

Executive Board Meeting Minutes
November 11th, 2014

CALL TO ORDER

President John Webster called the meeting to order at 7:32 p.m. and the GOCA representatives, alternates, and members of the public then introduced themselves. A motion was made and seconded to approve the October 2014 minutes. The minutes were approved unanimously. A motion was made and seconded to approve the November agenda. The agenda was approved unanimously.

PUBLIC COMMENTS and ANNOUNCEMENTS

The following announcements were made. Veterans in the meeting were recognized.

Chick-Fil-A will hold a community meeting on Wednesday, November 19 at 6:30PM.

The Police Citizen Academy is a comprehensive program that is offered to help increase the knowledge, skills, and abilities of our residents so that they can enjoy a better understanding of not only the Police Department's mission and goals, but what we do and how we do it. For more information:

<http://www.mymcpnews.com/2014/10/28/applications-being-accepted-for-upcoming-police-citizen-academy/>

The next Citizen Academy is scheduled to begin on March 3, 2015 and will be held on Tuesday evenings from 7PM to 9:30PM for 18 consecutive weeks

Mail box thefts have continued.

100th anniversary of the chapel was celebrated at Oakdale Emory United Methodist church

MARIAN FATHERS UPDATE

Tom Natelli, from Natelli Communities provided an update to the project at the Marian Fathers property. 35 single family homes and 19 townhomes. 8 of the townhomes will be MPDUs. There will not be a permanent entrance/exit to Georgia Ave. They are working to have approved a construction access to Georgia Ave. Time frame to ground breaking would be spring of 2016

A motion was made and seconded not to oppose this project. This motion passed with 3 abstentions.

TRANSPORTATION ISSUES

Barbara Falcigno, from the GOCA Transportation Committee, presented.

The full report can be reviewed here: <http://www.goca.org/wp-content/uploads/2014/11/2015-Olney-Transportation-Priorities-1114141.pdf>

A motion was made for the following additional issues to be added for the Transportation committee priority list. This motion was passed with 3 abstentions.

1. Provide additional security at the ICC parking lot.
2. Create a protected left turn on Georgia Ave South bound at Prince Phillip

3. Safety issues on Queen Elizabeth
4. Congestion at 97 and 108
5. The narrowing of route 97 by Willow Manor

COMMUTER SURVEY RESULTS

Daniel Rubenstein, from the GOCA Transportation Committee, provided a presentation on the transportation survey. Survey results can be found here: <http://www.goca.org/wp-content/uploads/2014/11/Transportation-Survey-Full-Results-11-7-14.pdf>

COUNTY BILL 45-14 (HOA DIRECTOR TRAINING)

Lee Lofthus, Oatland Farm presented.
The following motion was presented.

Whereas GOCA members recognize and agree with the need for homeowners association officials to act in the best interest of their communities, Bill 45-14's presumptive premise, i.e. that current officials of common ownership communities (hereafter homeowner associations for short) are inadequately trained, has not been demonstrated; and

Whereas Bill 45-14's requirement for mandatory training will serve as a disincentive for individuals to volunteer for their homeowner associations; and

Whereas it is GOCA's experience that residents who volunteer for association positions typically have broad professional, business, and/or managerial skills, the scope and responsibility of which far surpass the minimal and superficial educational standards proposed in Bill 45-14; and

Whereas Bill 45-14 is defective as written in several procedural respects, such as creating situations where boards will fail to have quorums for decision making if officials are summarily dismissed if they reach the 90-day mandatory training point without receiving training; and

Whereas current homeowner association governing documents provide for communities to address complaints with officials via their own HOA guidelines and elective process, and that further remedies are available via the Commission on Common Ownership Communities (CCOC), thus rendering Bill 45-14 superfluous in almost all respects;

Now therefore be it resolved that the Greater Olney Civic Association (GOCA) should formally object to Bill 45-14, in writing, with the Montgomery County Council

A modification motion was made to the change the term "*object to*" to "*opposes*".
This modification passed with one opposed and one abstention.

The resolution passed with one opposed and two abstentions.

OFFICERS/COMMITTEE/LIAISON REPORTS

1. Mid-County Citizen's Advisory Board, Greg Intoccia reported.

Corridor advisory committees are being formed to advise on BRT related issues. This is being arranged by the county DOT. GOCA can apply for one at large seat and is looking to see if they can get a second seat. GOCA would sit on the committee that would focus from the intersection of Georgia Ave and Conn. Ave to points north. They would advise on planning and design, assumptions of methods, community involvement and information sharing, addressing community impacts, serving as a clearinghouse for information and working to gain a consensus. The committee will be capped at 40 members. It is a self-nominating process. Nominations are being taken up to 11/21.

