said she asked for confirmation that OM could distribute the list of voters to the County. CA said it would get back to her.
- The Board discussed the Election Committee Member list. **Ms. Thomas** and **Ms. Cederbaum** said that Claudia Hollywood should be added to the list.
- Concerning the election calendar, **Mr. Edelson** requested that the covenant compliance timeline that the Board agreed on previously be worked into the calendar. **Ms. Cederbaum** said she would revise the calendar and send it to the Board.
- **Mr. Wisniewski** motioned to approve the election packet consisting of the Election Guidelines, calendars (to include the covenant compliance timeline revision), and committee members list. **Ms. Engelke** seconded, and the motion passed (6-0-0).

Thunder Hill Pool Climbing Wall Survey Results

Mr. Edelson reviewed the history of the climbing wall. **Ms. Cederbaum** reported the results of Oakland Mill's email survey. 58 people voted. 31 people supported reinstalling the diving board. 17 people voted to keep the climbing wall. 10 people said they had no preference. **Mr. Verchinski** moved to send a letter to CA requesting that the diving board be reinstalled at the Thunder Hill Pool for the next

season. **Mr. Edelson** seconded, and the motion passed (4-0-2).

Board Chair Report

- **Mr. Edelson** reported on the testimony he gave at the CA budget meeting.
- **Mr. Edelson** thanked Oakland Mills resident Heidi Knott, who also spoke for OM.
- **Mr. Edelson** asked that a Weis Tuesday Senior Citizen discount be sent out to Oakland Mills residents. **Ms. Cederbaum** said it could be sent out in the e-news.
- **Mr. Edelson** reported on the OM education committee's meeting. The committee agreed that something should be done about negative media coverage of OM schools. The committee suggested that OMCA send an official letter to the editor. The committee also suggested that a list of positive happenings at the schools be included in the letter.
- **Mr. Edelson** said the principals of Oakland Mills High School and Oakland Mills Middle School asked to meet with him for a follow-up discussion on the schools' community meeting held last year. The schools would like to share math program success and promote the schools in the OM community more. **Mr. Edelson** suggested that another school community meeting be held on a non-Board night at a later time so that families can attend.
- **Mr. Edelson** said the committee suggested that the schools share a regular alumni feature. The committee also discussed a community effort to spread good news.
- **Mr. Edelson** said the committee discussed High School 13 and its impact on Oakland Mills. The location and timeline of the school has not yet been decided upon. Rockburn Park has been eliminated as a suggested site for the school. Mission Road had been dropped as a suggested site but was brought back as a possible site. Troy Hill Park has also been added as a possible site. **Mr. Edelson** said Elkridge and Jessup both continue to push for the new school to be located in their areas.
- **Ms. Thomas** asked if the Savage area was joining Jessup in its efforts to get the new school. **Mr. Edelson** answered that the "Why Not Jessup" group includes Savage and other communities in the area. **Ms. Thomas** said other school districts are building schools faster and cheaper. She said she would speak with HCPSS school board candidates about the issue.
- **Mr. Edelson** mentioned that, concurrent with the OM Board meeting, HCPSS Superintendent Martirano was meeting with the community at OMHS and that an OM education committee member was attending and taking notes.

CCR Report

- **Ms. Thomas** thanked Columbia Association CEO/President Milton Matthews for attending OM's Board meeting and being responsive to facility maintenance and repair issues.
- **Ms. Thomas** shared with the Board an update on CA's exploration of a CA climate advisory committee [ATTACHMENT "D"]. She said nothing has been decided yet and that the CA Board members are discussing with their respective village Boards the formation of this committee. She said the CA Watershed committee would be different from the climate advisory committee, but that some of the people on the Watershed committee might also be members of the climate advisory committee. She shared a draft of what the climate advisory committee's responsibilities might be. She said this committee's members would not be laymen but would have some kind of expertise in related climate advisory committee interests.
- **Ms. Thomas** thanked Heidi Knott, Mr. Edelson, and Ms. Cederbaum for attending the CA Budget meeting. She said there would be a resident speak-out on January 25th and that the CA Board would vote on the proposed budget on February 22nd. **Ms. Thomas** mentioned budget items under consideration, including whether to tear down or repair the Cedar Lane overpass and the costs associated with each option; the horse farm; Inner Arbor; and the Downtown Partnership. **Ms. Thomas** said that CA set aside money in the proposed budget for an update to the 6-year-old feasibility to reinvestigate a site for a new indoor pool. **Mr. Edelson** suggested that Ms. Thomas ask CA to look at the Talbott Springs Pool as an

indoor pool site to consider.

