



GREATER OLNEY CIVIC ASSOCIATION, INC.
2025-02-11 Representatives Meeting
Minutes
APPROVED: March 11, 2025

The 2025-03-11 Representatives Meeting of the Greater Olney Civic Association (GOCA) was conducted in person at the Sandy Spring Vol Fire Dept and online via Zoom Web Teleconference..

President Irina Norrell called the meeting to order at 7:05 pm EST.

A quorum was present.. All attended virtually:

Officers

- Irina Norell, President (Norbeck Meadows)
- Curtis Chappell, First Vice President (Olney Square)
- Matt Quinn, Second Vice President (Cherrywood)
- Tina Craun, Treasurer (Individual)
- Kristen Quinn Corresponding Secretary (Norbeck Meadows)
- Helene Rosenheim, Recording Secretary (Highlands of Olney)

Members

- Mindy Badin, (Olney Mill), Transp Comm Chair
- Bill Becker (Past President)
- Karin Belte (Williamsburg Village)
- Marie Bender (Brookeville Knolls)
- Barbara Facigno (Past President, Olney Oaks SF)
- Gary Fennel (The Preserves at Smalls Nursery)
- Paul Jarosinski (Cherrywood)
- Joe Krempasky (Brookeville Knolls)
- Tim Lighter (Oatland Farm)
- Diana Littlefield (Olney Acres)
- Mike Payne (Olney Oaks SF)
- Marlene Saulsbury (Forest Crossing)
- Jim Smith (Oatland Farm)
- Kate Thorton (Brighton Knolls)
- Robert Zimmerman (Brooke Manor)
- Sandra Loughlin (Norbeck Meadows)

Guests

- Art B's phone
- Stacey Band
- Joan Beerweiler
- Lauren Benson

- Shayra Brenner
- Patricia Collins
- Cyril Draffin
- Phyllis Eddman
- Marc Elrich, Montgomery County Executive
- Sgt. Ijeama Emendu, MCPD, District 4
- Steve Fehay
- Lloyd Gueraci
- Mary Gueraci
- Judy Hruz, Editor, Greater Olney News
- Rohit Khanna
- Aaron Kraut, Chief of Staff, Dawn Leudtke, Montgomery County Council, District 7
- Montgomery County Councilmember Dawn Luedtke, District 7
- Cary Lamari
- Gary Levine
- Stacy Levine
- Daniel Meijer
- Lucy Pearce-Wilson
- Brandy Heckman-Stoddard
- Elizabeth Joyce
- Aheny Mouse
- Bridget Mulligan
- Kimbel Persaud
- Matt Post
- Paul Schwartz
- Ruthy Schwartz
- Vadim Shkarovsky
- Marnie Shaul
- Capt. David Smith, MCPD, District 4
- Debbie Spieberst, Staff, Montgomery Co. Executive
- Craig Thorton (Brighton Knolls)
- Kuottwa Wang
- Lyric Winik
- debtonyc@juno.com
- Karrper

Approval of the February 11, 2025 Agenda - Agenda was approved with no additions or corrections.

Approval of January 14, 2025 Minutes - The minutes of the January meeting were approved with no additions or corrections

Guest Presentations, each w/Q & A sessions

Marc Elrich, Montgomery County Executive spoke about the attainable housing strategies proposed by the Maryland National Parks and Planning Commission's Planning Board.

- In his mind, the review process of the recommendations lacked sufficient community involvement and suggested that more community involvement could have led to better outcomes.
- The County's housing plan was initially aimed at affordable housing, but later evolved into "attainable housing."
- Studies showed replacing single-family homes with duplexes or triplexes did not yield affordable units, and developers in White Flint weren't building due to insufficient rents
- Council of Governments' (COG) housing targets for the region emphasized that 75% of new units should be affordable to low and middle-income households; but he argued that the current plan will not achieve these affordability goals, particularly for the lowest income bands.
- He cited a letter from COG stating that existing zoning can accommodate more housing than the additional units called for, challenging the premise that extensive rezoning is necessary.
- He discussed the County's zoning and housing projections, highlighting a decrease in projected households and jobs.
- He pointed out that the county has already approved over 31,000 dwelling units, which could be built immediately, and questioned why developers aren't building these units.
- He criticized the county's focus on high-rise units, which are not family-oriented and expensive, suggesting that the county has overzoned for high-rise developments. He concluded that the county's approach to addressing housing demand is flawed and that the market should dictate when and where housing is built.
- He suggested focusing on underdeveloped areas and creating new neighborhoods with more desirable housing types, rather than altering existing residential neighborhoods.
- He expressed concern about the lack of affordable housing in proposed plans and the potential consequences for the County.
- He noted a new plan called "Housing Now," that he believes is not a viable solution as it requires buying every single-family house and getting owners to agree to combine lots; expressing doubts about the timing and feasibility of the proposed developments.
- He has pushed for years that the County adopt an approach similar to Virginia's type of taxing structure in which businesses that benefit from infrastructure and county services pay a little towards that and puts less burden on residential development . This would replace the Impact taxes.
- He discussed the challenges of high-density development in areas with a suburban layout, such as Bethesda and Silver Spring, criticizing the lack of a grid system and the limited number of roads crossing or going under the beltway, which he believes hinders efficient development.
- He believes that Montgomery County is losing population due to its inability to grow jobs, which is a result of the lack of major internal transportation projects.

