

**Executive Board Meeting Minutes**  
December 13, 2016

**CALL TO ORDER**

President Gregory Intoccia called the meeting to order at 7:35 p.m. GOCA representatives, alternates, invited guests and members of the public introduced themselves.

Intoccia asked for a motion to approve the November 16, 2016 minutes. No changes needed to be made to the minutes. Kathy Curtis made a motion to approve the minutes. Alden English seconded the motion. The minutes were approved unanimously.

Intoccia stated that the following revisions needed to be made to the meeting agenda. The item for the WSSC presentation should be removed from the agenda since WSSC is unable to attend this meeting since they are engaged in another urgent matter. Their presentation will most likely be rescheduled for the January GOCA meeting. Intoccia also added an item for the Mid-County Citizen's Advisory Board to make a short presentation. Jackie Benn made a motion to approve the amended agenda. Dave Miller seconded the motion. The amended agenda was approved unanimously.

**PUBLIC COMMENTS & ANNOUNCEMENTS**

There were no Public Comments and Announcements.

**UPDATE FROM MID-COUNTY CITIZEN'S ADVISORY BOARD**

President Greg Intoccia introduced Francisco Romero who is the new chair of the Mid-County Citizen's Advisory Board. Romero stated that the Board recently had a retreat where they identified their top priorities which are traffic congestion, affordable housing, public safety, and early education. The Board would like to meet with the boards of other regions in Montgomery County to identify areas they can work on together. Romero requested that GOCA delegates let him know of issues he can work on with GOCA to help Olney.

Intoccia opened the floor for questions.

Jim Smith asked for a clarification of what the Mid-County Citizen's Advisory Board does. Romero answered that they are an advisory board to the County Executive. Greg Intoccia explained that each of the five regions in Montgomery County has a citizen's advisory board. The Mid-County region is from

Silver Spring north to the Howard County line. The Boards are in-house advisors to the County Executive.

Greg Intoccia asked for an update on the regional transportation letter that was sent to the County Executive. Romero responded that getting other regions involved in the discussion could be a catalyst to get federal and state government involved in coming up with a solution.

Kathy Curtis asked if a member of the county executive's office sits on each Advisory Board. Romero answered that there is a liaison from the county executive's office on each Advisory Board in Montgomery County.

Joe Corbett asked what transportation proposals are being considered. Romero stated that the BRT is the main proposal that is being considered. The Mid-County Citizens Advisory Board does not think that the BRT is the best option for our area.

Dave Miller asked if anything is being discussed to help traffic on 495. Romero responded that nothing is being discussed regarding 495. They are focusing right now on Georgia and Randolph. He hopes that the work that is being done to fix that intersection can also be done on Georgia and Randolph. Dave Miller suggested that they request a traffic study be done in Olney. Greg Intoccia stated that it is very difficult to get a traffic study because certain conditions have to be met.

## **PRESENTATION TO THE COMMUNITY – PROPOSED PLANS FOR JIFFY LUBE SERVICE CENTER ON ROUTE 108, NEAR THE INTERSECTION OF ROUTES 108 AND 97 IN OLNEY**

President Greg Intoccia introduced Russell Reese, Vice President, Maddox Engineers & Surveyors, Inc. Russell Reese discussed that they are currently in the preliminary planning stages of the project. Two individual parcels make up the property. They are proposing to move the division line between the parcels. They will develop the side on 108. They will have a consistent masonry material around the building. Park and Planning does not have to approve the site plan since this is part of a subdivision. Jiffy Lube has to go through the permitting process. The front of the building with windows will face 108. They are proposing direct pedestrian access from 108. They will utilize the existing entrance to Jerry's for cars to enter the property. The facility will have two bays.

Kathy Curtis asked what will be done with the bad oil that is removed from the cars being serviced. Since he is not involved in operations, Reese was unable to answer this question.

Joe Corbett asked what items are Park and Planning focusing on. Reese responded that they are focusing on proper placement of the building, proper access, and utilities.

Jim Smith asked for a description of the landscaping. Reese stated that there will be trees to screen the parking area from 108. He stated that they received a forest conservation exemption.

Reese responded to concerns about traffic by stating that they submitted a traffic statement with the proposal. They are using a comparison to a Jiffy Lube in Sterling, VA as a base. They are expecting 12.5 peak hour trip between 7 and 10 a.m. and between 4 and 7 p.m. The threshold for doing a traffic study is 30 peak hour trips. They do not expect traffic to back up onto 108 since there is a long drive aisle which can be used as an area for vehicles to queue. Fifteen cars can fit in the space to drive around the building.

President Intoccia summarized that GOCA is concerned that the proposed Jiffy Lube is located right next to the road in a very prominent location. We want the building and the property to look nice. GOCA is concerned about the possible congestion and is concerned about safety issues for people trying to cross 108.

Reese mentioned that there has been no request for a free-standing sign. There is no convenient way to walk to the 7-11 from the parking lot. They are expecting thirty customers per day on average. The parcel is where the open-air garden center, Good Earth, used to be located.

Jackie Benn stated that the traffic patterns in Olney are different than in Sterling, VA. Many Olney residents work from home or have one parent at home.

Kathy Curtis requested that a representative from Jiffy Lube Operations speak at another GOCA meeting. Reese stated that he is noting all of the questions that were asked at today's meeting. Intoccia asked the delegates to let him know if they have any other operations related questions.

## **OFFICERS/COMMITTEES/LIAISON REPORTS**

### **Public Policy & Community Affairs Committee (PP&CAC)**

Since Matt Quinn was unable to attend this meeting, there is no presentation from PP&CAC.