- **Ms. Thomas** talked about stream erosion. She suggested that CA come up with a plan to address the issue since stream erosion affects the community and not just individual homes.
- **Ms. Cederbaum** asked about the CA FY18 budget and the cash reserve and said clarification is needed as to the cash reserve cap in FY18. Mr. Matthews said that the excess cash reserves would be added to the contingency fund and be disbursed as per the CA vote on the contingency fund disbursement.

Manager's Report

- **Ms. Cederbaum** referred to her printed Manager's Report (ATTACHMENT "E"). She thanked all who attended the OM 50th Birthday planning meeting.
- **Ms. Cederbaum** said that Bridge Columbia would be attending OM's February 13th Board meeting to talk about their "moving forward" initiatives. She also said County Executive Allan Kittleman participated in the Maryland 24-hour Super Plunge for the Maryland Special Olympics along with the Howard County Police Department and others. County Executive Kittleman dedicated the 11th plunge to Bridge Columbia. **Mr. Verchinski** asked if a bridge dedication date had been announced yet. **Ms. Cederbaum** said no. Mr. DiTomasso asked if the bridge would be lit. **Mr. Edelson** said the lettering for the Bridge would not be lit until the Maryland State Highway department approved the lit signage. **Ms. Cederbaum** will ask if there will be lighting in the geodesic tubing or if the lighting is just along the interior base of the bridge.
- **Ms. Cederbaum** said she would add the entire Board to the email list for OM's 50th Birthday event planning.

Committee Reports

Safety and Security

Mr. Edelson referred to the printed Safety and Security report (ATTACHMENT "F"). Mr. DiTomasso asked about the status of the Farewell/Stevens Forest Rd. traffic circle. County Traffic Engineer Buck Bohmer told him construction of the traffic circle was still scheduled. **Ms. Cederbaum** said she confirmed with Jennifer Biddle, Chief of the Howard County Traffic Engineering Division, that the roundabout would be built in spring of 2018.

Bulletin Board

- **Mr. Verchinski** said that the Roundtable Annual Report will be sent to the governor and the Maryland general assembly soon. He said members of the Roundtable would be testifying on the Maryland aviation budget in the next two weeks and discussing with Maryland delegates any action that should be taken against the FAA. He said judges seemed to look favorably upon resident complaints about airplane noise. He said he felt that litigation was the only recourse.
- **Mr. Edelson** thanked Ms. Cederbaum and Brigitta Warren and others who attended the 50th Birthday planning meeting.
- **Ms. Engelke** thanked Mr. Edelson and Ms. Cederbaum for their support as she tried to resolve an issue on her street.
- **Mr. Esoldo** said he and Ms. Wisniewski attended a St. Vincent DePaul soup fundraiser to benefit people in need. He said that the organization does a lot of work in the OM community. He asked the Board if the organization's chili cook-off could be announced on OM social media outlets. The Board agreed.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:46 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from January 23, 2018

Board: Mr. Esoldo will provide street sweeping/street tree removal/replacement recommendations to board/county on behalf of Public Space committee

Staff: Ms. Cederbaum to ask Ms. Robinson to attend the 2/13 Board meeting to discuss the Watershed Advisory Committee "storm drain stenciling proposal" and the status of recommended OMCA projects identified in the 2009 **Versa Report**.

Ms. Cederbaum: Update Election Calendars to add Covenant Compliance dates. Add Claudia Hollywood to election monitor committee list.

