



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



April 10, 2018

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:05 p.m.

Present: Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, Architectural Committee Chair; Chris Esoldo; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Ginny Thomas (Ms. Thomas was out of town attending her sister's funeral); Judy Gottsagen

Also present: Liz Crammond, 2018-19 OM Board member-elect.

Opening of Meeting

- **Mr. Esoldo** motioned to accept the March 27, 2018 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Ms. Engelke** motioned to accept the April 10, 2018 agenda (ATTACHMENT "B"). **Mr. Esoldo** seconded. **Mr. Edelson** motioned to amend the agenda to include time to vote on *Carol Brain Day* in Oakland Mills. **Ms. Cederbaum** motioned to amend the agenda to include a closed session of the Board to discuss personnel issues. **Mr. Edelson** moved to strike Ms. Thomas's CCR report since she was absent. **Ms. Engelke** motioned to accept the amended agenda. **Mr. Edelson** seconded, and the motion passed (6-0-0).

Resident Remarks

Resident Kathryn Schatz asked about the Board's plans to revitalize Oakland Mills. The Board clarified recommendations included on the feasibility study and discussed businesses in the Village Center and the fact there are eight different property owners. OMCA is not a property owner. **Ms. Cederbaum** listed improvements in Oakland Mills including a new pedestrian bridge, multi-use path, Blandair Park, and leases on two vacant village center stores.

New Business

Meet the Candidates for the OMCA Board and Columbia Council Representative

- **Mr. Edelson** explained that the 2018-19 OM Board election was uncontested and as such the "Meet the Candidates" event would be held during the Board meeting. He invited 2018-19 OM Board member-elect Liz Crammond to sit at the front with the rest of the Board-elect. He then turned the time over to OM Election Committee Co-chair Bob Berlett. Mr. Berlett introduced Ms. Crammond and welcomed the new Board-elect. The residents then asked questions of the Board members-elect concerning Village

issues and individual Board member interests in those issues. A discussion ensued.

Howard County Transit Development Plan (TDP)

Ms. Cederbaum reported on the letter to support transit corridor as part of the County's Transit Development Plan that will be presented to the County Council on April 16, 2018. Friends of Bridge Columbia (FOBC) asked that the OM Board support the transit corridor as part of the TDP. **Ms. Cederbaum** shared a letter to the County that had been drafted on behalf of the OM Board (ATTACHMENT "C"). **Mr. Edelson** expressed his concern that the transit corridor would bypass the Village center. The letter highlighted the Oakland Mills connection and the importance that the transit corridor passes through Oakland Mills via a transit bridge.

Old Business

Carol Brain Day in Oakland Mills

Mr. Edelson motioned to make *April 10, 2018 Carol Brain Day in Oakland Mills*. **Ms. Wisniewski** seconded, and the motion passed (6-0-0).

CB 20-2018 Draft Testimony

Mr. McCormack reported on the testimony he drafted for CB 20-2018 that he will present to the County Council on April 16th and asked for Board input. A discussion ensued. The Board supported the testimony.

Board Chair Report:

- **Mr. Edelson** reported on the rebuild of Talbott Springs Elementary School. He explained the history and process of the rebuild. He said that the County Executive changed the rebuild to a renovation in his County budget proposal due to denial of state funds for the rebuild (ATTACHMENT "D"). **Mr. Edelson** said that TSES Principal Nancy Thomas would be allowed to submit a letter of input for the Maryland Interagency Committee on School Construction (IAC) meeting on April 11th. **Mr. Edelson** said that he had filed a Maryland Public Information Act to access County and State communications regarding the matter. **Mr. Esoldo** urged the Board to focus not just on transparency at the County level but on costs for replacement vs. renovation, especially long-term maintenance costs.
- **Mr. Edelson** said that he, Ms. Cederbaum, and Richard Radhe would look at OM's end-of-the-year financials. He said any funds surplus would need to be spent or sent back to CA. The Board discussed possible donations to OM schools and the OMHS After Prom event. The Board agreed to discuss possible donations at the April 24th Board meeting.

Manager's Report

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "E"). **Ms. Cederbaum** reported on the Neighborhood Centers. She mentioned the recent request for the revenue generated from the village centers and walk through of the centers with Mr. Matthews and Mr. Matthey that she asked to be a part of. She said the co-op, nursery school and Village In Howard, all of whom use the OM Neighborhood Centers, will send letters to CA and/or attend CA's April 12th meeting to give their input during resident speak-out. **Mr. Edelson** said several villages want to be present during resident speak-out. **Ms. Wisniewski** expressed concern that CA had not sought resident input. The Board discussed the need of Neighborhood Centers in Oakland Mills. **Ms. Cederbaum** said she would attend the April 12th meeting and would also stay for the work session.
- **Ms. Cederbaum** discussed the CA management contract. She said there were three sticking points and listed other concerns. Ms. Cederbaum and a few other Village Managers will meet with Jane Dembner (CA) next week to discuss the outstanding issues where agreement has not been reached. After that meeting each village board will then decide whether to sign the contract, request changes, or not sign.

