



oakland mills
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Oakland Mills Community Association Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~ Lynn-Steven Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Larry Pretlow II ~ Paul Verchinski
Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

September 22, 2020

Link to YouTube recording of the September 22, 2020 OMCA Board Meeting:

<https://youtu.be/T2nbZQxl1KQ>

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

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

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Rebecca Bryant; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Ginny Thomas, Larry Pretlow, Paul Verchinski

Quorum Present: Yes

Also Present: see resident list; Howard County Council District 2 Aide Ashley Alston

Mr. Edelson noted that Ms. Thomas and Mr. Verchinski were absent from the Board meeting because they were attending a meeting of the CA Taskforce for Howard County's General Plan.

Opening of Meeting

- **Ms. Engelke** motioned to approve the September 8, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to approve the September 22, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Verma** seconded, and the motion passed (5-0-0).

Resident Remarks

Ashely Alston, District Aide to Howard County Councilmember Opel Jones, said that Councilman Jones was preparing to send a community newsletter and asked that anyone who had anything to announce send her the information.

Old Business

Board Position on Housing Opportunities Master Plan

Mr. Edelson reviewed a draft of a letter stating the Board's position on the County's Housing Opportunities Master Plan (ATTACHMENT C). **Mr. McCormack** motioned to approve OMCA's letter to the Howard County Housing Taskforce as amended. **Mr. Verma** seconded, and the motion passed (5-0-0).

Mellenbrook Road and Lightning View Road Request for Speed/vehicular Study

Mr. Edelson reviewed the previous Board discussion of the Mellenbrook and Lightning View Roads request for a speed/vehicular study. **Mr. Edelson** motioned to take a position to request that the County conduct a traffic and speed study for the length of Lightning View Road and Mellenbrook Road in the Thunder Hill neighborhood of Oakland Mills; in addition, that the Board follow up with the County on progress on the previously requested upgrades at Red Branch and Bendix Roads and reaffirm OMCA's position supporting those upgrades; in addition, that the Board send a request to the State Highway Administration to reevaluate the intersection of Route 108 and Mellenbrook/Bendix Road, given their acknowledgement that the intersection would be downgraded with the opening of the courthouse; in addition, that the Board include in that letter to the State Highway Administration a request for a traffic signal at Thunder Hill Road and Route 108 (in anticipation of the downgrade of the Mellenbrook/108 intersection), and that all that is sent to the state be sent to the County for their information along with a reminder that the County has already gone on record with the State in making those requests in the past. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Mr. Edelson motioned to send a follow-up letter to the County Office of Transportation and the Columbia Association to request and reaffirm OMCA's support of a pathway project from the Orchard Green tot lot to the Red Branch signal. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson reported that the 2nd Chance Saloon would be closing in October.

Mr. Edelson gave an update on the OMCA Education Committee. He reported that a group called Oakland Mills United had been formed by students and graduates of Oakland Mills High School who knew the issues Oakland Mills schools faced regarding facilities, PR, etc. Leaders of the group met with the education committee at its most recent meeting.

Mr. Edelson shared an email sent by Ms. Thomas giving updates on CA. CA would be giving an update on childcare the following Friday and had met with the County about subsidizing CA childcare programs since the County received CARES funds. Ms. Thomas and other CA board members and staff visited the CA Horse Center and would share a report on the visit in October. The CA Board would be voting the following Thursday on revenue parameters. The selection process for a new CA president was going forward and was on track to hire someone on May 1, 2021.

Village Manager Report

Ms. Cederbaum reported on improvements being made to The Other Barn. She also reported that RAC applications had slowed and that Letter of Compliance requests had increased after a slowdown. OMCA Events and Facilities Coordinator Brigitta Warren was working on getting vendors for the virtual Fall Festival. On October 9th, HCPD was planning on having a socially distant activity involving an ice cream truck and had asked if they could hold the event in the village center. It was suggested that they use the HCPD trailer parking lot to avoid traffic safety issues.

Committee Reports

Architecture Committee

Ms. Engelke reported on a recent RAC meeting. She also reported on a Non-Residential Architecture Advisory Committee (NRAAC) meeting regarding proposed signage for the new laundromat.

Board Bulletin Board

Mr. Verma said that he was celebrating 39 years of living in America.

Ms. Bryant said that a Shadow Oaks resident had expressed her happiness that a laundromat would be coming to the village center due to laundry facility difficulties at her home. **Ms. Engelke** added that the laundromat would be manned.

Ms. Bryant also reported that Howard County Office of Transportation Chief Kris Jagarapu was producing a promotional video advocating for pedestrian-friendly improvements. **Ms. Bryant** said that she did an interview for the video and promoted bike lanes. She also reported that the County was looking at the safety of the three-way intersection at Stevens Forest Road and White Acre Road. She said that she would ask the Public Space Advisory Committee if it wanted to be involved.