Ms. Cederbaum: Email Marty Oltmanns, CA Aquatics and indicate board vote to support removing climbing wall at Thunder Hill Pool and replacing with diving board – based on survey results that he already has.

Ms. Cederbaum: Contact Phil Nichols, Howard County Administration, and ask about bridge lighting plan.

Action items from January 9, 2018

Board:

Mr. Edelson and Ms. Cederbaum, draft streetscape letter to County Board – solicit inputs to Mr. Esoldo for Public Space

Staff:

Action Items from December 12, 2017

~~Board: Mr. Edelson – send HOA Roadway survey to other board chairs~~

~~Communications Committee – discuss positive OM - PR~~

~~Board members – visit property for 15-day violation~~

~~Staff: Ms. Carpenter/Ms. Cederbaum – create and send a diving board or climbing wall survey to the listserv.~~

~~Ms. Cederbaum – submit \$100 donation to GoFundMe for Thunder Hill family~~

Action Items from November 28, 2017

Board

~~Mr. McCormack – contact Holly Court to get more specifics about paving, assessments, etc.~~

Staff:

Ms. Buie – provide the number of current foreclosed properties to board

Ms. Buie - investigate 6' fence options

~~Ms. Cederbaum – continue to gather villages' HOA parking information and incorporate Findings into a spreadsheet~~

~~Ms. Cederbaum – invite Mr. Engel (HC Housing Commission) to a January board meeting to discuss Verona~~

ACTION ITEMS FROM NOVEMBER 14, 2017

Board:

Ms. Thomas – Ask CA to investigate HOA roadway issue

Invite County DPZ to Board Meeting to discuss HOA roadway issue

Staff:

Ms. Cederbaum – ask village managers to poll HOAs about roadway ownership and financial ability to make repairs/maintenance/snow removal - ONGOING

Ms. Cederbaum – Contact Enterprise about Forest Ridge

ACTION ITEMS FROM OCTOBER 24, 2017

Board:

Committees – publicize meeting, solicit members

Staff:

Find out what the County requirements are to take ownership of HOA roadways

ACTION ITEMS FROM OCTOBER 10: - All complete

Board:

~~Oct. 24 meeting: Old Business Discussion on forest grove as presented by CA on 10/10.~~

~~Send Ms. Cederbaum suggestions for "Volunteer Donation" recipient(s).~~

Staff:

~~Ms. Cederbaum to provide Ms. Thomas with 5 years OM Cash Reserve history.~~

~~Ms. Cederbaum to revise Remote Attendance Policy and send to Board.~~

DRAFT



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**Oakland Mills Community Association
Village Board**

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

Board Members: **Board Chair**, Jonathan Edelson, **Board Vice-Chair**, Kay Wisniewski

Architectural Chair, Lynn-Steven Engelke, Chris Esoldo, Judy Gottsagen,
Bill McCormack Jr., Paul Verchinski

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors
Meeting Agenda
February 13, 2018
7:00 p.m.**

- 7:00 p.m. Opening of meeting**
Approve Minutes from January 23, 2018 Board Meeting
Approve Agenda for February 13, 2018 Board Meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**
Presentation from "Bridge Columbia" committee (30 min)
Oakland Mills Housing Committee's Goals and Plans, Board Discussion (20 min)
- 8:00 p.m. Board Chair Report, Jonathan Edelson (10 min.)**
- 8:20 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min.)**
- CA to assume responsibilities for Commercial Covenants in the Columbia Community discussion on March 8 at 7:30pm at CA headquarters, 6310 Hillside Ct. Suite 100, Columbia, MD 21046 also discussion of the HC MD Development Regulations Assessment and Annotated Outline.
March 22, Report from the CA Rep to The Inner Arbor Trust Board of Directors
April 12, CA plan for the Neighborhood Centers discussion and briefing for the plans for the Athletic Club Closure
- 8:30 p.m. Manager's Report, Sandy Cederbaum (10 min.)**
Staff update
CA/Village Management Contract update
Nominations for Volunteer(s) of the Year
Date for Volunteer of the Year Reception
- 8:40 p.m. Committee Reports (10 min.)**
Open Space Advisory Committee, Gerry Witte & Bill McCormack
- 8:45 p.m. Board Bulletin Board (5 min.)**
- 8:50 p.m. Adjourn**

