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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

**October 13, 2020**

**Link to YouTube recording of the October 13, 2020 OMCA Board Meeting:**

<https://youtu.be/Ynrz0eAJRs>

## **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 7:02 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair (arrived 7:20 p.m.); Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Paul Verchinski (left at 8:20 p.m.); Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

**Absent:** Larry Pretlow

**Quorum Present:** Yes

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

## **Opening of Meeting**

- **Ms. Engelke** motioned to approve the September 22, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verma** seconded, and the motion passed (4-0-1). **Mr. Edelson** motioned to amend the September 22, 2020 OMCA Board meeting minutes. **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Bryant** motioned to approve the October 13, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Verchinski** seconded, and the motion passed (5-0-0).

## **New Business**

### ***Howard County Public School System (HCPSS) Capital Improvement Plan and Deferred Maintenance on Oakland Mills High School***

**Mr. Edelson** reported on the HCPSS deferred maintenance numbers, which included Oakland Mills High School (OMHS) and Oakland Mills Middle School (OMMS), together amounting to 20% of the total deferred maintenance for the entire school district. While OMMS was included in HCPSS's ten-year Capital Improvement Plan, OMHS was not. **Mr. Edelson** suggested calling attention to the situation at OMHS at upcoming County Executive and County Council budget hearings.

### ***Board Position on CA New Town Visioning for the next 25 to 50 Years***

**Mr. Verchinski** and **Ms. Thomas** reported on recent meetings of CA's Taskforce for the Howard County General Plan (ATTACHMENT C). The meetings focused on New Town zoning and recommendations by consultants for placement of affordable housing in Howard County. **Mr. McCormack** said that the Howard County Housing Taskforce had been discussing affordable housing in the County and that he was putting together a request for an ordinance that would evaluate housing and demographics centered around elementary schools throughout the County. **Mr. Verchinski** asked that the Board consider its position on Howard County General Plan's vision for New Town zoning.

### ***OM "Community Stakeholder" for Howard County Fire & Rescue's Update to its Multi-year Strategic Plan***

**Mr. Edelson** said that a request had been made for a "community stakeholder" or member of the board to represent OM in Howard County Fire & Rescue's update to its Multi-year Strategic Plan. Board members suggested Steve & Judy Gottsagen and Carol Brain. **Mr. Edelson** said he would reach out to those individuals to assess their interest in the position.

### **Old Business**

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

**Ms. Cederbaum** gave an update on the County's response to the Board's request for a speed and vehicular study of Mellenbrook Road and Lightning View Road (ATTACHMENT D). The Board agreed to continue to pursue the speed/vehicular study. **Ms. Cederbaum** also gave updates on other transportation-related requests made by the Board regarding 108.

### **Board Chair Report**

**Mr. Edelson** reported that Cedar Realty was looking for a new tenant for 2<sup>nd</sup> Chance Saloon's space. He also said that he had asked Cedar about designating parking spaces for certain businesses.

**Mr. Edelson** discussed biased coverage of a recent occurrence in the village.

### **Columbia Council Representative Report**

**Ms. Thomas** reported that CA was opening more sports programs as well as the Art Center. She also encouraged residents to speak out in CA meetings and send emails regarding essential CA services. She expressed her concern about CA budget transparency.

### **Village Manager Report**

**Ms. Cederbaum** reported on a small private event held at The Other Barn. She also reported on usage of OM neighborhood centers. She gave an update on recent improvements to The Other Barn.

**Ms. Cederbaum** said that a CA Open Space employee who was assigned to The Other Barn crew recently passed away .

### **Committee Reports**

#### ***Architecture Committee***

**Ms. Engelke** gave an update on the RAC. She also reported that Cedar Realty and the new laundromat had presented three new signage designs to the Non-Residential Architecture Advisory Committee and received approval.