The contract ultimately is a contract between each individual village and CA.

- **Ms. Cederbaum** reported on staff AED/CPR training. She said the hire of a new covenant advisor was in process. She also reported on progress of OM's 50th Birthday Kick-off Celebration. **Mr. Esoldo** said the poker run would be a fundraising activity.

The regular OMCA Board meeting ended at 9:04 p.m.

Ms. Wisniewski motioned to enter into closed session as per the Maryland Home Owners Association Act to discuss matters pertaining to employees and personnel. Ms. Engelke seconded, and the motion passed (6-0-0).

The regular OMCA Board meeting was reopened at 9:13.

Board Bulletin Board:

- **Mr. Edelson** referred to **Ms. Gottsagen's** printed Safety and Security report (ATTACHMENT "F")
- **Mr. McCormack** mentioned that the OMCA Housing Committee met with Ms. Cimino and Mr. Engle and that he'd be forwarded meeting minutes.
- **Mr. Edelson** thanked Ms. Cederbaum for taking the lead at a meeting of the village Board Chairs and Managers. At that meeting Ms. Cederbaum and another village manager discussed the CA Budget and Assessment Share process.
- **Ms. Wisniewski** stated that she had received input from three boards members regarding Ms. Cederbaum's mid-year evaluation and that board members could look at a hard copy of the review if they wanted to.
- **Ms. Engelke** stated that the RAC would need one new member and that until such time, Ms. Wisniewski, would serve as a RAC member as needed.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:20 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action items from April 10:

Board: Mr. McCormack to send Ms. Cederbaum testimony for April 16 hearing on CB 20-2018 and forward copies of the recent Housing Committee meeting.

Mr. Edelson, Mr. Radhe and Ms. Cederbaum to discuss end of year financials.

Staff: Ms. Cederbaum submit Mr. Edelson's letter regarding the TDP to County.

Ms. Cederbaum to finalize the OMCA FY19 Budget

Ms. Carpenter to contact OMCA schools w/details on the talent show.

Action Items from March 27:

Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North

~~Mr. McCormack: Draft landlord tenant nuisance issues to testify at hearing on current legislation CB 20-2018~~

~~Mr. Edelson — continue to try to plan school community meeting in April, if not wait until May~~

~~Staff:~~

~~Ms. Cederbaum — provide final draft of OM FY19 budget by April 24~~

Action Items from Feb. 27

~~Mr. Edelson and Ms. Cederbaum: Finalize testimony for March 8 County Executive's Budget Hearing~~

~~Mr. Edelson, contact Cedar and Weis to obtain information at Weis' upcoming closure~~
Mr. Edelson and Ms. Cederbaum: Schedule a "State of our Schools" forum before April 30, 2018
~~Board Members: Submit names for Volunteer of the Year to Ms. Cederbaum by March 7th~~
~~Ms. Thomas: provide Mr. Esoldo with state legislation and obsolete cable boxes.~~

Staff:

~~Ms. Warren: Find and schedule a Master Gardener presentation of cul-de-sac planting~~



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Virginia (Ginny) Thomas, Columbia Council Representative



March 27, 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, Architectural Committee Chair; Ginny Thomas, Columbia Council Rep (arrived at 8:00 p.m.); Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Chris Esoldo

Also present: Tom Fulcher, Glenmont HOA; Liz Crammond, 2018-19 OM Board member-elect.

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the March 13, 2018 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Gottsagen** seconded, and the motion passed (6-0-0).
- **Ms. Wisniewski** motioned to accept the March 27, 2018 agenda (ATTACHMENT "B"). **Ms. Gottsagen** seconded. **Ms. Gottsagen** motioned to amend the agenda to include the Safety and Security Committee report in the Committee Report time. **Ms. Engelke** also motioned to amend the agenda to include the Architecture Report in the Committee Report time. **Ms. Wisniewski** motioned to accept the amended agenda. **Ms. Gottsagen** seconded, and the motion passed (6-0-0).

