



Oakland Mills Community Association Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Jonathan Edelson, Chair ~ Lynn Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Jerome Rollerson ~ Warren Wortman
Virginia (Ginny) Thomas, Columbia Council Representative

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September 13, 2022

Link to YouTube recording of the September 13, 2022 OMCA Board Meeting:

<https://youtu.be/9GxTb3cFscU>

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, Chair; Bill McCormack, Vice-chair; Lynn Engelke, AC Committee Chair; Rebecca Bryant; Jerome Rollerson; Warren Wortman; Amy Carpenter, Administrative Assistant.

Absent: Jerome Rollerson, Ginny Thomas, Sandy Cederbaum

Quorum Present: Yes

Also Present: OMCA Events & Facility Coordinator Brigitta Warren; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Wortman** motioned to approve the August 23, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to approve the September 13, 2022 Board meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (5-0-0).

Old Business

HCPSS Capital Improvement Update

Mr. Edelson reported on the Superintendent's proposed FY2025-2029 Capital Improvement Program, which pushed back OMHS renovations to 2033. He reviewed the draft testimony that he would share at the Board of Education meeting on September 22nd (ATTACHMENT C). The Board agreed that Mr. Edelson could present the testimony.

CA FY24 Budget, OMCA Requests

Mr. Edelson shared OMCA's requests for CA's FY24 budget (ATTACHMENT D). **Ms. Engelke** motioned to approve the list of priorities. **Mr. McCormack** seconded, and the motion passed (5-0-0).

HOA Internal Roadway Issues

Mr. Engelke shared a draft letter to send to the County requesting shared maintenance of HOA internal

roadways (ATTACHMENT E). The proposal recommended Holly Court as a pilot program for the shared maintenance. After discussion, it was agreed that Mr. McCormack and Mr. Edelson would rework the letter and send it to the Board for further review.

Board Chair Report

Mr. Edelson reported that he had met with Klein Properties asset manager Devin Gerhart, who identified several issues with the village center that Klein Properties was remedying. They also discussed the vacant NYC Pizza space, which could possibly be filled by another restaurant.

Mr. Edelson said that the OMHS Boosters had asked if the Board could help them connect with the Howard County Department of Recreation and Parks. The Boosters wanted to ask that a surcharge be added to outside tournament and game tickets since such groups sometimes used OMHS facilities and contributed to wear and tear on the facilities. The Board agreed that Mr. Edelson could reach out and make contacts.

Committee Reports

Architectural Committee

Ms. Engelke reported on new and possibly upcoming RAC members.

Education Committee

Mr. Edelson reported that he shared with the education committee the draft testimony addressing the Superintendent's FY2025-2029 Capital Improvement Program proposals. He would send the finalized testimony to them.

Public Space Committee

Mr. Wortman reported that the Oakland Mills Road protected bike lane was almost completed. He gave an update on BikeHoCo's bike corral for the Oakland Mills Fall Festival. There would also be a family fun ride and a place to drop off bike donations for Free Bikes 4 Kidz at the festival. The Public Space Committee would not be meeting in September due to a scheduling conflict.

Bulletin Board

Ms. Bryant said that Yards Alive! was getting native plants ready for the OM Fall Festival. The Bowl, which was selected for the cul-de-sac beautification program, now had planting dates.

Mr. Wortman said that OMHS coach and teacher Jim Riss passed away at the age of 57, and a memorial had been held in the OMHS football field.

Mr. McCormack expressed safety concerns about bicyclists not obeying signs and traffic signals. He asked if there was a way that BikeHoCo could work with bicyclists about following the rules. Mr. Wortman said he would bring it up at their next meeting.

Mr. Edelson said he would send the OMHS renovations call to action graphics to the Board and asked that the graphics be forwarded to friends and neighbors.