Upcoming Events – for event details go to <http://oaklandmills.org>

All events are held at The Other Barn unless otherwise noted

Feb. 20, Election Packets available for pick-up

Feb. 23, 10 a.m., Lively Arts For Little Ones presents Mr. Jon and Friends

Feb. 26, 7 p.m., Candidate Information Session

Feb. 27, 6 – 7 p.m., OMCA Education Committee

Feb. 27, 7 p.m., OMCA Board Meeting

DRAFT

**Presentation on Bridge Columbia
to the
Oakland Mills Village Board**

February 13, 2018

The purpose of this presentation is to provide an update on the activities of Friends of Bridge Columbia and to identify our priorities for 2018.

New Pedestrian/Bicycle Bridge

1. We look forward to the official opening of the new pedestrian/bicycle bridge over Route 29. It is our understanding that the bridge will be named Bridge Columbia and we hope to have an opportunity to participate in an opening ceremony.
2. We have communicated with the County suggesting that the appearance of the bridge would be greatly enhanced if the concrete below the new tubing was painted. We understand the Oakland Mills Village Board has also commented and we thank you.
3. We have requested an update on the expected completion date of the bridge.

Transit Development

1. We believe the rehabilitated pedestrian/bicycle bridge and pathway improvements are successful outcomes but we are disappointed that the transit component of our bridge proposal was not realized. With the ongoing development in Downtown Columbia and the concomitant traffic congestion and parking demand, we believe transit in Columbia is an important priority.
2. We support transit options in Columbia that will be available in a reasonable timeframe. Columbia cannot wait 10 to 15 years for a modern and effective transit system, which is the time frame under consideration by County planners.
3. We support a transit corridor across Route 29 through Oakland Mills that unites east and west Columbia and takes advantage of the rights-of-way contained in the Final Development Plans for Columbia that were originally intended to support a separate minibus transit network.
4. Our advocacy for a transit corridor now coincides with the County's exploration of the need for a high-frequency, east-west transit corridor within Columbia that they are calling the Transitway. The Transitway would link:

- a. Howard County General Hospital
- b. Howard Community College
- c. Downtown Columbia
- d. Snowden Square
- e. Gateway employment and redevelopment area.

In addition to connecting these high-density areas in Columbia, it would connect with:

- a. bus rapid transit along Route 29
- b. local RTA routes
- c. MTA services at a new Columbia Transit Center
- d. the proposed Downtown Circulator bus

Reference to this Transitway concept is expected to be included in the Central Maryland Transportation Development Plan (TDP) that is in preparation. It is a five-year planning document and a first step in the process for obtaining federal funding.

5. The County Office of Transportation and its consultant, KFH Group, reached out to Bridge Columbia for input regarding the Transitway concept and the use of the rights-of-way. Based on KFH Group's work, the County has concluded that the separate transit corridor Bridge Columbia originally proposed, which relied in its entirety on the rights-of-way laid out 50 years ago, is not sufficient and the proposed Transitway will, at least initially, need to rely on existing surface streets and highways. The reasons are:
 - a. 40 to 50 foot rights-of-way are not wide enough for two-way bus traffic
 - b. too close to adjoining properties
 - c. too much environmental damage will be caused by construction
 - d. high cost
 - e. current and projected level of transit ridership

Bridge Columbia believes there is merit in this emerging Transitway concept and will continue to monitor this initiative. The attached map defines and illustrates some of the Transitway options that are under study and are expected to be included in the TDP:

- a. Transitway Option 1 (solid blue line): uses existing rights-of-way and crosses Route 29 via a replacement bridge at the site of the existing pedestrian/bicycle bridge
- b. Transit Option 2 (broken blue line): same as Option 1 except it uses White Acre Road in the Village of Oakland Mills rather than rights-of-way
- c. Transitway Option 3 (dark orange line): uses surface streets, crosses Route 29 via a new Third Interchange Bridge in Oakland Mills¹

