



P.O. Box 212 • Olney, Maryland • 20830
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DRAFT
Executive Board Meeting Minutes
June 12, 2018

CALL TO ORDER

President Billy Becker called the meeting to order at 7:32 p.m.

He asked for a motion to approve the May 8, 2018 minutes and the June 12, 2018 agenda. Two corrections were suggested to the minutes of May 8, 2018. In the second paragraph about the McDonald's Presentation, last sentence, the wording should be changed from pickup windows to pick up **stations**. On page 3 of the minutes, Craig Zucker was incorrectly identified as a State Delegate. He is a State **Senator**. The motion to approve, with corrections, was made and seconded. The minutes and the agenda were approved by acclamation.

GOCA representatives, alternates, invited guests, and members of the public introduced themselves.

Two quick announcements were made. 1) There were traffic counters at McDonalds over the weekend. 2) The new water tower will get "Olney" painted on it in the next few days.

LEGISLATIVE WRAP-UP PRESENTATION

Anne Kaiser, State Delegate, District 14

Anne Kaiser reported about her role as a state delegate and some of the accomplishments. She has been the chairman of the Ways and Means Committee which includes a variety of areas:

- taxes (revenue)
- finance resources (gambling)
- education (broad policies)
- election law

Previously Ms. Kaiser was Majority Leader who speaks up on democratic priorities and serves as the

voice of the Speaker of the House.

The committee focuses on:

- deciding when and whether to vote on something
- balances between state and parochial issues
- deals with complexities
- seeks equal educational opportunity
- tax structure, which is based on 1950 economy; must determine the right mix of taxes

As a teacher Anne Kaiser wants her students to know:

- that colleagues respect one another; relationships matter
- Government plays a role; how does it impact individuals?
- there are checks and balances
- teamwork is important
- it is important how an individual can make a difference in their government

New Federal tax laws have affected Federal and State taxes differently. Federal taxes are down and Maryland State taxes are up.

Gambling revenues total about \$500 million per year. They went to the Educational Trust Fund. A Constitutional amendment at the general election would put the money in a lock box.

SUNOCO PRESENTATION

The Sunoco station on 108 in Olney wants to add a single bay carwash. The station has been in operation since 1971. The addition would be an enclosed structure that is consistent with the style of the building. It would be fully automated. The company Quality Structures would do the work. It would be a full serve process in which the driver stays in the car. Payment would be made through an automated procedure before entering the carwash. The purpose is to add an amenity for existing customers of the Sunoco station.

Questions:

- What kind of water system will be used? **Answer:** water can be collected and reclaimed. The system is still in the development phase.
- When is the garage door used? **Answer:** when the system is not in operation.
- How will the process work? **Answer:** pay before entering, wait for the gate to open, go in and the car will be stationery. It will take 7-8 minutes to wash the car. The station hopes to have 45-50 cars a day go through the carwash.
- Will a gable be added? **Answer:** it can be considered.
- Have you considered the Olney Master Plan guidelines? **Answer:** Yes.
- When will the application be submitted? **Answer:** this summer.

- Will there be an attendant? **Answer:** No, but if there's a problem, there's a way to alert someone inside the building.
- What is the timeline? **Answer:** the goal is to submit the application about a month from now and an appeal by mid-September. It will be a 55-60 day build.
- Why is there a rear entrance and exit? **Answer:** they are needed for trash pickup.
- Will there be any changes to the entrances/exits? **Answer:** no, the four existing entrances/exits are not changing.

ANNOUNCEMENTS

McDonald's Proposal

The new date for the McDonald's Board of Appeals Hearing is June 27, 2018 at 9:30 AM. There were some comments and questions:

- Changes to the drive thru may not make things better; it could make them worse.
- The Olney Town Center Advisory Committee looked at the proposal, but can't weigh in. No attempt has been made to be in compliance with the Master Plan design guidelines.
- Will traffic flow improve?
- There are some improvements for pedestrians as there will be a dedicated pedestrian walkway.
- Landscaping—will they be removing two trees?
- Losing six parking spaces.
- Overall it's a mixed bag—OTCAC is not objecting to the proposal, but feels that there are several missed opportunities.

President Billy Becker read his remarks that he prepared to make at the Board of Appeals Hearing. Someone pointed out that a handicapped individual having to park and enter the building will have the most difficulty. Billy will add specific requests and examples for the hearing.

At-Large Candidate Forum

About 50-75 people attended the forum. \$74 was raised for Olney Help. Billy Becker thanked Matt Quinn for arranging the Candidates Forum.

Proposal for a Meet and Greet

We may sponsor another forum after the primaries on a Tuesday evening in October for the eight at-large candidates (4 Republicans and 4 Democrats), the District 4 Representative and the County Executive candidates who will be on the ballot.

August Meeting

Billy Becker drafted a letter to send to the Brookeville Beer Farm. It was suggested we also consider contacting the Olney Winery as a back-up.

COMMITTEE REPORTS

Olney Town Center Advisory Committee (OTCAC)

See remarks from The Olney Town Center Advisory Committee in the minutes above where the McDonald's Proposal is referenced.

Membership--there are still four communities that have not paid their dues

Transportation—no report

John Blachere made a motion to adjourn. The motion was seconded.

Respectfully submitted
Carol Frenkel, Recording Secretary

In attendance:

GOCA Officers

Billy Becker, President – Ashley Hollow; Dave Miller, 1st Vice President – Norbeck Meadows; 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), Helene Rosenheim (Highlands of Olney), Matthew Bernhard (Norbeck Grove), Edward Weisel (Norbeck Meadows), Matt Zaborsky (Norbeck Meadows), James Smith (Oatland Farm), Carolyn Knight (Olney Oaks), Lori Nelson (Olney Oaks), Jay Feinberg (Olney Oaks), Michael Cullingford (Reserve at Fair Hill), Aleka Kapatou (Tanterra), Ruth Laughner (Williamsburg Village)

Public

Melissa McKenna (Candidate for County Council At-Large), Paul Gelter (Candidate for County Council At-Large), Christopher Burt (Delegate Queen's Office), Terri Hogan (Greater Olney News), Kim McCary (Cherrywood), Gregg DeLewer (Oak Grove), Alden English (SEROCA)