County Council is considering a new process to create greater competition for childcare at MCPS.

A new master plan is being constructed for Fire and EMS across the county. New data is being collected.

2. LEGISLATIVE COMMITTEE, Bob Reel provided the following updates

- **Bill 44-14 Licensing of Rental Housing – Common Ownership Community Fees** Sponsored by Leventhal and Floreen
The bill would require an owner of a dwelling unit in a common ownership community to certify payment of common ownership community fees in order to receive a rental housing license for the unit. It would also authorize the Director of Housing and Community Affairs to deny, suspend, revoke, or refuse to renew a rental housing license for a dwelling unit in a common ownership community if the owner fails to pay the common ownership community fees due for the unit. Although the Bill would not replace the need for a common ownership community to use the Courts to collect unpaid fees, the Bill would add an additional tool to encourage a unit owner to pay these fees. The goal is to increase the payment of association dues from homeowners in common ownership communities who rent their properties.

A Planning, Housing and Economic Development Committee work session will be scheduled at a later date.
- **Bill 45-14 Common Ownership Communities Governing Body -Training** Sponsored by Leventhal
The bill would require the Commission on Common Ownership Communities to develop an educational curriculum to train a member of the governing body of a common ownership community on the responsibilities of directors. It would also require a member of the governing body of a common ownership community to complete this training or similar training approved by the CCOC within 90 days of their election or appointment.
Individuals are often appointed or elected to the governing body of a common ownership community without receiving appropriate training on the responsibilities of this volunteer position. The goal is to provide appropriate training for members of governing boards.
- **Bill 52-14 Pesticides -Notice Requirements -Non-Essential Pesticides –Prohibitions**
Sponsored by Leventhal and Elrich
This Bill would require posting of notice for certain lawn applications of pesticide, prohibit the use of certain pesticides on lawns, prohibit the use of certain pesticides on certain County-owned

property and require the County to adopt an integrated pest management program for certain County-owned property. Long term use of and exposure to certain chemical pesticides has been linked to several health problems, including birth defects, cancer, neurological problems, immune system problems and male infertility.

The goal is to protect the health of families, especially children, from the unnecessary risks associated with the use of certain pesticides that have been linked to a wide-range of diseases.

- Office of Legislative Oversight (OLO) Memorandum Report 2014-9: Alternative Infrastructure Financing Methods. County Council directed OLO to prepare a report that describes alternative methods to finance the construction and renovation of transportation, school, and other public infrastructure. The assignment further called for the report to include case studies that detail alternative infrastructure financing methods employed in other jurisdictions.
 - Section 1: Current Methods of Infrastructure Financing provides an overview of current methods available to the County to finance the construction of capital facilities. This section describes how the County currently finances infrastructure development by means of general obligation bonds, current revenue, intergovernmental aid, revenue bond, interim financing, development and special taxing districts, and other methods. Section 1 further offers details on tax increment financing, a borrowing method authorized by State law that has not employed by the County to date.
 - **Conclusion #1** *Alternative infrastructure financing methods should be assessed in the context of the County's current AAA borrowing costs. Alternative financing methods including private sector financing and infrastructure bank borrowing are particularly attractive when public sector general obligation borrowing costs are relatively high. However Montgomery County general obligation bonds have the highest possible credit rating possible for a local government and the County's AAA bond ratings provide ready access to borrowing markets at the lowest available interest rates for municipal debt. When determining the optimal financing strategy for a project, alternative methods must be evaluated in comparison with bond market financing available to the County at the present time.*
 - Section 2: Private Financing of Public Projects presents recent trends in public-private partnerships. In contrast to the traditional method of public facility development in which the public sector entity retains control over all elements facility construction and operation, public private partnerships involve private sector participation in the planning, design, construction, renovation, financing, operation, and/or maintenance of a public facility.
 - **Conclusion #2** *Private financing of capital projects offers certain advantages over traditional methods for certain types of public facilities but comes with financial and policy tradeoffs. Partnerships in which the private sector finances all or part of public infrastructure development can offer advantages over traditional government-backed bond financing. Private financing may expand total investment dollars, accelerate project delivery, and reduce a government's debt burden as compared to traditional financing. However, private sector interests only will finance projects that offer a potential for significant returns on their investment. Projects that do not generate significant revenue streams or government functions (such as education and public safety) have no or limited capacity for revenue generation, and so, are unlikely to attract private investment interest.*
 - Section 3: Infrastructure Banks are a government-established entity that provides loans, loan guarantees, and lines of credit to help fund infrastructure projects. The capital assets in an infrastructure bank serve as a revolving fund with loan repayments replenishing the bank's fund balance.