¹ The Downtown Columbia Plan Amendment describes the Third Interchange as a third, full-movement, grade-separated interchange at Route 29 approximately mid-way between the two existing interchanges with Broken Land Parkway and Route 175. According to the Plan, the interchange could take one of several forms, depending

- d. Transitway Option 4 (light orange line): uses surface streets and uses Route 175 to cross Route 29 and bypasses Oakland Mills Village Center

Bridge Columbia has identified some concerns with the Transitway concept:

- a. Timing—the County is thinking in terms of a 10- to 15-year time frame. Bridge Columbia believes it is possible to begin “building” the Transitway and marketing the concept without a major expenditure of funds. (Details provided below.)
- b. Congestion--The proposed surface-street route using Route 175 is very congested and will worsen as times goes on. There are ways to mitigate the congestion using transit priority measures such as bus-on-shoulder, queue jumper lanes, and signal priority, but in the long-term this may not be a viable solution.
- c. Transitway Route. There is a possibility of the proposed surface-street route bypassing Oakland Mills Village Center. This should be a particular focus for the Oakland Mills Village Board. The County is focused on shaving minutes off the route but it also wants to serve residential areas.
- d. Environmental Impact. There have been some renderings of a Third Interchange Bridge that crosses over Lake Kittimaquandi. We believe this idea should not be pursued because of the impact it will have on the beauty and serenity of the Downtown lakefront area.
- e. Third Interchange Bridge. This concept raises numerous issues. For example, the County should explore improvements to the other interchanges before committing to a new Third Interchange Bridge. Bridge traffic could be disruptive to the Oakland Mills community and the bridge could exacerbate traffic on Route 29 and encourage more cars in the heart of Downtown Columbia.
- f. Density. We are concerned that too much emphasis will be placed on ridership numbers in assessing the demand for transit and it might not take into account future redevelopment initiatives in several villages, including Oakland Mills, and trends that favor transit. American tastes are changing. Millennials, Baby Boomers and others want communities that are less car-dependent; offer mixed-use development; and are compact, amenity-rich places that are transit-accessible and walkable.