Mr. Edelson adjourned the OMCA Board meeting at 8:25 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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August 23, 2022

Link to YouTube recording of the August 23, 2022 OMCA Board Meeting:

<https://youtu.be/el2RhO9bNx8>

OMCA REGULAR BOARD MEETING

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

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: Bill McCormack, Vice-chair; Lynn Engelke, AC Committee Chair; Rebecca Bryant; Jerome Rollerson; Warren Wortman; Ginny Thomas, Columbia Council Representative; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jonathan Edelson

Quorum Present: Yes

Also Present: OMCA Events & Facility Coordinator Brigitta Warren; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the August 9, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to approve the August 23, 2022 Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-0).

New Business

FY24 Village Cash Reserve Policy

Ms. Cederbaum explained the cash reserve policy between CA and the villages and asked what the Board would like to recommend regarding use of cash reserve funds returned to CA. After discussion, the Board agreed that it would support environmental use of cash reserves. The item would be included in OMCA's testimony for CA's FY24 budget. The subject would be brought back as Old Business if needed.

CA FY24 Budget, OMCA Requests

Ms. Cederbaum shared OMCA's requests for the previous year's CA budget. The Board agreed to keep all items except the consultant-led study of CA for the next fifty years. For the tot lot issue, the pilot program was

no longer applicable. Instead, the Board suggested asking for funding for tot lot repurposing and redesign. Wording would also be added about providing recreational opportunities for all ages for multi-generational connection. **Ms. Cederbaum** asked that the Board send any other ideas for the budget testimony and requests to her. The subject would be brought back as Old Business.

Old Business

OMCA Donation Policy

Ms. Cederbaum shared the amended policy for review (ATTACHMENT C). The donation policy would include an addendum if funding was available for a second round of donations later in the fiscal year. **Ms. Engelke** motioned to send the policy and addendum as revised. **Mr. Wortman** seconded, and the motion passed (4-0-0).

7-Eleven Update

Ms. Cederbaum reported that the County Planning Board had unanimously approved an amendment to Howard County's Final Development Plan (FDP) to allow a gas station to be built on the site. Mr. Edelson testified at the meeting. For the next step, the County's Department of Planning and Zoning would go through the site development plan (SDP).

CCR Report

Ms. Thomas asked for an update on the proposed Loft bathroom in The Other Barn. **Ms. Cederbaum** said CA continued to have personnel on site to study the feasibility and design of the bathroom. Sewer pipes were located at the front of the building, so the bathroom might need to be located towards the front rather than the back of the Loft.

Ms. Thomas discussed the CA board meeting agenda process and additional budget items. She also discussed the County's Aging in Place tax credit, which would expire after a homeowner had received the credit for five years. CA's Senior Advisory Committee had asked Howard County Councilmember Deb Jung to give a presentation on the subject at their meeting. Ms. Jung planned to introduce a bill to continue the deduction beyond five years.

Village Manager Report

Ms. Cederbaum said she was waiting for OMCA's audit report before submitting OMCA's first quarter financials. She had requested an extension to submit the 1st quarter at a later date from CA's Vice-president, Community Operations Dennis Matthey.

Ms. Cederbaum reported that she had been in contact with the asset manager of Klein Properties, the new owner of the village center. The Howard County Police Department had contacted them about establishing a process for banning. Ms. Cederbaum and Mr. Edelson were hoping to meet with the asset manager the following Friday.

Ms. Cederbaum also reported on the ribbon cutting for Bamyam Halal Market in Thunder Hill. County officials had attended. She thanked Mr. Wortman and Howard County District 2 Aide Ashley Alston for also attending.

OMCA Events and Facility Coordinator Brigitta Warren gave updates on facilities and events, including the hiring of two new facility assistants. She said she had already heard from OM schools that wanted to participate in the festival. She thanked Mr. Wortman for meeting with her about a bike corral for the festival. A Free Bikes 4 Kidz bike donation drop off would also be available at the festival. She said she would make a website for the festival. Lively Arts would also be coming back for a new season on September 9th, with four concerts throughout the year, performed in courtyard next to The Other Barn.

Committee Reports

Education Committee

Ms. Cederbaum reported that the new TSES building ribbon cutting would take place at 1:00 p.m. on August 28th and would include a tour of the school for students, families, and community members.