New Business

OMCA First Draft FY19 Budget

- **Ms. Cederbaum** presented the first draft of the OMCA FY19 budget (ATTACHMENT "C"). She said the draft budget was based on nine months of data, from May 2017 to January 2018 and that the budget that would be discussed and voted on in April would include an additional two months of data (eleven months total).
- The Board members discussed the budget and asked Ms. Cederbaum questions regarding categorization of certain budget items. **Ms. Cederbaum** said the assessment share was an actual amount. **Mr. Edelson** asked about the refund of the contingency fund. **Ms. Cederbaum** said it was printed in a different schedule and not used as cash on hand in the budget. **Ms. Engelke** asked about other CA reimbursements. **Ms. Cederbaum** said CA reimbursements usually included reimbursements from gas and water during pool usage months. She also clarified that the "retained deposits" section referred to security deposits that were kept due to cancelled rental contracts. She said the special events budget went up because of the increase of events for Oakland Mills' 50th birthday.

- The Board agreed to publicly post the first draft of the FY19 budget with no changes.

Old Business

Bikeway/Bike Howard Discussion

- **Mr. Verchinski** asked if there had been a report on the daily bike ridership, as he had requested at the last Board meeting. **Ms. Cederbaum** said Bike HoCo had not responded.
- A discussion ensued about whether to send a letter to the County endorsing the Bikeway and whether the Board supported County funding of the Bikeway.
- **Ms. Engelke** motioned for the Board to write a letter for increased bike accessibility, but there was no second on the motion, and the motion was not voted upon.

Resident Remarks

Mr. Tom Fulcher, resident of Glenmont HOA, spoke about the proposed entrance on Summer Hollow Lane to the planned flexible use areas and picnic shelters in North Blandair Park (ATTACHMENT "D"). The project is not slated to be implemented until 2024 or later, but residents of Glenmont are concerned about increased traffic in their neighborhood and wish to block development of the entrance now. The Board discussed Thunder Hill residents' awareness of the issue. **Mr. Edelson** said the Board would find out more information and ask for Thunder Hill residents' input before making a decision whether to oppose the proposed entrance.

Board Chair Report:

- **Mr. Edelson** said he asked if Superintendent Martirano could attend an Oakland Mills schools community town hall meeting. His assistant said his schedule was full but that OM's area superintendent could attend. **Mr. Edelson** said he would try to arrange a meeting for April, but if he was unable to do so, it would have to wait until the new OM Board took office in May.
- **Mr. Edelson** spoke about the procedure for filling a Board vacancy due to the non-contested election. He said appointment of the new Board member would need to wait until the new Board takes office on May 1, 2018 but that the current Board could try to have everything ready for the new Board to begin the selection process in early May.

Manager's Report

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "E"). She discussed the recent Friends of Bridge Columbia meeting. She said that the organization decided to retain the name "Bridge Columbia" but add the words "car-free" to the tagline. **Ms. Cederbaum** also said that the transitway was included in the state's Priority Transportation letter and specifically mentioned Oakland Mills.
- **Ms. Cederbaum** also mentioned the Columbia Gateway business complex. She said CA reported that eventually 25,000 people would be living and working there, putting it at a larger population than a village. **Mr. Verchinski** expressed concern about underfunding for transit. **Ms. Cederbaum** said it was the goal of the Friends of Bridge Columbia to get the bridge Columbia transit connection in an earlier timeframe.
- **Ms. Cederbaum** reminded the Board of the Volunteer-of-the-Year reception on April 10th at 6:00 p.m. before the regular Board meeting.
- **Ms. Cederbaum** said preparations for Oakland Mill's 50th Kick-off Celebration were underway.

CCR Report

- **Ms. Thomas** said that the indoor pool received an upgrade to its study but funding for construction was still needed.
- **Ms. Thomas** asked the Board if they had concerns about the closure of the CA athletic clubs. A

discussion ensued.

- **Ms. Thomas** discussed CA membership usage.
- **Ms. Thomas** also talked about New Town zoning and said she would send CA's final resolution on how to deal with commercial zoning to the Board.
- **Ms. Cederbaum** said that she received a question from CA regarding usage of the neighborhood centers. She said she sent a spreadsheet to CA detailing usage and how much money Oakland Mills neighborhood center rentals bring in.

Committee Reports

Housing

Mr. McCormack reported on his meeting with County Representative Calvin Ball, John DiTomasso, Ms. Thomas, and Mr. Edelson about Oakland Mill's housing goals #2 through #5. They discussed the fee-in-lieu program, the public nuisance bill, the HUD initiatives voucher program, and deconcentration of subsidized housing.

Safety and Security

Ms. Gottsagen referred to her printed report (ATTACHMENT "F"). She discussed an incident in the village center and said Officer Lopez would be following up on a ban of the individuals involved.