Next Steps for Bridge Columbia

1. Celebrate our new pedestrian/bicycle bridge.

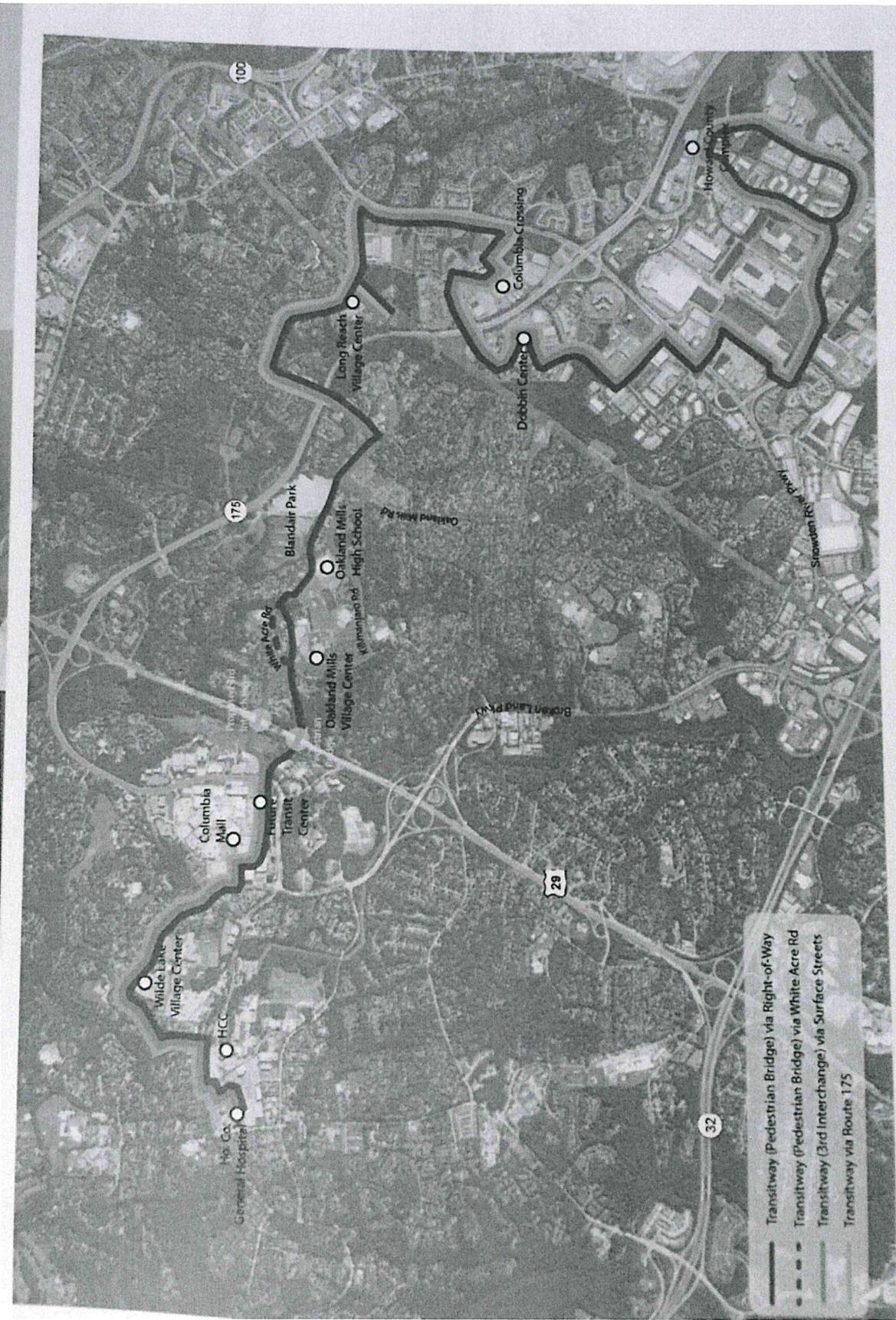
upon the outcome of subsequent, detailed engineering studies. The Interchange could link Route 29 to Downtown only or could directly link Oakland Mills, Route 29 and Downtown Columbia.

2. Support a Transitway that:
 - a. discourages automobile traffic
 - b. improves transit speeds and reliability
 - c. supports Village Center, Downtown Columbia and Gateway redevelopment
 - d. provides transportation for the growing senior population and other populations
3. Support the inclusion of the Transitway concept in the County Priority Letter that will be submitted to the Maryland Department of Transportation to support planning and design activities.
4. Work with the County, key Village Boards (Oakland Mills, Town Center, Wilde Lake, Harpers Choice, and Long Reach) and other interest groups to get the best Transitway proposal possible. We don't think we need to wait 10- to 15- years to develop the transit corridor.
5. Encourage the County to begin to lay the groundwork for the new Transitway by:
 - a. Planning and conducting a two- to five-year program of bus priority road improvements in the corridor
 - b. Planning and conducting a marketing/operational program that markets operations in the corridor as corridor operations and simultaneously begins to implement operational strategies so that the routes serving the corridor start to take on a corridor identity
 - c. Establishing guidance for developers and land use planners to provide specific elements that favor transit in new development or redevelopment in the corridor
 - d. Starting the planning/preliminary design for the Third Interchange, a replacement bridge (or perhaps a complementary bridge) over Route 29 that accommodates transit.
6. Testify at the upcoming hearing on the Transportation Development Plan on March 19th and express our support for the Transitway concept and provide comments.
7. Meet with candidates for County Council and County Executive to inform them of our support for a Transitway and seek their support for the Transitway.
8. Attract new volunteers to Friends of Bridge Columbia.
9. Monitor new trends in transportation—driverless cars, Uber, and Lyft. An article in the *Washington Post* (2/4/18) reports that cities are exploring microtransit—flexible route, on-demand transit services relying on taxis.

10. Update our brand to reflect our new focus. We are considering a change in our name to Friends of Transitway Columbia.

