



**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 ~  
Bill McCormack Jr., Vice-chair ~ Andrew Mark Fried, AC Chair ~  
Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~  
Karin Emery, Columbia Council Representative

**December 9, 2025**

### **OMCA REGULAR BOARD MEETING**

This meeting was held hybrid, on Zoom and at The Other Barn.

**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; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:** Karin Emery

**Quorum Present:** Yes

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

### **Opening of Meeting**

- **Mr. Fried** motioned to approve the November 25, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-1).
- **Mr. Fried** motioned to approve the December 9, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (5-0-0).

### **Old Business**

#### *HCPSS Capital Budget*

**Mr. Edelson** gave an update on the Board of Education's removal of OMHS renovations from the FY27 capital budget, including the OMHS student walkout, his testimony before the Board of Education, and the town hall held at The Other Barn. He spoke about the recent WBAL Concert for Kids held at OMHS, which HCPSS Superintendent Bill Barnes attended.

**Mr. Edelson** said the next steps in advocating for OMHS renovation funding were to keep pushing to recall the BOE's vote and to continue motivating people.

#### *Revised County Budget OM Priority Letter*

The Board reviewed OMCA's Village Priority Letter for the County's FY27 Budget (ATTACHMENT C). **Mr. Fried** motioned to send the letter as revised. **Dr. Pierce** seconded, and the motion passed (5-0-0).

### **New Town Zoning**

**Mr. McCormack** shared a draft response to proposed changes to New Town Zoning (ATTACHMENT D). **Dr. Pierce** motioned to send the letter with revisions. **Mr. Fried** seconded, and the motion passed (5-0-0).

**Board Chair Report**

**Mr. Edelson** discussed a business in the village center that might be moving to a new location soon.

**Village Manager Report**

**Ms. Warren** shared her report on village operations (ATTACHMENT E).

**Bulletin Board**

Board members wished each other and the community Happy Holidays.

**Mr. Fried** motioned to go into closed session at 7:48 p.m. to discuss matters pertaining to employees and personnel. **Dr. Pierce** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 8:12 p.m. **Mr. Edelson** announced that the board had voted on staff bonuses and the village manager's appraisal, salary, and bonus.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:13 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**Board Members:** Jonathan Edelson, Chair ~  
 Bill McCormack Jr., Vice-chair ~ Andrew Mark Fried, AC Chair ~  
 Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~  
 Karin Emery, Columbia Council Representative

**November 25, 2025**

### OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

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

**Present:** Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:** Jonathan Edelson

**Quorum Present:** Yes

**Also Present:** OM Election Monitoring Committee Chair Ginny Thomas; Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns; Howard County Council District 2 Aide Ashley Alston; see resident list.

### Opening of Meeting

- **Mr. Fried** motioned to approve the November 11, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the November 25, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

### New Business

#### *CA Liaison Update*

CA Community Programs & Services projects Liaison Marty Oltmanns shared his update on CA (ATTACHMENT C).

#### *New Town Zoning*

**Ms. Emery** shared information about the New Town Zoning Taskforce, which she was a member of. The taskforce was appointed by the County to work with the consultants it had hired to evaluate and make recommendations concerning New Town Zoning. The State of Maryland had passed a law requiring counties to implement provisions allowing Accessory Dwelling Units (ADUs), but such a requirement could be a direct violation of village covenants. The addition of ADUs would also increase density and could adversely affect aging utility lines (such as sewage lines), traffic, and schools.

**Ms. Emery** said Columbia had already been planned to include a variety of housing, including housing for lower income brackets. Such actions were needed in other parts of the County that had not been planned this way.

It had been suggested that the County eliminate New Town Zoning. The Board discussed the implications of this, including the impact on CA Open Space. The change would allow developers to greatly increase density in village centers. Such a density increases was projected to occur with the current redevelopment plan for the Long Reach Village Center.

**Mr. McCormack** suggested drafting a letter to send to the County Executive and other county officials about the subject. The issue would be brought back at a later Board meeting. The Board also agreed that it was important to make residents aware of the issue.

### **Old Business**

#### ***HCPSS Capital Budget***

**Mr. McCormack** read **Mr. Edelson's** emailed report regarding the HCPSS Capital Budget (ATTACHMENT D).

#### ***2026 Election Guidelines & Calendars***

**Ms. Warren** presented the Election Monitoring Committee's (EMC) suggested changes to the 2026 Draft Election Guidelines (ATTACHMENT E). EMC Chair Ginny Thomas proposed shortening election hours, but such a change would require a vote by residents to change the By-Laws.

**Dr. Pierce** motioned to pass the guidelines as revised by the EMC. **Mr. Fried** seconded, and the motion passed (4-0-0).