Architecture Committee

- **Ms. Engelke** reported on the interview process for Covenant Advisor for Violations. She encouraged the Board to view the documentary "Citizen Jane" in order to inform themselves on issues related to New Town zoning and redevelopment.
- **Ms. Engelke** presented a final letter to a property owner concerning covenant violations. **Mr. Edelson** motioned to approve a final letter to the owner for all of the violations contained within. **Ms. Wisniewski** seconded, and the motion passed (6-0-0).
- **Mr. Edelson** motioned to send the case to CA after fifteen days if the same property owner did not respond to the final notice. **Ms. Wisniewski** seconded, and the motion passed (6-0-0).

Bulletin Board

- **Mr. McCormack** reviewed the recent landlord-tenant bill (CB 20-2018). He said the bill only addressed legal issues. He pointed out the need for a bill addressing behavior issues. **Mr. McCormack** said he would draft a letter to send the officials concerning adding a public nuisance bill to the landlord-tenant bill.
- **Ms. Gottsagen** thanked Mr. McCormack for his work on the housing committee.
- **Ms. Wisniewski** said it was time for the mid-year village manager review and asked for the Board members to email her their input in the next week.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:49 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from March 27:

Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North

Mr. McCormack: Draft landlord tenant nuisance issues to testify at hearing on current legislation CB 20-2018

Mr. Edelson – continue to try to plan school community meeting in April, if not wait until May
Staff:

Ms. Cederbaum – provide final draft of OM FY19 budget by April 24

Action Items from Feb. 27

~~Mr. Edelson and Ms. Cederbaum: Finalize testimony for March 8 County Executive's Budget Hearing~~

~~Mr. Edelson, contact Cedar and Weis to obtain information at Weis' upcoming closure~~

Mr. Edelson and Ms. Cederbaum: Schedule a "State of our Schools" forum before April 30, 2018

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Ms. Thomas: provide Mr. Esoldo with state legislation and obsolete cable boxes.

Staff:

~~Ms. Warren: Find and schedule a Master Gardener presentation of cul-de-sac planting~~

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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
April 10, 2018
7:00 p.m.**

6 p.m. Volunteer of the Year Reception honoring Carol Brain

- 7:00 p.m.** **Opening of meeting**
Approve Minutes from March 27, 2018 Board Meeting
Approve Agenda for April 10, 2018 Board Meeting
- 7:05 p.m.** **Resident Remarks**
- 7:10 p.m.** **New Business**
Meet the Candidates for the OMCA Board and Columbia Council Rep. (20 min)

Howard County Transit Development Plan (TDP), Board discussion (10 min)
- 7:40 p.m.** **Old Business**
CB 20-2018 Draft Testimony, Bill McCormack Jr.(Housing Committee Chair)
- 7:50 p.m.** **Board Chair Report, Jonathan Edelson (10 min.)**
Talbot Springs Elementary School – Rebuild Update
- 8:00 p.m.** **Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min.)**
- 8:10 p.m.** **Manager’s Report, Sandy Cederbaum (10 min.)**
CA/Villages Management Contract
FY 19 Draft Budget
- 8:30 p.m.** **Board Bulletin Board (5 min.)**
- 8:35 p.m.** **Adjourn**

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

All events are held at The Other Barn unless otherwise noted

April 6, 6:30 p.m., Family Bingo

April 7, 9:00 a.m., Community Clean Up, meet at The Other Barn (may be cancelled due to weather)

April 10, 6:00 p.m. – 7:00 p.m., Reception honoring OM Volunteer of the Year, Carol Brain

April 10, 7:00 p.m. – OMCA Board Meeting

April 14th, Searching For Spring, pick up tickets at the Other Barn

April 20th, 10 a.m. , Lively Arts for Little Ones presents “Oh Susannah”



Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045

410-730-4610 • oaklandmills.org



April 10, 2018

County Executive Kittleman
Howard County Council Members
Mr. Clive Graham, Office of Transportation
3430 Court House Drive
Ellicott City, MD 21043

Dear County Executive Kittleman, Howard County Councilmembers, and Mr. Graham:

The Oakland Mills Board of Directors, along with the Friends of Bridge Columbia (FOBC), seeks your support for the Central Maryland Transit Development Plan (TDP). The county desperately needs a robust transit corridor connecting Howard County General Hospital, Howard Community College, and Downtown Columbia to key destinations east of Route 29: Oakland Mills, Blandair Park, Long Reach, and Gateway.

