

DRAFT  
**Executive Board Meeting Minutes**  
May 8, 2018

## **CALL TO ORDER**

President Billy Becker called the meeting to order at 7:02 p.m. GOCA representatives, alternates, invited guests, and members of the public introduced themselves.

He asked for a motion to approve the April 10, 2018 minutes and the May 8, 2018 agenda. Jackie Benn made a motion to approve the minutes and the agenda. The motion was seconded. The minutes and the agenda were approved by acclamation.

## **MCDONALD'S PRESENTATION**

The McDonald's organization sent three representatives to speak about the proposed renovations of the McDonald's on Georgia Avenue in Olney. The existing building was built in 1985. It went through a special exception modification process. The minor modification process allowed McDonald's to proceed with the plan for renovations without holding a hearing. GOCA requested a public hearing in order to ask questions and to have concerns addressed. Since the request was made within the allowable time parameters, a public hearing was granted.

Joe DeMarco, a civil engineer, spoke about the basic modernization improvements to make the current building more appealing. The façade will be more modern and they will get rid of the mansard roof. They will move the order and pickup windows, improve the traffic flow and lighting.

Nancy Randall, a traffic consultant, described the current traffic pattern and what the new flow will improve. Currently there is one lane entering the drive-thru that allows for a five car stack. The total overall stack through the drive thru lane currently allows for a nine car stack. The new drive-thru would have the order lane split into 2 lanes for a short distance where a customer could pick either lane to order without getting stuck behind another vehicle to get to the second station. The new pattern would allow for a six car stack at the ordering stations and an overall stack of 13 cars. The four ADA spaces would be moved to allow for the ordering lane split and to avoid cars getting blocked or blocking other cars. At the new double lanes, there is no curb, just striping.

Questions were presented by attendees and answered by the McDonald's representatives.

- How will pedestrian access, safety, and movement be addressed? **Answer:** McDonald's will look into this.
- What materials will be used on the outside of the building? **Answer:** brick, tile, and efface (a concrete/stucco like material). Colors will be earth tone with the brick being painted to match. The questioner asked them to consider leaving the brick a natural color and painting the rest of the building in a similar tone so that the building would be in keeping with surrounding buildings on Georgia Avenue. McDonald's will consider this.
- Will the height of the building be within the allowable parameters? **Answer:** Yes, the height will be about the same, with the McDonald's emblem portion just a little higher than the roof. There will be no new additional exterior signs.
- What will the LED lighting be like? **Answer:** All lights will be downward facing and will have a shield. They will be within the .5 foot candle range that the county regulations require.
- Will there be any landscaping changes? **Answer:** For the most part, no. All trees will remain, but a few shrubs will have to be removed to accommodate the new sidewalk.
- The parking proposal presents some problems. To exit, a customer must circle the building and cross lanes to get out. Is it possible to add another entrance/exit? **Answer:** The state won't allow another access point on Georgia Avenue (a state road).
- One member likes the proposed façade/color.
- Another member expressed concern that when there is high volume in the drive-thru, some people may park illegally in the ADA spaces and go inside.

David Miller, GOCA 1<sup>st</sup> Vice President presented his alternative traffic flow pattern for consideration. The current McDonald's proposal would mean that traffic would have to circle the building 1 ½ times or 2 times (depending on which side the customer entered) to complete the drive-thru process and exit. He offered two alternatives:

- One would have the traffic flow clockwise around the building. However, this presents a problem with the driver not being on the proper side for pickup of food.
- A second alternative that would eliminate these problems, would only allow entrance from North High Street. This way there would be no cross traffic.

The traffic consultant said that David Miller's second suggestion was interesting and certainly worth McDonald's looking at it. There might be a problem with the spacing of entrance/exits and intersections in order to meet county and state requirements.

The Board of Appeals Public Hearing was originally scheduled for May 16. Because of a scheduling conflict, it will probably be in June.

## **LEGISLATIVE WRAP-UP PRESENTATION**

### **Eric Luedtke, State Delegate, District 14**

Eric Luedtke reported on a variety bills and actions. This past year, he was on the Ways and Means Committee, Education Subcommittee.

#### Education:

- Aid from the state increased by 4.2%
- Proposed budget increase \$2-3 billion
- Universal Kindergarten for four-year-olds
- \$400 million for school construction projects
- Casino money quarantined to go for education only
- Package of school safety requirements including a school resource officer of one who can respond quickly in an emergency
- Threat assessment teams

#### Taxes:

- Maryland took a different tack and decided not to rush, but rather to consider the impacts of Federal legislation
- Passed some tax relief measures including restoring personal exemption and increasing the standard deduction

### **Pam Queen, State Delegate, District 14**

- Co-sponsored student loan bills to help with student debt by providing truth-in-lending information and revenues for those who rely on scholarships
- Red flag bill to alert about someone who may have issues with mental illness
- Address domestic violence--move guns out of homes; look at root causes; address recidivism

### **Craig Zucker, State Delegate, District 14**

- District 14 Delegation worked to secure more than \$2.2 million in funding including: \$15,000 for the Sandy Spring Odd Fellows Lodge for renovations; \$30,000 for Winter Growth renovations; \$200,000 for Our House Youth Home for construction of new dormitories; \$2 million for the Olney Theatre Center for the Arts for renovations for redesign
- Upgrade to next generation 911 center
- Protect elections--regulate Facebook in Maryland by requiring all who place ads to report who

they are and to pay in U.S. currency

- Curb sexual harassment in Maryland; must be able to report sexual harassment

### **Marice Morales, State Delegate, District 19**

- Tax relief bill to restore state personal tax exemption
- Bill to establish commission to determine how to make prescription drug costs more affordable (bill died in Senate)
- Single dispensing for 90 days of maintenance medicines
- Insurance to cover 12 months of birth control
- Reinsurance program and specified federal pass-through funding