Mr. McCormack noted the brevity of the meeting.

Mr. Edelson thanked the Howard County Planning Board for approving the Site Development Plan (SDP) and congratulated Nancy Thompson and TSES regarding the TSES rebuild.

Mr. Edelson adjourned the regular OMCA Board meeting at 7:54 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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September 8, 2020

Link to YouTube recording of the September 8, 2020 OMCA Board Meeting:

[https://youtu.be/RYCrkzLjLlw`](https://youtu.be/RYCrkzLjLlw)

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

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

Present: Jonathan Edelson, Board Chair; Bill McCormack (arrived 7:22 p.m.), Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Larry Pretlow; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Bageshwar Verma

Quorum Present: Yes

Also Present: see resident list; Howard County Council District 2 Aide Ashley Alston; OMCA Public Space Chair/Complete Streets Subcommittee Chair Warren Wortman.

Opening of Meeting

- **Ms. Thomas** motioned to approve the August 25, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verchinski** seconded, and the motion passed (4-0-1).
- **Ms. Thomas** motioned to approve the September 8, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Verchinski** seconded, and the motion passed (5-0-0).

New Business

Mellenbrook Road and Lightning View Road Request for Speed/Vehicular Study

Ms. Bryant discussed concerns regarding increased traffic speed on Lightning View and Mellenbrook Roads and possible traffic issues once the new County courthouse opened on Bendix Road. OMCA Public Space Chair/Complete Streets Subcommittee Chair Warren Wortman also spoke. **Ms. Bryant** asked if OMCA should request a traffic study from the County. After discussion, it was agreed that Ms. Cederbaum would send all previous documentation/traffic studies regarding Lightning View and Mellenbrook Roads, the intersection of Route 108 and Bendix/Mellenbrook Road, and the previously suggested Orchard Green crosswalk to the Board. The issue would be brought back at the September 23rd OMCA Board meeting to discuss the request for a traffic study.

Board Position on Housing Opportunities Master Plan

Mr. McCormack encouraged Board members and residents to register for the next Howard County Housing

Taskforce community engagement meeting.

Mr. McCormack discussed sending a letter to the Housing Taskforce expressing the Board's position on housing issues in Howard County. This letter would also include school issues due to the connection between housing and schools. The Board agreed that **Mr. McCormack** could work with **Mr. Edelson** on the letter and send it to the Board for review.

Board Chair Report

Mr. Edelson reported on graffiti that was left on the paths in Thunder Hill.

Mr. Edelson reported on a meeting CA Board Chair Andrew Stack and CA President Milton Matthews held with the village chairs. Mr. Stack discussed CA financials with the village chairs (ATTACHMENT C) and asked that the villages determine the core services that they should provide residents. A discussion ensued. The Board agreed to consult residents on what OM's core services should be.

CCR Report

Ms. Thomas responded to questions regarding CA's transparency about finances. She reported on CA's childcare program and discussed challenges CA was facing with the program. She also discussed Haven on the Lake and CA's Horse Center.

Village Manager Report

Ms. Cederbaum reported that OM's first quarter financials and budget had been sent to CA. She discussed improvements being made to The Other Barn.

OMCA Events and Facility Coordinator Brigitta Warren reported on the Oakland Mills Fall Festival website, which would be an online forum for the festival since an in-person event could not be held due to Covid-19.

Ms. Cederbaum discussed improvements that CA would be making to The Other Barn in September. She also reported on exterior alteration applications and the RAC committee.

Committee Reports

Architecture Committee

Ms. Engelke reported that RAC Zoom meetings were going smoothly. She also reported that Howard County received a \$1 million grant for tree replacement and a sustainability coordinator for thirty months.

Public Space

Mr. Wortman reported on public space issues (ATTACHMENT D). He also reported on bike lanes and said that BGE was replacing underground power lines in Thunder Hill.

Board Bulletin Board

Mr. Verchinski said that the BWI Roundtable would be holding a meeting in the next month.

Mr. Pretlow made a statement regarding legal issues and the way he had been treated by Board members. He urged the Board to represent the interests of minority residents in the community.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:00 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**Oakland Mills Community Association
Village Board**

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

Board Members: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-Chair

Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Larry Pretlow II, Paul Verchinski, Bageshwar Verma

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, September 22, 2020 – 7 p.m.**

Oakland Mills Community Association is inviting you to a scheduled Zoom meeting.