- Conclusion #3 *Infrastructure banks are a financing mechanism for large government to assist small government that lacks the revenue streams, cash flow, or credit status to fund infrastructure improvements.* Creation and capitalization of a Federal infrastructure bank could assist in the financing of large regional capital projects that might benefit Montgomery County residents and businesses. Moreover, the creation and capitalization of a Maryland infrastructure bank could provide financing assistance for County capital projects. The County Council may also wish to consider whether to establish an infrastructure bank grant or loan program to assist municipal infrastructure improvements.

2014 Maryland General Election Results

As a result of the 2014 elections and redistricting, more than 30% of the 188 Maryland General Assembly seats will change, including more than 50 members turning over in the House of Delegates alone. As a result, the turnover in the Maryland General Assembly is the highest in more than a decade.

- As a result of the general election Republican candidate Larry Hogan won the gubernatorial seat by a margin of 51.5% - 46.84%. As a result of the changing Administration, we may see a significant turnover in gubernatorial appointed positions including, cabinet secretaries. Along with those positions, select staff turnover in the respective state agencies are also expected.
- Comptroller Peter Franchot (D) won a reelection bid to the position of Maryland's Comptroller by a margin of 62.4% to 37.4%.
- Senate Judicial Proceedings Chairman Brian Frosh (D) became Maryland's next Attorney General, receiving 55.5% of the votes. It is still unclear who will fill the vacancy as the Senate Judicial Proceedings Chairman.
- In the Maryland General Election the Republican Party picked-up nine additional seats in the Maryland General Assembly, a historically high number. There are now 24 Republican delegates returning and 26 new GOP delegates totaling 50 republicans in the Maryland House of Delegates and 13 Republicans serving in the Maryland Senate. Republicans have also made sizable local gains. The Republicans also made gains in six counties going from 25% to 44% of county executives and from 54% to 56% of council seats.
- In Montgomery County, the county executive, the at large county council members, the District 4 council member and the District 14 legislators remain the same. There was a change in District 19 with Marice Morales as the new member taking Sam Arora's seat.

3. Treasurers Report, Kathy Curtis presented the following:

All our funds are in a non-interest-bearing checking account at Sandy Spring Bank. GOCA's bank balance is healthy at \$13,122. We are going to put some of that money to work for us by investing \$2000 in a 24-month CD with interest at .450%. The money can be withdrawn any time with only a small penalty.

4. OTCAC Report, Kathy Curtis presented the following:

The next Olney Town Center Advisory Committee meeting is two weeks from tonight in this room at 7:30 PM. The focus of the meeting is the reports of the Subcommittees on how they will support the two-year goals that were approved in July. One of the goals is to develop a concept plan for a Civic Center and Town Commons so if you are interested in this please attend the meeting. If you would like to be on the OTCAC email list for meeting agendas please give your name and email address to Lydia or me.

ADJOURNMENT

The meeting was adjourned at 9:59 p.m.

Respectfully submitted,

Matt Quinn, Recording Secretary

GOCA Executive Board

John Webster, President -Manor Oaks, Greg Intoccia, Executive Vice President - Ashley Hollow
Yale Tankus, 1st Vice President - Oak Grove, Bob Reel, 2nd Vice President - Victoria Springs
Matt Quinn, Recording Secretary – Cherrywood, Jackie Benn, Corresponding Secretary - Fair Hill Farm
Kathy Curtis, Treasurer - Lake Hallowell, Barbara Falcigno (Immediate Past President, Olney Oaks),
John Blachere (Ashley Hollow), Lydia Rappolt (Camelback Village), Jodi Finkelstein (Hallowell), Leisa
Sarecky (Manor Oaks), Larry Solomon (Norbeck Grove), Ed Weisel (Norbeck Meadows), Diana
Littlefield (Olney Acres), Carolyn Knight (Olney Oaks), Louis Saporito (James Creek), Ann Marie
Saporito (James Creek), Sharon Dooley(Past President, James Creek alternate), Ruth Laughner
(Williamsburg Village), Matt Zaborsky (Past President, Norbeck Meadows), Paul Jarosinski
(Cherrywood)

Invited Guests

Terri Hogan (The Gazette)

Public

State Senator Karen Montgomery, Vivian Malloy, Kevin Mell, Frank Sparber, Della Dorsey, Alice
Ortizar, Joe Buffington.