The current road system places our Village Center off the beaten track and has been a major drawback to the retail portion of our Village Center, as acknowledged in the 2017 Feasibility Study. To signal our location as a possible Gateway to Downtown Columbia, the Oakland Mills Board and FOBC have long been advocating for a bus transit route that would expand the pedestrian bridge over Route 29 to accommodate bus transit and utilize right-of-ways and public roadways as part of the transit corridor. This route is a key component of the transit corridor and would provide the efficient car-free alternatives so prized by millennials and so essential to economically disadvantaged residents. It would also help spur redevelopment of our Village Center by making it readily accessible to thousands of workers who will move into the new downtown office buildings in the next few years.

We applaud the County for building the new pedestrian bridge over Route 29 and vastly improving the pedestrian/bicycle route from the hospital to Blandair Park. The next step is to move ahead with the vision of a bus transit corridor in the TDP. This will send a strong signal to developers by focusing on the potential of an activated transit corridor to serve a growing population and to attract employers. The time is now for the County to show that they are serious about providing alternative means of transportation, taking cars off the roads, and supporting the increase in density with alternative means of transit.

Thank you for including the transit corridor as a key component of the TDP.

Sincerely,

Jonathan Edelson, Chairman
Oakland Mills Board of Directors

Board Chair Report
April 10, 2018

Talbott Springs Elementary School Rebuild

- On Thursday, March 29, OMCA and the TSES PTA learned through a review of the County Executive's proposed FY 19 Capital Budget that the TSES rebuild had been changed to a renovation after the Maryland Interagency Committee on School Construction (IAC) rejected the County's proposal to fund a full replacement of TSES.
- The TSES Principal was informed by HCPSS officials at about 11 a.m. on March 29 and also notified OMCA (through the Chairperson) and the TSES PTA that evening.
- OMCA sent a letter to the State Delegation, County Executive, County Council, Board of Education, and Superintendent on March 30.
- The TSES PTA, the OMMS PTA President, parents at TSES, SFES, and OMMS, as well as community members sent similar letters to the same officials.
- We later learned that the IAC rejection was sent to HCPSS on December 8, 2017.
- HCPSS sent an Appeal on February 8, 2018.
- HCPSS held a planning meeting at TSES on February 20, 2018. No alternate plans for a renovation were presented. The audience was led to believe that a rebuild was still in process.
- The OMCA Chairperson has been in communication with members of the County Council and the Board of Education as well as the TSES Principal via phone, e-mail, and social media. All officials claim not to have known about the rebuild rejection until the County Executive's budget proposal changed the language from rebuild to renovation.
- The OMCA Chairperson contacted the County Executive's Chief of Staff to ask why the language in the proposed budget was changed to renovation before all appeals were exhausted. She said she would look into it, consult with the legal team, and get back to him.
- The OMCA Chairperson held phone calls with the TSES Principal to understand the potential impact of a renovation versus rebuild. This would extend the construction timeline and likely cause the displacement of 250 students at TSES to portables while the school is under reconstruction.
- The OMCA Chairperson discussed the issue with Councilmember Terrasa and Councilmember Ball's Special Assistant. Ms. Terrasa and Dr. Ball collaborated to ensure the IAC will review the TSES appeal at their April 11 session (no public testimony).
- Regardless of outcome, the major question continues to be how most of Howard County was unaware of the IAC decision from December until late March. The OMCA Chairperson has asked Ms. Terrasa and Dr. Ball to look into this.
- The OMCA Chairperson has signed up to testify at the April 25 County Council hearing on the HCPSS Capital and Operating budgets in anticipation of the rebuild as well as components of the Elementary School Model at TSES and Stevens Forest ES needing continued community support.



February 8, 2018

Mr. Fred D. Mason III
MSDE School Facilities Branch Chief
Designee to the IAC
200 West Baltimore Street
Baltimore, Maryland 21201

Dear Mr. Mason:

Thank you for your letter dated December 8, 2017 informing us of the Designee's decision on the Talbott Spring Elementary School – Replacement. We would like to respond to the reasons given for not supporting the Howard County Board of Education's (Board) decision to build a replacement.

- The replacement option is more expensive to construct and has a greater 40-year life cycle cost than the renovation/addition option.

The 40-year life cycle cost of replacement is higher due to the overall cost of the replacement option. The operation and maintenance of the new school is actually less than the renovation/addition option even though it is more square footage. One factor which adds to the overall replacement cost is the demolition of the existing building, and preparation of the play fields at this location.

- The replacement option does not reduce the construction schedule compared to the renovation/addition option.

The 27-month schedule for the replacement school allows the school to be occupied while the demolition of the existing school and site mitigation is completed; building occupancy would be approximately 6-8 months sooner than the renovation/addition. While Scheme 2 would be an occupied renovation, it will require the entire 27-month period to be fully completed with all areas of the building occupied.

- The renovation/addition option can, with more intense design effort, significantly address the limitations of the existing facility.