Topic: OMCA Board Meeting September 22_2020

Time: Sep 22, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83958311691>

Meeting ID: 839 5831 1691

One tap mobile

+13017158592,,83958311691# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

Meeting ID: 839 5831 1691

Find your local number: <https://us02web.zoom.us/u/kAMY2mZpu>

You may join the meeting beginning at 6:50 p.m. You will be placed in a “waiting room” and zoom host will admit. All participant’s audio will be muted upon “entry”. Please note that you will be required to upgrade the zoom application to 5.0 and if you have not already done so you will be required to before entry to our meeting. There is not cost involved.

7:00 p.m.

Opening of meeting

Approve Minutes from August 25, 2020 Board Meeting

Approve Agenda for September 8, 2020 Board Meeting

7:05 p.m.

Resident Remarks, 3-minute remarks (10 min)

Please note that meeting attendee’s audio is muted. If you wish to participate in Resident Remarks please “raise your hand” which is one of the options available for participants and appears as an icon on the screen.

7:15 p.m.

OLD BUSINESS (20 min)

Board Position on Housing Opportunities Master Plan, Board Discussion (10 min)

Mellenbrook Road and Lightning View Road request for speed/vehicular study, Board Discussion (10 min)

- 7:35 p.m.** **Board Chair Report**, Jonathan Edelson (10min)
- 7:45 p.m.** **Village Manager Report**, Sandy Cederbaum (5 min)
Financial and Operations Update
- 7:50 p.m.** **Committee Reports (10 min)**
Architecture, Lynn Engelke, Chair (5 min)
- 8:00 p.m.** **Board Bulletin Board** (10 min)
- 8:10 p.m.** **Adjourn**

Dr. Caroline Harper, Co-Chair
Mr. William McCormack, Jr., Co-Chair
Housing Opportunities Master Plan Task Force
Department of Housing and Community Development
9820 Patuxent Woods Drive, Suite 224
Columbia, MD, 21046

Dear Dr. Harper and Mr. McCormack,

The Oakland Mills Village Board commends the Howard County Housing Opportunities Master Plan Task Force for your goal to “create and preserve housing opportunities for residents of all income levels.” Our Community Association supports this goal as evidenced by our 2015 Oakland Mills Village Center Community Plan (VCCP), page 14, Community Housing Plan, where we state that “it is crucial for the county to implement a Comprehensive Housing Plan to provide ample opportunities for tenants at all income levels throughout the county.” The VCCP is provided in a link below.

Our VCCP is on file with the Department of Planning and Zoning. Council Bill 29-2009 set standards and a process for creating a VCCP and stipulates that all plans for future development/redevelopment within the boundaries of our VCCP must be reviewed for compatibility with the VCCP. The VCCP area is 196 acres which includes the retail center, barns, Columbia Association property, Interfaith Center, two schools, condominiums and apartment buildings.

The VCCP section on housing, Upgrade Housing in the Village Center Area, provides Detailed Recommendations. “In line with the objective of upgrading housing, the Housing Committee of the Oakland Mills Task Force recommended specific measures to restore economic diversity to the area in and around the Village Center.

- To achieve a full spectrum of housing within the village center boundaries, add upscale and mid-range housing.
- Upgrade and renovate rundown housing in the village center area.
- Consider increasing density in exchange for redevelopment.
- Improve the percentage of owner-occupied housing.
- Encourage senior housing to provide seniors with easy access to village center amenities.
- Create incentives for Howard County teachers, police, firefighters, and civil servants to purchase in Oakland Mills.”

The Oakland Mills Village Board has approved specific Housing Goals and Plans to implement the VCCP housing recommendations. These are provided in the link below.

The VCCP also recognizes the close relationship between housing and schools in Howard County and Oakland Mills. Every child living within the boundaries of the VCCP is designated to attend one of the five schools within the Village of Oakland Mills. These schools are among the most diverse in Howard County; however, the schools immediately surrounding the Village Center also serve some of the highest proportions of families needing Free and Reduced Meals (FARMs) assistance in the county, a key indicator of family resource challenges the schools must do their part to address with limited funds. Diversifying housing opportunities throughout the county would help eliminate the stark economic contrasts among its schools.

The Oakland Mills Village Board looks forward to the Housing Opportunities Master Plan that will facilitate the realization of the Oakland Mills Community Association's aspirations to be a community of rich demographic diversity where people will want to live, work, play and visit.

Oakland Mills Village Center Community Plan

<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Community-Planning/Community-Plans>

Oakland Mills Housing Goals and Plans

<https://oaklandmills.org/wp-content/uploads/2016/08/Oakland-Mills-Housing-Goal-and-Plans-Final.pdf>

Oakland Mills Education Objectives

<https://oaklandmills.org/wp-content/uploads/2019/06/Oakland-Mills-Community-Association-Education-Committee-Objectives-Rev-June-11-2019.pdf>