OMHS was hosting a community event after new student orientation on August 25th, and Ms. Cederbaum would be there handing out OM community wristbands. The wristbands would also be available for the OM Fall Festival.

Public Space Committee

Mr. Wortman reported on the PSAC's recent committee meeting (ATTACHMENT D). Subjects discussed included e-scooters, the proposed bike lane on Lightning View, progress on Oakland Mills Road, tree giveaway registration that would be available at an Oakland Mills Interfaith Center event on August 27th (link in the attached PSAC minutes), and limited visibility in the evening at the intersection of Log Chain and Mellenbrook Roads. **Ms. Cederbaum** said that she had submitted a SeeClickFix request for the placement of two missing Farewell Road street signs.

Mr. McCormack adjourned the OMCA Board meeting at 8:34 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



**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 Engelke, Architecture Committee Chair;

Rebecca Bryant, Jerome Rollerson, Warren Wortman

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Virtual Meeting Agenda
Tuesday, September 13, 2022, 7:00 p.m.**

Topic: OMCA Board of Directors Meeting
Village Manager is inviting you to a scheduled Zoom meeting.

Topic: OMCA Board of Directors Meeting
Time: Sep 13, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84488940099>

Meeting ID: 844 8894 0099

One tap mobile

+13017158592,,84488940099# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 844 8894 0099

Find your local number: <https://us02web.zoom.us/u/kB851QZK0>

7:00 p.m.

Opening of meeting

Approve Minutes from August 23, 2022 Board Meeting

Approve Agenda for September 13, 2022 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 (35 min)

HCPSS Capital Improvement Program Update, Board discussion (15 min)

CA FY24 Budget, OMCA Requests, Board discussion (10 min)

HOA Internal Roadway Issue, Board Discussion (10 min)

7:50 p.m.

OMCA Board Chair Report, Jonathan Edelson (10 min)

8:00 p.m. **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
Vice-Chair Columbia Association Board of Directors

8:10 p.m. **Committee Reports (10 min)**

Architecture, Lynn Engelke, Chair

Education, **Jonathan Edelson**, Chair

Public Space, Warren Wortman, Chair

8:20 p.m. **Board Bulletin Board (5 min)**

8:25 p.m. **Adjourn**

“When originally deferred, this was a major HVAC renovation project; however it has been nine years since the project was deferred. Current conditions at the school now require a full renovation. It’s not practical and cost effective to maintain the system any longer. Due to the fact that the system is old, obsolete and continues to be problematic we are unable to provide a conducive-learning environment to both the students and staff.” This was the assessment of Oakland Mills High School’s heating, ventilation, and air conditioning system in 2017-2018. It had been deferred since 2009 and could wait no longer. Yet OMHS was removed from past capital improvement plans until this board acted last year.

Good evening and thank you for this opportunity to testify on the Superintendent’s proposed capital improvement program. My name is Jonathan Edelson, and I am speaking on behalf of the Oakland Mills Community Association.

To say we are concerned with the proposed CIP is an understatement. Last year, this board put Oakland Mills High School back into the CIP with an expected start date for renovations of 2026 after years of exclusion from the program. You heard from faculty, students, and concerned community members about the condition of the school. You are hearing from them again this year. Your own assessments should tell you all you need to know about the facility.

You have a plan before you that would defer a building, declared unable to provide a conducive learning environment four years ago, for another eleven years. To put that in perspective, if OMHS were taken care of on time in 2009, the original building would have been 36 years old. If it is taken care of under the plan you adopted last year, the building will be 53 years old when the project starts. If you wait until 2033, it will be 60 years old before the project starts. Some of the first students to attend OMHS will be in their early 80s while current students breathe air passing through the same system those original students had.

You are aware of other issues with the building, but for the record I will state a few:

- mold
- leaky ceilings
- lack of fresh air
- lack of natural light
- projected overcrowding
- no student gathering spaces
- non-functioning scoreboards
- substandard auditorium
- noncompliance with current standards including COMAR.