**Mr. Fried** motioned to approve the 2026 Contested and Non-contested Election Calendars (ATTACHMENT F). **Dr. Pierce** seconded, and the motion passed (4-0-0).

### **Board Chair Report**

**Mr. McCormack** read Mr. Edelson's emailed report. Mr. Edelson attended the quarterly CA Stakeholders' dinner and spoke with board chairs and CCRs from other villages about OMHS and gave them more information. Mr. Edelson suggested in the email that the OMCA Board prepare testimony for the Board of Education in January and keep the community informed and engaged.

### **CCR Report**

**Ms. Emery** discussed CA's desire to improve its credit rating to AAA, which could possibly include raising the annual charge from \$.68 to \$.75 over seven years.

### **Village Manager Report**

**Ms. Warren** shared her report on village operations (ATTACHMENT G).

### **Committee Reports**

#### ***Housing Committee***

**Mr. McCormack** reported that the Housing Committee had met and done a SWOT analysis. They would be meeting again in December to come up with goals and plans.

#### ***Open Space Committee***

**Mr. McCormack** reported that the Open Space Committee had met and done a SWOT analysis. They would be meeting again in December to come up with goals and plans. **Mr. McCormack** said any who wanted to join the committee could contact him or Ms. Warren.

***Public Space Committee***

**Dr. Pierce** reported that the County would be making improvements to the Stevens Forest Rd/Broken Land Pkwy intersection in July 2026 as part of the Southern Trail Entrance project.

**Bulletin Board**

**Mr. McCormack** shared Mr. Edelson's bulletin board item, which he had sent in an email. In the email, Mr. Edelson said the WBAL Concert for Kids was coming up on December 6. Mr. Edelson encouraged friends and neighbors to purchase tickets. Over the years, OMHS had raised hundreds of thousands of dollars for the WBAL Kids campaign through the Concert.

**Ms. Carpenter** said tickets for Breakfast with Santa would be available until Wednesday, December 3.

Members of the Board wished each other Happy Thanksgiving.

**Ms. Warren** said the Board had received many thanks from various organizations for recent OMCA donations.

**Mr. McCormack** adjourned the regular OMCA Board meeting at 8:51 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



## Oakland Mills Board of Directors Meeting Agenda

**Board Members:** Jonathan Edelson, Chair, Bill McCormack Jr, Vice-Chair; Andrew Mark Fried, Architecture Chair, Paulette Pettiford-Thomas, Daniel Pierce; **Columbia Council Representative:** Karin Emery

**Tuesday, December 9, 2025**

**7:00 p.m. Hybrid Meeting**

**In-person at The Other Barn**

5851 Robert Oliver Place, Columbia, MD, 21045

**OR Online via Zoom\*\* (participation not guaranteed due to possible tech issues):**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82741864553>

**Meeting ID: 827 4186 4553**

**One tap mobile**

+13052241968,,82741864553# US

+13092053325,,82741864553# US

## Oakland Mills Board of Directors

**7:00 p.m.**

**Opening of Meeting (5 min)**

- Approve Minutes from November 25, 2025 Board Meeting
- Approve Agenda for December 9, 2025 Board Meeting

Jonathan Edelson, Board Chair

**7:05 p.m.**

**Resident Remarks (3 minutes per resident, 10 minutes)**

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**

- **HCPSS Capital Budget**, Discussion (15 min)
- **Howard County Budget Priority Letter Revised**, Discussion, Vote (15 min)
- **New Town Zoning**, Discussion (10 min)

**7:55 p.m.**

**Board Chair Report (10 min)**

Jonathan Edelson, Chair

**8:05 p.m.**

**Village Manager Report (10 min)**

- Operations Update

Brigitta Warren, Village Manager

**8:15 p.m.** **Board Bulletin Board**

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

**8:20 p.m.** **Board Closed Session**

Pursuant to the Maryland Homeowners' Association Act  
the Board will meet in closed session for discussion of  
matters pertaining to employees and personnel.

**Upcoming Events**

Gingerbread House Decorating

Wednesday, December  
10<sup>th</sup>, 6:30 pm

OMCA Office at The Other Barn Closed

Tuesday, December 24<sup>th</sup>  
through Monday, January  
5th

DRAFT



**Oakland Mills Community Association**  
**The Other Barn • 5851 Robert Oliver Place**  
**Columbia, MD 21045**  
410-730-4610 • oaklandmills.org  
**Oakland Mills**

December 2, 2025

Howard County Executive Dr. Calvin Ball  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Dear County Executive Ball:

Thank you for this opportunity to share priorities for FY27 that the Oakland Mills Community Association (OMCA) hopes to accomplish in partnership with the County. The OMCA Board of Directors has discussed and agreed to the priorities listed below. We welcome the opportunity to discuss the priorities with you, in person, and invite County Executive Ball and/or County staff to attend an Oakland Mills Board of Directors meeting.