Contact: Cathy Spain
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410-730-9568 (home office)
443-538-1201



- Transitway (Pedestrian Bridge) via Right-of-Way
- - - Transitway (Pedestrian Bridge) via White Acre Rd
- Transitway (3rd Interchange) via Surface Streets
- Transitway via Route 175



- Transitway (Pedestrian Bridge) via Right-of-Way
- Transitway (Pedestrian Bridge) via White Acre Rd
- Transitway (3rd Interchange) via Surface Streets
- Transitway via Route 175

100

175

29

32

HCC

General Hospital

Wilde Lake Village Center

Columbia Mall

Future Transit Center

Oakland Mills Village Center

Blandair Park

Long Reach Village Center

Dobbin Center

Columbia Crossing

Howland County Campus

Oakland Mills Rd

High School

White Acre Rd

Proposed 3rd Interchange

Proposed Bridge

Broadland Pkwy

Shoupsen Rd

Open Space Advisory Committee

Status Update – Feb 13, 2018

- Renewed Committee Effort after a lull period
- Met with Dan D'Amore (CA OSMD) 1/17/18
- Want to be sure the CA Open Space Assessment Report is getting the proper attention at CA Board Meetings
- Working with the Watershed Advisory Committee
- Want OM BOD feedback on the advisability of having a Resident Discussion Session on current Open Space Issues

Oakland Mills Housing Goals and Plans

Goal - Advocate for a comprehensive, balanced housing policy for all of Howard County to ensure equitable distribution of housing options for residents of all backgrounds throughout the county.

1. Support the Village Center Community Plan (VCCP)
 1. Encourage increase in owner occupied housing
 2. Encourage increase in middle and upper income housing
 3. Encourage the development of senior housing
 2. Correct Imbalance of Subsidized Housing
 1. Establish database of all housing in the county by community and elementary school district to guide decision making toward well balanced communities
 2. Balance subsidized housing from 0-100% of Area Median Income throughout county
 3. Create De-concentration plan with housing database showing price, type, population and issue progress reports
 3. Support Legislative Initiatives
 1. Terminate fee-in-lieu and alternative compliance
 2. Create moratorium on all subsidized housing from 0-100% of Area Median Income in areas of concentration
 3. Coordinate with county to create a "Public Nuisance" law to eliminate bad landlord and bad tenant problems
 4. HUD / DHCD Initiatives
 1. Support negotiation of capping and steering policy for all vouchers programs (Currently done in Baltimore Housing Mobility Program) to create equitable distribution of vouchers countywide
 2. Require tenant training for all voucher recipients as done in Baltimore Housing Mobility Program
 3. Support promotion of grants from the fee-in-lieu fund toward down payment/closing costs for county police, teachers and fire fighters to purchase and occupy homes in the Howard County
 5. Housing Commission Initiatives
 1. Support the creation of new subsidized housing from 0-100% of Area Median Income in areas of the county that have little or no subsidized housing
 2. Support the creation of a migration plan to de-concentrate subsidized housing and spread it equitably throughout the county
 3. Support the remodeling of all Housing Commission owned housing units in Oakland Mills after current tenant leaves and sell at market rate to an owner occupier with a defined period of residency
- Goal** - Be a Good Neighbor in a Good Neighborhood: Enhance the demand for and desirability of homes in Oakland Mills by improving the condition and appearance of our home.
6. Village Wide
 1. Provide education, encouragement and enforcement for covenant compliance for all housing units
 2. Present Renew, Rehab, Replace seminars
 3. Provide education on financing options for home improvements
 4. Promote RENEW Howard to revitalize neglected homes and increase owner occupancy
 5. Coordinate with county entities to enforce health and building codes and voucher tenant regulations
 7. Home Owner Associations (Town Homes and Condos)
 1. Provide assistance in finding financial aid from government and grants from independent organizations to non-profits for repaving common areas
 2. Encourage By- Laws that limit the ability to rent units

Manager's Report

Submitted by Sandy Cederbaum on Jan. Feb. 9, 2018 for the Feb. 13, 2018 Oakland Mills Board Meeting
Updated Task list submitted.