### **Board Bulletin Board**

**Mr. Edelson** thanked and congratulated OM Events and Facilities Coordinator Brigitta Warren for organizing the virtual Oakland Mills Fall Festival.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:58 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

DRAFT



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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

## **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 2<sup>nd</sup> 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 9<sup>th</sup>, 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

DRAFT



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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, October 13, 2020 – 7 p.m.**

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

**Topic: Oakland Mills Board of Directors - October 13, 2020**

**Time: Oct 13, 2020 07:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/82616762693>

Meeting ID: 826 1676 2693

One tap mobile

+13017158592,,82616762693# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

Meeting ID: 826 1676 2693

Find your local number: <https://us02web.zoom.us/j/82616762693>

**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 September 22, 2020 Board Meeting

Approve Agenda for October 13, 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. NEW BUSINESS (25 min)**

**Howard County Public School System Capital Improvement Plan and Deferred Maintenance on Oakland Mills High School, Board Discussion (10 min)**

**Board Position on CA New Town Visioning for the next 25 to 50 Years, Board Discussion (10 min)**

**Discuss a member of the OM Board to participate as a “community stakeholder” in a current effort to update the Howard County Fire and Rescue’s multi-year strategic plan, Board Discussion (5 min)**

**7:40 p.m. OLD BUSINESS**

**Update on request for a traffic study for Lightning View and Mellenbrook Roads, Village Manager (5min)**

**7:45 p.m. Board Chair Report, Jonathan Edelson (10min)**

**7:55 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)  
Vice-Chair of the Columbia Association Board of Directors**

Share the budget process for Columbia Association and the opportunities for the public to get involved.

Update on the selection process for the next CA CEO/PRESIDENT

Update on the latest CA openings.

**8:05 p.m. Village Manager Report, Sandy Cederbaum (5 min)  
Financial and Operations Update**

**8:10 p.m. Committee Reports (5 min)  
Architecture, Lynn Engelke, Chair (5 min)**

**8:15 p.m. Board Bulletin Board (5 min)**

**8:20 p.m. Adjourn**



To: Columbia Association Board of Directors  
From: Kristin Russell, Director, Office of Planning and Community Affairs  
Subj: New Town (NT) Planning & Visioning consulting services  
Date: June 3, 2020

CA has selected Mahan Rykiel as the consulting team charged with facilitating conversations among the CA Board and leadership to help develop our vision for the Columbia community into the future. We will establish “big picture” goals and priorities for greater Columbia that will be the foundation for the community as it continues to evolve and head into the coming decades.

The consulting team will bring to the table a wealth of knowledge and experience related to the planning principles and practices that are applicable to redevelopment, reinvestment, and preservation of mature master planned communities.

These conversations and information sessions will allow CA leadership to formulate its vision for NT-zoned portions of Columbia in order to best advocate for itself and work in partnership with the County during its General Plan rewrite and later comprehensive rezoning.

**Mahan Rykiel team**

- Tom McGilloway, a Principal at Mahan Rykiel, has been involved in the Ellicott City master plan, the Columbia Town Center Master Plan, and the current update for the Howard County General Plan. Mr. McGilloway assisted Rockville, MD with its Comprehensive Plan, where he applied new zoning criteria to older, predominantly single family neighborhoods illustrating how mixed-use infill could promote walkable neighborhoods and a greater variety of housing.
- Steve Kellenberg, founder of Kellenberg Studio, has over 35 years of consulting on the design of large-scale and mixed use new communities, town centers and business environments across the US and internationally. Mr. Kellenberg served as senior VP at the Irvine Company, developer of the largest, mature master planned community in the US, where he headed their Urban Planning and Design Group. He teaches in the Master in Real Estate program at USC.
- Ann Forsyth, Professor of Urban Planning at Harvard University is trained in planning and architecture and her primary research and practice focus on examining new towns. Her recent book, Reforming Suburbia, was an in-depth analysis of three planned new towns: Columbia, MD; Irvine, CA and The Woodlands, TX.
- Uri Avin is a former Howard County planning director. He also laid the groundwork for subsequent rezoning and growth management measures for the next decade, executed 20 projects around the sustainability needs of Howard County, six projects for CA, and collaborated to produce the Route 1 corridor study. He is currently an advisor to the County DPZ on their General Plan update.

- Erin Talkington, Principal and the Director of Consulting for RCLCO (Real Estate Advisors), has executed numerous market studies for public and private sector clients in the mid-Atlantic including the Route 1 corridor study in Howard County. Ms. Talkington is currently leading the County’s Housing Needs Study for the Department of Housing and Community Development.