Is it a coincidence that the goalposts keep getting moved on the high school with the highest proportions of lower income and traditionally underrepresented racial and ethnic populations? Enough is enough. I am here to ask you to stick to the plan you adopted last year. It is illogical, inequitable, and immoral to delay OMHS any longer.



Oakland Mills Community Association
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Columbia, MD 21045
 410-730-4610 • oaklandmills.org



September 13, 2022

The Oakland Mills Board of Directors has compiled the following list of budget request for the CA Conditional FY24 budget.

OMCA Budget Requests – list is not in priority order

2nd Floor Restroom at the Other Barn

Install a restroom inside the Loft (second floor of the Other Barn) to be located in the Loft of the Other Barn. CA staff must continue to consult with OMCA staff and board regarding the final location and design.

FY24 Cash Reserves –FY24 is the final year of the current Management Contract. OMCA requests that CA continue to reinvest the 20% cash reserves back into the village that the reserves came from continuing to use the funds on environmental sustainability projects. Such projects would benefit the contributing village and, due the nature of the projects, provide environmental benefits beyond the that village.

Tot Lot Repurposing and Redesign: Create village-based policy for Tot Lot Repurposing and Redesign. Recreate some existing tot lot spaces to provide for recreational opportunities for all ages and for multi-generational connections.

Appropriate and Competitive Funding for Lifeguards

CA FY 24 budget should include funding for CA Aquatics so that all CA lifeguards can be paid appropriate and competitive salaries; and ensure that all 23 outdoor pools can open and be fully staffed for the duration of the FY24 pool season.

2nd Sheet of Ice at the Columbia Ice Rink

Add a second sheet of ice to the Columbia Ice Rink; work in partnership with Howard County to create a state-of-the-art ice arena.

Replacement Trees

We are losing a great number of trees. We request that funding be budgeted to replace trees that have been removed by replacing trees in a timely manner.

Path from Orchard Green Tot Lot to Red Branch Road

Funding for the CA portion of a proposed path from the Orchard Green tot lot to Red Branch Road.

Work with the State Highway Administration and Colonial Pipeline to design and build a pedestrian/bike path from the Orchard Green tot lot along Route 108 to the light at Red Branch Road

EV Charging Stations

Funding for visible EV charging stations at the Columbia Ice Rink and

CA Neighborhood Centers in Oakland Mills and at prominent locations at all CA facilities.



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September 13, 2022

Councilman Opel Jones
 Mr. Michael Harris, Special Assistant to Dr. Jones
 The George Howard Building
 3430 Court House Drive
 Ellicott City, MD 21043

Dear Councilman Jones and Mr. Harris,

The Oakland Mills Village Board appreciated the presentation by Mr. Kris Jagarapu, DPW Chief, Bureau of Highways, at our August 9th Board meeting concerning the HOA internal roadway issue. Section 18.250-18.259 of the County Code is the only existing way the county would take over ownership of a private HOA internal roadway. In a pre-COVID meeting on this subject a county staff member stated that in the previous 15 years only one HOA had inquired about the takeover process but did not follow through. This is an indication that process is not viable.

Since the county zoning regulations have created the inequity where the county collects property taxes from all HOA homeowners, but only services the internal roadways of some of the tax payers, the county must supply the solution.

A new approach is needed. The county needs to take the initiative. In a related HOA infrastructure issue, stormwater management, the county has created the Community Stormwater Partnership Grant. A similar grant program could be explored for internal roadways. A first step to determine costs would be to create a pilot program where the county takes over the internal roadways of an HOA. Holly Court HOA in Oakland Mills volunteers for the pilot. Based on the results of the pilot, the county could look at a countywide process with a TIF-like funding process.

This countywide inequity has existed for decades. It is now time for Howard County government to create a solution that treats all property taxpayers equally. The first step is the pilot program. Sincerely,

Jonathan L. Edelson, Chair
 Oakland Mills Board of Directors