**PRIORITY LIST - priorities all are short-term and of equal importance, not listed in priority order.**

**SCHOOLS and EDUCATION**

**Oakland Mills Middle School and Oakland Mills High School Renovations**

Each year we continue to testify in support of timely funding of deferred maintenance projects for Oakland Mills Middle and Oakland Mills High School. **We are asking you to continue to include funding of long overdue deferred renovations of OMMS. More specifically, funding for OMMS must continue through occupancy for the project to be completed on time. As a change in our request, we ask that you look carefully at the incomplete methodology for ranking capital needs and the rushed plan B before signing off on the current budget request.** Over \$100 million in deferrals equates to health and safety repairs-including replacing an HVAC system that the school system concluded could no longer support an environment conducive to learning. Furthermore, OMHS is overcrowded and could benefit from the planned addition as classes have been moved to portables effective last school year.

This is a serious issue that needs serious attention and commitment of future collaboration between the county and the school system to ensure these long-neglected schools, which serve much higher-than-average populations of students from traditionally underrepresented backgrounds, can provide safe and healthy environments for students and teachers before another decade passes. The request to provide timely funding for deferred maintenance projects ensures that ALL schools meet the same health and safety standards and provide modern amenities to students regardless of their backgrounds.

## **SAFE and COMPREHENSIVE COMPLETE STREET PROJECT FOR ENTIRE LENGTH OF STEVENS FOREST ROAD**

Several years ago, HC DPW approached the community to discuss two streetscape projects. While we are appreciative of the aesthetically enhanced Whiteacre Road, we are concerned that the project did not address the many safety issues that exist on Stevens Forest Road.

Members of the Oakland Mills Board and Public Space committee sent numerous letters, including videos, documenting the unsafe conditions along the entire stretch of Stevens Forest Road. Stevens Forest Road is the main road into Oakland Mills and the only main roadway in the ten villages of Columbia that have residential driveways directly on the road. Most importantly, Stevens Forest Road has four nearby schools that students walk to and from.

We have had several productive meetings with County officials who understand the issues of concern. We appreciate the upgrade of a crosswalk and pedestrian refuge to connect the west side of Stevens Forest Road to the new 7-Eleven in the Village Center. We are also thankful for the other enhancements made along the road to improve traffic and pedestrian safety. **On behalf of the community, we would like to ask for a comprehensive study of Stevens Forest Road, including and from the roundabout at Stevens Forest Rd. and Farewell Road to the intersection of Stevens Forest and Whiteacre Road to determine what other improvements are necessary.**

**We would also ask for an intersection upgrade to enhance public safety at Stevens Forest Road and Broken Land Parkway, specifically as had been previously discussed, adding "yield to pedestrian" signage similar to the signs at the South Entrance Rd and Little Patuxent Pkwy. Residents often cross at this location to access the church, the pharmacy, the medical facility, and the other businesses that are located across Broken Land Parkway. An additional safety upgrade request is a crosswalk on the north side of the intersection. There is a section of the median cut out but there is no crosswalk. Pedestrians heading west on the sidewalk along Broken Land Pkwy and headed to the bus stop need to cross there.**

## **BLANDAIR PARK**

The popularity of Blandair Park is evidenced by the number of large events held throughout the year along with the great playgrounds and ball fields. However, the Oakland Mills community often feels the burden of the popularity of the park and does not receive all the benefits it could from having this great amenity in our cOMmunity.

As the park continues to grow, parking has become a significant issue, and the Oakland Mills community often feels the brunt of this burden. **We propose capital project funding for an environmentally friendly parking project in the existing Blandair Park. This would include parking that goes up instead of out and utilizes space already paved for parking rather than paving over more land. A garage like the parking garage at Roger Carter Community Center could meet such a requirement. We also propose that in the interim, other parking**

**lots in the area that are not being used on weekends, such as the Howard County Courthouse parking garage and the area Park and Ride lots, be utilized for parking to include a shuttle bus to Blandair. This shuttle could be free to those who use it, but the cost could be included in the fee for use of the fields so there would be no additional charge to the County. This would spread the cost and burden of large events to those who participate in and patronize them rather than onto the residents of Oakland Mills who live near the park or are affected by increased runoff caused by impervious surfaces.**

Thank you for providing the opportunity to present our priorities and thank you and your team for making our County such a great and “happy” place to live, work, and play.