**Schedule of Work**

Columbia 2.0 Schedule of Work

	Month 1	Month 2	Month 3	Month 4
<b>Task 1 Discovery</b> 1.1 Formative Principles 1.2 Issues Identification 1.3 Case Study Analysis Workshop 1				
<b>Task 2 Big Ideas</b> 2.1 Market Realities 2.2 Visioning Session 2.3 Governance Strategies Workshop 2				
<b>Task 3 Synthetic</b> 3.1 Preliminary Vision Framework 3.2 Mitigate Regulatory Dissonance Workshop 3				
<b>Task 4 Final Report</b> 4.1 Powerpoint Summary 4.2 Documentation Workshop 4				

Although the above table has four workshops in four consecutive months, current COVID circumstances may prohibit in-person gatherings as previously imagined. We may instead opt for more, but shorter, virtual meetings within a similar timeframe. Logistics of working within the confines of COVID are still being sorted out.

**Scope of Work**

Task 1 – Discovery

The purpose of this task is to develop and share an understanding of the history of Columbia, its driving principles and emerging issues.

Workshop 1 (or, as above this could become multiple workshops) will cover:

- The birth of the community and the concepts developed by The Rouse Company that made Columbia the model of its time. Are those concepts valid and have they evolved? Review relevant recent plans or studies. What worked and what didn’t?
- General history of land use practices in the United States with a focus on how the greater Columbia community differs from these practices.
- Which of the principles and concepts are foundational and need to be retained/strengthened and which need refinement/redirection?
- What is missing that current demographic and cultural trends suggest may be needed to address opportunities in the coming decades?
- The team will present, from their collective knowledge, at least three ‘case studies’ reflecting on how similar sized and vintage new towns are adapting, or not, to change and anticipating their next stage.

### Task 2 – Big Ideas: Options and Consensus

This task looks into the future with its purpose to help identify a “preferred future.” What are the stakeholders and community-at-large goals and aspirations? If we imagine Columbia in 25 or 50 years, what do we see?

This Task will include a market study. Potential for residential and non-residential infill and redevelopment will be presented and discussed, looking at the types of opportunities that other mature master planned communities have leveraged. This will be set in a county-wide and regional context.

Workshop 2 (or, as above this could become multiple workshops) will cover:

- The team will facilitate an ‘Ideation Session’ to further envision the future.
- Additional variables and dynamics found relevant and in other communities will be considered. This could include parks and open space, redevelopment, sustainability, housing, aging population, and more.
- The team will facilitate a discussion leading to a general prioritization.
- There will be a discussion on how private covenants are applied to land development and design decisions, with an overview of the positive and negative impacts that private covenants have on shaping the built environment and desirability of the community.

### Task 3 – Synthesis into a Vision

This task will utilize the outcomes of the previous stages to refine vision components into a set of Goals and/or Guiding Principles.

Workshop 3 (or, as above this could become multiple workshops) will cover:

- Develop a high-level policy framework based on the preferences identified in the previous workshops.
- Articulate priorities and general actions required to achieve goals.
- If needed, discussion and resolution regarding perceived misalignment between the existing regulatory process and preferred goals and objectives.

### Task 4 - Summary Report

The purpose of this task is to produce a final report summarizing the discussions and findings of the discovery process and subsequent synthesis. The team will prepare both a PowerPoint and written document with a draft and final version of each.

HPCD speed/volume collection dated Tuesday April 16, 2019 through April 19, 2019 (3 day) on Mellenbrook Road near Log Chain Road:

Total combined volume over 3 days: 4462

Mean speed: 28.7 MPH

85% speed total: 34.2 MPH

85% speed North: 35.3 MPH

85% speed South: 32.5 MPH

The last available speed date for Lightening View (near Hayledge Ct) is from February 25, 2015:

Total combined volume over 2 days: 3649

Mean speed: 28.40 MPH

85% speed total: 32.5 MPH

85% speed West: 31 MPH

85% speed East: 34 MPH

Good Morning Sandy,

Speed/volume studies are not being collected during this time due to the pandemic; as you can imagine, with the schools being in virtual session and many people teleworking, volume collections would be skewed unusually low. Speed/volume data is on file for study conducted on Mellenbrook Road in April 2019 for pre-pandemic reference, and I will check to see if HCPD has anything more recent for Lightening View.