The renovation/addition option was developed as a feasible and comparative design for the feasibility study. The option is a viable layout given the existing building geometry and site limitations. As a conceptual layout for a renovation option, the plan would be further developed during the design process.

Mr. Fred D. Mason III
February 8, 2018
Page Two

- The proposed replacement facility is large for the student capacity of the school and greater in total area than the renovation/addition option. The replacement option provides 182 gsf per student for a 500 student capacity or 143 gsf per student for the proposed local enrollment of 640 students.

As stated, the current enrollment for this transient population is approximately 500 students. The replacement facility is being constructed for the local capacity of 535 students which would address changing enrollment numbers. In addition, immersion classrooms are designed for an additional 85 students. This provides the new school with a total local capacity of 620 students.

- The existing facility has had \$1,601,704 in state expenditures in the last 16 years, including a partial renovation in 2000 and 2008, a kindergarten addition in 2008, and several QZAB projects in the last 3 years. The facility received a "Good" overall rating in a 2013 PSCP Maintenance Evaluation. It scored 83.6% out of 100% in a 2008 facility appraisal by HCPSS consultants. The perception during the site visit is there is more life to the existing building, providing the partial height walls and open return air plenum are fully addressed.

Although the existing facility received a "Good" rating in the 2013 PSCP Maintenance Evaluation and was appraised at a fairly high percentage, it received our highest rating of 121.8% on the Facility Condition Index. The partial renovation in 2000 included some partitioning (partial height walls) and "paint and patch" work but no systems were replaced. The systems are now over 40 years old and can no longer be maintained. The QZAB projects helped to provide much needed maintenance for the facility to continue to function.

The Talbott Springs Elementary School serves one of the County's most disadvantaged communities. It provides many resources outside the routine school functions such as collecting food and clothing and providing space for professional community liaisons and/or social workers. The existing building uses any available space, such as storage closets and teacher planning spaces, to provide these much needed services. A new, larger building would allow the school the flexibility to provide the spaces needed to deliver educational programs as well as the many additional services and resources needed to support the community.

As the design of the project continues we respectfully ask the Designees reconsider their decision and support the recommendation of a replacement school.

Thank you for your consideration of this matter.

Sincerely,



Bruce Gist
Executive Director
Capital Planning and Operations

Cc: Anissa Brown Dennis
Scott Washington
Betsy Zentz
Gina Petrick
Renee Kamen



April 5, 2018

MEMORANDUM

To: Members of the Board of Education

From: Michael J. Martirano, Ed.D.
Interim Superintendent

Subject: Talbott Springs Elementary School Project Planning Timeline

The purpose of this memorandum is to inform you of the timeline associated with the Talbott Springs Elementary School (TSES) project. On August 17, 2017, staff presented the TSES Feasibility Study to the Board of Education. The Board approved the project and directed staff to begin the planning process. The TSES project is listed as a replacement school in the FY18 Board Approved Capital Budget. The State requires that for replacement schools or schools involving major demolition, a feasibility study must be submitted and approved by the Designee's of the Interagency Committee (IAC).

Once a project (e.g., replacement, renovation or renovation/addition) receives initial approval by the Board in the capital budget, direction is given to staff to initiate the planning of the project. Staff continues to plan for the TSES replacement and advocate for State local planning approval and state funding at the replacement rate, until an alternative direction is approved by the Board.

For the TSES project, the following timeline occurred:

- **February 23, 2017** – FY 2018 Board of Education Requested Capital Budget listed TSES as a renovation project. A feasibility study is not required to be submitted to the State for a renovation project.
- **May 25, 2017** – FY 2018 Board of Education Approved Capital Budget shows TSES as a replacement project. As a replacement project, the State requires a feasibility study be submitted for review and approval. The change in project scope was the result of discussions between County Council and the Board of Education during the FY 2018 Operating and Capital Budget process.
- **August 17, 2017** – TSES Feasibility Study was presented to the Board of Education. At that time, staff advised the Board that the budget is subject to the State review of the TSES Feasibility Study.