### **Bonnie Cullison, State Delegate, District 19**

- Health care short term approach to help stabilize market through state-run reinsurance program, allowing insurance companies to subsidize cost of care for high-risk individual market enrollees and curb premium increases that affect market
- Look at health care models to address long term health care solutions
- Waiver from Federal government to get funds to pay for reinsurance
- Control costs of pharmacy drugs which are out of control
- Passed bill to allow nurses to get rid of opioids left after someone has died (previously only family members allowed to do this)
- Passed bill stating no medical professional may engage in conversion therapy

### **Ben Kramer, State Delegate, District 19**

- Transparency in government including Inspector General Position created for Park and Planning Commission
- Passed creation of Inspector General position for WSSC
- Seniors—Attorney General can step in for exploited seniors; legislation to bring in more resources because of need
- Animal welfare—action against puppy mills; animals used for research, if healthy at end of experiment, allow them to be adopted
- Voter registration—how to ensure registered voters are legitimate? All agencies that electronically register voters can be checked; cybersecurity; legalize election day registration
- Backlog of school projects in area; 4 schools need HVAC
- Add funding to education system by using money from casino revenues; put lock box on these revenues to allow them only to be used for education
- Relief to craft breweries
- Affordable housing—incentives to work near where you live; Housing Opportunity Commission can have partnership with non-profits to raise revenue
- Transportation—Brookeville Bypass

- Transportation in Eastern part of state

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

### **Correspondence Report**

The binder was passed around. Of note: MCDOT is looking for input on the Bowie Mill Bikeway.

### **Olney Town Center Advisory Committee (OTCAC)**

The next meeting of the Olney Town Center will be on May 22, 2018 at 7:30 PM in the Buffington Building. They need input. There are two large properties in the area that may be available for redevelopment.

### **Membership**

Bob Hambrecht reported that membership dues for four associations are still outstanding. Please remind your association, if they are on the list.

### **Transportation Committee**

The study is underway for the Bowie Mill Bikeway. It will take another 1 ½ years. The project will be expensive, around \$2.5-\$5 million because it includes a separated bike lane. There will be some pushback.

## **ANNOUNCEMENTS**

The Public Policy and Community Affairs Committee reported that the Candidates Forum for the At-Large Candidates will be on June 2, 2018 from 9:00 AM to 12:00 noon. It will be held at the Lutheran Church of the Good Shepherd on Route 108. There are over 30 Democratic candidates running for four positions. Because of the large number of candidates, it is not feasible to hold a debate. There will be tables for the candidates where people can get information and ask questions. There will not be any Republican candidates at the event because there are only four running and all four will make it to the ballot in the fall.

Shoppers Food Warehouse will be closing sometime in June.

## **OLD BUSINESS**

.Olney Days was held on April 27-29, 2018. President Billy Becker thanked all involved for a very successful weekend. Everything went as scheduled except for the movie night on Friday due to wet

ground conditions. As always there's a tremendous amount of work to set up and run the event. Many volunteers and lots of participation make it a wonderful community event.

## **ADJOURNMENT**

With no further business, a motion was submitted by Jackie Benn to adjourn the meeting. The motion was seconded. All were in favor, and the meeting was adjourned at 9:16 PM.

Respectfully submitted  
Carol Frenkel, Recording Secretary

### In attendance:

#### **GOCA Officers**

Billy Becker, President – Ashley Hollow; Matt Quinn, Executive Vice President –Cherrywood; Dave Miller, 1st Vice President – Norbeck Meadows; Stacy Levine, 2<sup>nd</sup> Vice President - The Reserve at Fair Hill; Carol Frenkel, Recording Secretary – Olney Mill; Katie Harris, Corresponding Secretary – Norbeck Meadows; Bob Hambrecht, Treasurer –Williamsburg Village

#### **Immediate Past President**

Greg Intoccia –Ashley Hollow

#### **GOCA Representatives and Alternates**

John Blachere (Ashley Hollow), Kathleen Salanik (Brookeville Knolls), Carol Sullivan (Cherrywood), Jackie Benn (Fair Hill Farm), Danny Benn (Fair Hill Farm), Helene Rosenheim (Highlands of Olney), Kathy Curtis (Lake Hallowell), Gervais Crouch (Norbeck Chase Townhouse), Matthew Bernhard (Norbeck Grove), Edward Weisel (Norbeck Meadows), Ravin Howell (Oatland Farm), Carolyn Knight (Olney Oaks), Jay Feinberg (Olney Oaks), Hilary Rogers (Victoria Springs), Ruth Laughner (Williamsburg Village), Joe Corbet (Williamsburg Village)

#### **Public**

Lydia Rappolt (Camelback Village), Victor Francis (James Creek), Terri Hogan (Greater Olney News), Nadia Salazar Sandi (Delegate Morales' Office), Marice Morales (State Delegate, District 19), Katie Mullen (Office of Senator Roger Manno), Eric Luedtke (State Delegate, District 14), Pam Queen (State Delegate, District 14), Craig Zucker (State Delegate, District 14), Bonnie Cullison (State Delegate, District 19), Ben Kramer (State Delegate, District 19)