### **Membership**

Intoccia stated that Matt Quinn mailed that annual membership letters to the HOA presidents. A copy of the letter is available for everyone attending tonight's GOCA meeting so they can bring it to their next HOA meeting. The membership letter and application will also be e-mailed to the HOA presidents. Greg gave a presentation about GOCA at The Reserve at Fair Hill's HOA meeting in November. It went very well. He would like to make a similar presentation at other HOA meetings. He asked the delegates to let him know if their HOAs would be interested in having him make a presentation about GOCA.

### **2071 Budget**

Bob Hamrecht, Treasurer, discussed the 2017 Budget. He stated that we came in close to budget for 2016. About six HOAs did not pay their dues in 2016. A new Contingency expense line item was added to the 2017 budget to cover items like the Thanksgiving Dinner for the policy officers. GOCA has a considerable amount of reserves.

Ed Weisel asked how much money is in the reserves. Bob responded that there is \$15,000 in reserves

plus GOCA has a \$2000 CD.

Kathy Curtis asked if GOCA is comfortable with the web contractor. She also asked do we want the web contractor to do more. Intoccia responded that the web contractor has been working out well. She could do more, but it is hard because she is unfamiliar with GOCA.

### **Awards Ceremony**

Barbara Falcigno asked Delegates to e-mail either her or Matt Zaborsky for with nominations for the GOCA awards. They will be accepting nominations through the end of February. The awards ceremony will be held on March 19, 2017. She requested that the delegates share this information with their HOAs.

### **Transportation Committee Report**

Barbara Falcigno gave the Transportation Committee Report. She stated that this will be her last report. She submitted her resignation as Chair. She will continue to be a member of the Transportation Committee.

Falcigno reported that Olney Manor Recreational Park has good reason to want to close the gate to the park because there is significant cut through traffic through the park. The State approved double light cycling at Emory. The Transportation Committee is trying to create mitigation options in case the gate is closed. They also would like to wait for a steady state to see if traffic through the park would be acceptable.

Falcigno also mentioned the potential schedule change of the ICC bus to BWI. President Intoccia wrote a letter to MTA from GOCA. Copies of the letter were distributed to the delegates.

Emmett Tidings would like to replace Barbara Falcigno as Chair of the Transportation Committee. He has been on the Transportation Committee from the beginning. He has lived in Olney for over fifty years. President Intoccia stated that he recommends Emmett Tidings as the new Chair of the Transportation Committee. He requested that the delegates vote on this recommendation.

**There were 17 votes in favor. There was 1 abstention. There were no oppositions. The motion passed.**

Intoccia also stated that there are openings on the Officers Committee for next year. He requested that the delegates let him or one of the other officers know if they would be interested in becoming an officer.

### **Correspondence Report**

Jackie Benn passed the correspondence folder to the Board.

### **Olney Town Center Advisory Committee**

Jim Smith reported that the OTCAC adopted the concept plan for the Civic Center and Town Commons at their meeting on November 30, 2016. Montgomery County Councilmember Nancy Navarro and Greg Ossant, deputy director of the county's Department of General Services, attended the meeting. The county is ready to start facility planning. They have staff assigned. The next step by the county is

a charrette. A sight needs to be identified.

## **OLD BUSINESS**

There was no old business to discuss.

## **NEW BUSINESS**

Ed Weisel stated that he is concerned that the Jiffy Lube will impact the aesthetics of the Town Center. He asked if GOCA should revisit this issue. Joe Corbett stated that he agrees with Ed's concerns. He feels that having a Jiffy Lube at that location will subtract from the community. Jim Smith said that usually OTCAC should address this. However, since there will not be a site review meeting, he feels that GOCA should address this issue. Alden English suggested that GOCA needs to give them proposals such as can they do something more colonial to fit in with other buildings in the Olney Town Center. Greg Intoccia stated that we will leave this as an open item.

Greg Intoccia mentioned that the dues will be kept the same for organizations in 2017. He also stated that Individual membership will be available in 2017 for a \$25 fee per person. This amount was approved by the officers. A vote is needed by the delegates to approve this amount. Ed Weisel made a motion for the delegates to vote on the dues amount for individual members. The motion was seconded.

**There were 18 votes in favor. There were no abstentions. There were no oppositions. The motion passed unanimously.**

Kathy Curtis asked how the new individual membership category is going to be marketed to the Olney community. Intoccia said that it will be discussed by the Public Policy & Community Affairs Committee. He asked the delegates to let him know of any suggestions they may have regarding marketing the new individual membership category.

## **ADJOURNMENT**

With no further business, a motion was submitted to adjourn the meeting. The motion was seconded. All were in favor, and the meeting was adjourned at 9:25 p.m.

Respectfully submitted  
Stacy Levine, Recording Secretary

In attendance:

**GOCA Officers**

Greg Intoccia, President – Ashley Hollow; Lee Lofthus, 1<sup>st</sup> Vice President, Stacy Levine, Recording Secretary - The Reserve at Fair Hill, Jackie Benn, Corresponding Secretary – Fair Hill Farm; Robert Hambrecht, Treasurer – Williamsburg Village; Barbara Falcigno – Immediate Past President

**GOCA Delegates and Alternates**

Carol Sullivan (Cherrywood), Danny Benn (Fair Hill Farm), Helene Rosenheim (Highlands of Olney), Kathy Curtis (Lake Hallowell), Ed Weisel (Norbeck Meadows), Dave Miller (Norbeck Meadows), Jim Smith (Oatland Farm), Jay Feinberg (Olney Oaks), Michael Cullingford (The Reserve at Fair Hill), Alden English (SEROCA), Ruth Laughner (Williamsburg Village), Joe Corbett (Williamsburg Village).

**Invited Guests**

Russell Reese, Vice President, Maddox Engineers & Surveyors, Inc.  
Francisco Romero, Chair of the Mid-County Citizen’s Advisory Board