- **September 13, 2017** – TSES Feasibility Study submitted for State review.
- **October 4, 2017** – HCPSS staff submitted the FY 2019 State Capital Budget request, which included a request for State Local Planning for the TSES replacement project. Construction funding was not requested in FY 2019 due to the lack of design progress. State Local Planning can be requested prior to or in the same year as a Construction Funding, depending on the design progress.
- **November 9, 2017** – Mr. Scott Washington, Director of School Construction, received the Capital Improvement Plan Issues Letter from Joan Schaefer, Deputy Director, Maryland Public School Construction Program (CIP). This letter is the result of the CIP review meeting with the State and identifies issues with the FY 2019 State Capital Improvement Program submittal. Staff was asked to provide additional information for multiple projects, including the TSES project and Feasibility Study.
- **November 27, 2017** – HCPSS staff submitted a response to the issues letter, which stated we will continue to coordinate with our state contact, Ms. Jillian Storms, regarding any concerns with the TSES Feasibility Study.
- **December 7, 2017** – Dr. Martirano presented testimony at the IAC Appeals on the TSES Replacement as well as other projects and concerns.
- **December 8, 2017** – The Designee’s for the IAC issued a letter stating they feel the Board’s decision of a replacement school for TSES is not justified and will not support funding the project at the replacement rate. (HCPSS received it via email on December 18, 2017)
- **December 20, 2017** – The December 20, 2017, IAC meeting agenda was posted on the IAC’s website with FY 2019 Designee funding recommendations. TSES Replacement received a “C” status, which meant that the project is “deferred, and not currently eligible for planning or funding approval based on unresolved issues.”
- **January 11, 2018** – HCPSS received communication from the Board of Public Works (BPW) that their annual appeal meeting was by invitation only. HCPSS and the Board did not appeal to the BPW at that time regarding TSES receiving a “C” status as this opportunity was not afforded to us.
- **January 26, 2018** – The BPW letter indicating approval of 75% of the proposed FY 2019 Capital Budget for public school construction was issued.
- **February 8, 2018** – HCPSS staff sent a letter requesting that the IAC Designees reconsider support for TSES replacement.

- **February 8, 2018** – Staff presented schematic design to the Board. The Board approved the schematic design as submitted.
- **February 8, 2018** – Staff presented a capital budget amendment to the Board. The revisions included an updated timeline and cash flow for the Hammond HS renovation/addition. Staff indicated we were working through the State’s issues on its lack of support for the TSES replacement.
- **February 28, 2018** – IAC recommendation of 90% of the proposed capital budget for public school construction was issued. TSES remained a “C” status.
- **March 2, 2018** – HCPSS staff sent a memorandum to the Board regarding the final decisions on the State Local Planning for the FY 2019 Capital Budget, including the lack of support for a TSES replacement.
- **March 29, 2018** – County Executive Proposed Capital Budget lists TSES as a renovation/addition.

Although the State will not support funding TSES at the replacement rate, they have indicated they may fund TSES at the renovation rate. State funding allocations for a renovation/addition at TSES can be applied toward a replacement. The Board may still choose to move forward with a replacement school, should local funding be available to cover the difference in cost.

In addition, there have been questions pertaining to the reconsideration (a.k.a. as appeal) letter. The letter that was sent to the Board on Wednesday, April 4 that was addressed to Fred Mason is the reconsideration letter. We have not received a response from Mr. Mason at this time.

HCPSS staff has verified with Public School Construction staff today that there is a Designees work session on April 11, 2018, and that the TSES reconsideration letter has been placed on the agenda for discussion. Please note, the Designee meetings are not public meetings. As a result, HCPSS was unaware that the April 11, 2018 meeting was scheduled.

The next steps include the following

- Staff will continue to follow-up with the Designees on the issues identified in their letter, dated December 8, 2017.
- HCPSS staff will follow-up with the Public School Construction Program staff on April 12 to discuss results of the Designees meeting.
- HCPSS is able to request both State Local Planning and Construction funding (should planning have progressed sufficiently) in the FY 2020 State Capital Budget. This process starts July 1, 2018.

We have been asked what the community can do in support of TSES and what talking points can be shared. The community may advocate to the state for the reconsideration of

the replacement school by using the points from the HCPSS letter dated February 8, 2018.
(See Attachment.)

If you have any questions regarding this information, please contact Anissa Brown
Dennis, Chief Operating Officer.

Copy to: Executive Staff
Board of Education Office

Manager's Report

Submitted by Sandy Cederbaum on April 6, 2018 for the April 10, 2018 Oakland Mills Board Meeting

Updated Task list submitted.

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

FY 19 Budget – Will present to board in advance copy prior to April 24 and vote on April 24. Johnathan, Rich Radhe, and I will be meeting next week to go over year-to-date financial and FY19 budget projections.

Oakland Mills 50th Planning: Krista, Paul W., Brigitta, and I met on April 5 to discuss the July 4th Parade and have mapped the route. It will be a sidewalk and path parade since the police have already committed all patrols to other events that day. This is fine. Volunteers will be needed to assist with 3 street crossings. Please mark your calendars and participate. The parade will begin at 10 at the Village Center.