Action Items from previous meetings are at the bottom of this email.

Streetscape: County will hold a meeting to present the plan (as presented to the OM Board in 7/2017) to the community. on Tues. Feb. 13 from 6 – 7:00 p.m. This is a county run “open house” style presentation. OMCA will be sending out county press release once we receive it.

Oakland Mills 50th Planning: Meeting on Feb. 22 at 7:00 p.m. to plan May 19th events. Those interested in being a part of the planning committee for May 19th are encouraged to attend.

The Other Barn

Facility Electrical and Lighting Upgrades: New electrical panels were installed – new wiring for HVAC panels, upstairs loft and downstairs. New LED soffit light bulbs and LED bulbs for the ceiling lights in the Loft. This will greatly extend the life of the light bulbs and hopefully they will all last about six years bases on our usage calculations@

New floor covering to be installed in the silo staircase.

Painting touch up work.

Obtaining bids on upgrade to our Loft sound system to have jacks in room to play music from Ipods, ipads, phones, etc.

Daily Issues that Manager is working on:

Management Contract subcommittee meeting, meetings w/CA Construction on facility issues.

MD Paid Sick Leave – as of now the sick leave policy goes into effect on Feb. 11th. I have spoken with HR Strategy's (they created our Employee Handbook) and they have gone over the new law and provided a template to customize as an addendum to our employee handbook. There may be a last minute delay in implementation but if not I have created a spreadsheet with calculations. Employees who work 12 hours or more in a work week are entitle to accrue 1 hour for every 30 hours worked.

Bookkeeping, payroll, daily facility and HR issues.

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

Social Media Postings in the past two weeks

Facebook:

Upcoming Agendas, eNews and School News, all emails listed under Email were included on Facebook Lively Arts listed under hulakids site.

NextDoor – Coffee with a Cop, Elections Information

Emails – Election Information Mailing, BWI Info from Paul Verchinski, OM eNEWS, OM School News, Agenda, Revised Agenda, Other Barn closure, White Acre meeting, Ms. Thomas Climate Committee email, Howard County Land regulations email.

Listserv: 1257 emails

Action Items from January 23, 2018

Board: Mr. Esoldo will provide street sweeping/street tree removal/replacement recommendations to board/county on behalf of Public Space committee

Staff: ~~Ms. Cederbaum to ask Ms. Robinson to attend the 2/27 Board meeting to discuss the Watershed Advisory Committee "storm drain stenciling proposal" and the status of recommended OMCA projects identified in the 2009 Versa Report.~~

~~Ms. Cederbaum: Update Election Calendars to add Covenant Compliance dates. Add Claudia Hollywood to election monitor committee list.~~

~~Ms. Cederbaum: Email Marty Oltmanns, CA Aquatics and indicate board vote to support removing climbing wall at Thunder Hill Pool and replacing with diving board — based on survey results that he already has.~~

~~Ms. Cederbaum: Contact Phil Nichols, Howard County Administration, and ask about bridge lighting plan.~~

Action items from January 9, 2018

Board:

Mr. Edelson and Ms. Cederbaum, draft streetscape letter to County

~~Mr. Edelson and Ms. Cederbaum, prepare testimony for CA Budget Hearing and present on 1/18/18~~

Board – solicit inputs to Mr. Esoldo for Public Space

Staff:

~~Ms. Cederbaum, find out about receiving and distributing property lists from CA — ongoing~~

~~Ms. Cederbaum — contact Mr. Matthey about ground stakes off Patchin Court~~

~~Ms. Cederbaum — send Election Guidelines to residents~~

Action Items from December 12, 2017

Board: ~~Mr. Edelson — send HOA Roadway survey to other board chairs~~

Communications Committee – discuss positive OM - PR (on agenda for 1/23 Education Committee)

Board members — visit property for 15-day violation

Staff: ~~Ms. Carpenter/Ms. Cederbaum — create and send a diving board or climbing wall survey to the listserv.~~

~~Ms. Cederbaum — submit \$100 donation to GoFundMe for Thunder Hill family~~