Sincerely,

Oakland Mills Board of Directors

The Oakland Mills Village Board and community have great interest in the Department of Planning and Zoning's NT Zoning evaluation with the NT Task Force. We realize that Columbia is 58 years old, and a review of NT zoning's viability for the next 20-30 years is warranted.

### **New Town Zoning - NT**

NT zoning has been extremely successful. It was the tool that the Rouse Company used to realize James Rouse's vision.

James Rouse established **four key goals for Columbia**:

- **Build a complete city:** Rouse aimed to create a comprehensive urban environment that would serve the needs of its residents.
- **Respect the land:** Rouse emphasized the importance of preserving natural resources and the environment.
- **Provide for the growth of people:** Rouse sought to foster the development and growth of the community.
- **Make a profit:** Although not the primary goal, Rouse also aimed to generate economic returns from the development.

**Sources :**[Columbimaryland.org](http://Columbimaryland.org), [Preservationmaryland.org](http://Preservationmaryland.org) and Columbia Association.

The Rouse Company created the unincorporated city of Columbia and used New Town zoning with the covenants to guide development. That process delivered one of the best places to live in the United States as rated by U.S. News, Money Magazine, Sperling's Best Places, Niche.com and Livability.

If changes to NT zoning and the covenants are desired, how easily can they be amended? According to a presentation to the Columbia Association Board in 2023 by one of the original Rouse Company lawyers, the covenants and NT zoning are almost impossible to change. Rouse designed it that way to preserve the integrity of Columbia. The Columbia Association legal counsel noted the same point in a presentation to Village Board Chairs, Vice-Chairs and Village Managers earlier this year.

Our Board realizes that some changes would be good. Approximately ten years ago each Columbia village created its Village Center Community Plan that would guide any future redevelopment of the Village Center area within the context of NT zoning. Oakland Mills VCCP calls for more upscale owner-occupied housing if any can be added. The VCCP is filed with the Department of Planning and Zoning.

NT Zoning has been very successful. Leave NT Zoning intact.

### **Moderate Income Housing Units - MIHU**

Affordable housing is a current concern in the county, but what is the definition of affordable housing? How can it be defined in terms of Area Median Income?

The NT Zoning Task Force is being asked to look at Moderate Income Housing Units requirements for NT. How would blanket MIHU requirements throughout NT zoned areas affect the FARM rates?

High percentages of Free and Reduced Meal students in many Columbia schools are a major concern. There are 13 Title 1 elementary schools in Howard County per the HCPSS website. Seven are in Columbia. Should all Title 1 school attendance areas be exempt from any below AMI housing mandate (MIHUs)? Should all elementary school attendance areas with more than the county average FARM rate (30.2%) be exempt from any below AMI housing mandate?

### **Accessory Dwelling Units - ADU**

The NT Zoning Task Force is being asked to look at providing ADUs as a matter of “by right” and not “by condition.” “By right” could lead to a significant increase in density. Controls on ADUs that are provided by “by condition” zoning are needed to safeguard communities. “By condition” provides the necessary oversight to preserve community integrity so that villages are not overwhelmed. All ADUs must count toward density. If not, we are ignoring reality.

### **Conclusions**

All zoning decisions must be considered within the context of impact on infrastructure. How are roads, parking, water and sewer, schools, hospitals, services, etc. affected? We must maintain and enhance community integrity.

All housing decisions must move the FARM rate at the affected elementary school toward the county average. We must enhance educational opportunities for all students.

The Oakland Mills Village Board wants the Rouse Vision to continue to make Columbia a great place to live, work, play and visit.

**Manager's Report**  
**Oakland Mills Community Association**  
**December 9, 2025**

**Allocation Formula**

- Committee is continuing to work on and had a meeting this past Friday. Have a meeting this coming Monday, December 15<sup>th</sup> to continue discussion.

**Elections 2026**

- Ginny has volunteered to be Chair of the committee and Pat Gilreath has volunteered to be Co-Chair.

**Events Update**

- OMCA Hosted a Town Hall to talk about OMHS renovations and next steps last Thursday, 12/4. We had over 75 attendees and several local and state officials present.
- Breakfast Snacks with Santa was wonderful. There were about 60 attendees between the two seatings. Thank you to Amy for putting together and thank you to the volunteers/staff who assisted before and during the event.
- Gingerbread House Decorating will take place this Wednesday. This event is **sold out**.
- Jazz in the Mills Holiday Extravaganza was held this past Sunday. It was a smaller than normal crowd, but feedback I have heard is the music was wonderful and the food was great.

**Misc.**

- Oakland Mills Community Association offices at The Other Barn will be closed December 24<sup>th</sup> through January 1<sup>st</sup>. On January 2<sup>nd</sup>, the staff will be working remotely.

Wishing everyone a Happy and Safe Holiday season. Thank you.