May 19th: Events are falling into place. So far we have 4 of 5 schools performing between the 3 – 4:30 timeframe, have made the Talent Show registration form and will send home with elem. Students on 4/13, have had a flyer produced and will mail to community, working with a sign company on garden flags, large bow flags, magnets. Hired a dj to play during the community dinner, have volunteers creating a scavenger hunt, volunteers created a route for a “poker bike/run/walk”, have volunteers assisting with a food drive. Next meeting will be on 4/12 at 7:00 p.m.

Bridge Columbia – See attached draft TDP letter to County.

The Other Barn

Daily Issues that Manager is working on:

Management Contract- I will discuss in person at the 4/10 meeting.

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.

Purchased a new computer for Amy. Our tech is installing.

Covenant Advisor for Property Concerns Position: Interviewed three candidates. We are in the hiring process for one candidate which entails a background check, reference check and then offer to hire w/a three month probationary period.

Social Media Postings in the past two weeks

Facebook and Emails:

Upcoming Agendas, eNEWS and School News, HC news, event updates, TSES Rebuild letter, Climate Advisory Committee member solicitation, Clean Up cancellation, Volunteer of Year reception, Meet the Candidates.

Emails Listserv: 1257 emails (+2)

Safety and Security Committee

April 10, 2018

Police Information

- A white van was observed cruising down Camelback on April It drove into the resident's driveway. The suspect walked up the driveway with a flashlight, and proceeded to look in the car windows. When the resident opened his window, the suspect drove away. This van was also spotted by others living on Camelback. Officer Lopez was called to increase the police patrol in this area. He notified the appropriate patrols.
- Officer Lopez emphasized that all suspicious vehicles and/or persons should be reported to 911 to aide the police in knowing where there are problems.
- As a followup concerning citizens not observing Security in the Village Center, the OM Village Regional Property Manager was contacted. He stated that the guards work approximately 50 hours a week and are typically onsite at various times, which may beginning as early 12pm and end as late as 9pm, depending on the day and need (subject to change for various reasons).

Fire and Rescue Services Information

- There has been a recall of Kidde **dual**-sensor smoke alarms, models PI2010 and PI9010. A yellow cap was left on during the manufacturing of these models, and can cover one of two smoke sensors. You can contact Kidde @ 833-551-7739 or online @ www.kidde.com Product Safety Recall.
- Risk Reduction Educator, Rachel Burlas of the Howard County Department of Fire and Rescue Services will install 2 ten year battery operated smoke detectors for free in the homes of residents 65 or older. She will also review fire and falling safety in your home. These smoke detectors are Kidde 10 year smoke detectors model I9010. You can contact Rachel Burlas to set up an appointment @ 410-313-6317 rburlas@howardcountymd.gov

Oakland Mills Safety and Security Committee

REPORT	BEGINS	03/27/2018	Incident	Weapon Used	Injury	Arrest Made	Notes
Date Reported	Time	Location	Incident	Weapon Used	Injury	Arrest Made	Notes
03/29/2018	8:12 PM	5800 block Humlebee Road	Residential Burglary	No	No		Unknown suspect(s) gained entry to the residence by breaking a rear sliding glass door and stole a computer and iPod.
03/30/2018	Overnight	5700 block Thunder Hill Road	Theft from Vehicles	No	No		Residents reported theft from two vehicles - cash stolen.
03/30/2018	Overnight	5800 block Morningbird Lane	Theft from Vehicles	No	No		Residents reported theft from four vehicles - cash stolen.
03/31/2018	9:46 PM	5700 block Stevens Forest Road	Theft from Vehicle	No	No		Resident reported theft from vehicle - wallet stolen.
3/31 thru 4/02	???	5700 block Oakland Mills Road	Theft from Vehicle	No	No		Resident reported theft from vehicle - credit card stolen.
04/01/2018	2:00 AM	Camelback Lane	Attempted Theft from Vehicle	No	No		Resident reported a white van trolling through this neighborhood. Suspect was seen looking into resident's car and took off when resident appeared. Nothing was taken. This van had been spotted by other people in this neighborhood. Safety and Security Committee reported this incident to Officer Lopez and requested extra patrols. Officer Lopez arranged for extra patrols throughout the neighborhood.
04/02/2018	1:30 AM	Camelback Lane	Traffic Accident	No	No		Resident reported traffic accident at Camelback Lane and Jamina Downs. Police responded.

04/04/2018	8:32 AM	9400 block Kilimanjaro Road	Theft from Vehicle	No	No	Resident reported theft from vehicle - various items stolen.
04/05/2018	1:30 PM thru 6:43 PM	5200 block Lightning View Road	Residential Burglary	No	No	Unknown suspect(s) gained entry to an open attached garage and stole a chainsaw.
REPORT	ENDS	04/06/2018				