Capt. David Smith, Montgomery County Police Dept., District 4 Commander

Capt. Smith introduced 2 officers from his District: Lt. Robert Sheehan and Sgt. Ijeoma Enendu and then noted:

- There has been an increase in fentanyl use and they are using crime analysis to try to get ahead of the situation.
- Auto thefts are a Countywide problem and a task force is being reorganized to address this. In about 50% of the cases, the cars broken into have been unlocked.
- He enjoys the strong sense of community and engagement in the Olney community. It makes policing easier for them.
- 82% of crimes in our area are property crimes, but there have been several serious crimes in the area: a shooting at the Greene Turtle in which the offender was found in Mississippi; and a shooting on Appomattox Ave in which an arrest has been made.

Sgt. Enendu, who has been with the Department for 20 years and in Olney for 4 years:

- Described some of the types of cases she oversees.
- Encouraged the public to become engaged with local police officers through a variety of opportunities such as Coffee with a Cop.
- Invited anyone interested in a security assessment of the home to contact her office.
- Encouraged people to go onto the NextDoor website because she often posts information there and to the Capt.'s X account to follow him.

Lt. Sheehan, who has been with the department for 22 years:

- Noted how supportive Councilmember Leudtke's office has been in supporting their efforts.
- Encouraged going to the mococommander.org website to register their cameras to the County system.

Treasurer's Report

Tina Craun:

- Presented the 2025 Budget which she noted was the same as last year's. The expenses and income balance within \$11.
- The organization has over \$20,000 in funds and projects \$2,550 in dues income and \$1,200 in banner income, with total expenses of \$2,370.
- Encouraged the use of Zeffy to pay membership dues, noting that 5 associations have done so to date. She will reach out to those that haven't paid yet to remind them memberships are due by the end of March in order to be able to vote on motions.

Transportation Committee Report

Mindy Badin reported that:

- Mont. Co. Dept. of Transportation (MCDOT) will fix Gregg Rd bridge
- She is following several State traffic bills:
 - Reckless driving fine increases
 - Noise-monitoring systems being enhanced with cameras that detect noise levels of vehicles
 - Speed camera fines being increased and graduated based on speed with 4 levels of fines up to \$350.
 - Distribution of Drive Monitoring System statistics.
 - ICC speed fines
 - Creating a stop sign monitoring system to see if drivers are stopping where they are supposed to.
 - A pilot speed prevention program in which a device is put in your car that will prevent it from going more than 5 mph over the speed limit if you are guilty of a lot of speeding tickets.
- She encouraged people to testify to the State Legislature on these bills

GOCA Awards

Helene Rosenheim reported:

- This year's Greater Olney Community Awards Ceremony will be held on Sunday, March 30th from 2:00 - 4:30 pm in conjunction with the Olney Chamber of Commerce and the Olney Civic Fund in the Oaks Ballroom of the Sandy Spring Volunteer Fire Department in Sandy Spring.
- She will be preparing a ballot that will go out to the GOCA representatives before the March 11th GOCA meeting with winners being announced at the March meeting
- The member of GOCA and the public are still encouraged to submit nominations, particularly for the Youth Contribution to Community Award.

Election of 2025 GOCA Officers

Having received no nominations from the floor, the following slate of officers for 2025 was approved by acclamation.

**President: Irina Norell
Executive Vice President: Vacant
1st Vice President: Curtis Chappell
2nd Vice President: Matt Quinn
Treasurer: Tina Craun
Corresponding Secretary: Kristen Quinn
Recording Secretary: Helene Rosenheim**

Announcements

- Curtis Chappell noted:
 - The success of the Olney Civic Fund's 3rd Annual Barrel-Aged Beer Event (BABE) on Saturday, February 1st, an event that is continuing to grow.
 - This year's Olney Days celebration will take place Friday, May 2nd - Sunday May 4th.

Adjournment

Adjourned: 8:54 pm EST

Submitted by Recording Secretary Helene Rosenheim