

BOG Meeting January 13, 2025

In attendance in person: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Cheri Fairchild, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, and Michele Shipley, Town Manager Frank Tewey, Budget Committee members Blake Morris and Charlie Shoul, and guests Becky Benner, Charlie Corliss, Joseph Meeks, Tyrone and Isabella Thornton, and Stacy Wildberger.

President Zadera called the meeting to order at 7:30 pm.

VARIANCE REQUEST

Town Manager Tewey introduced a variance request for 1097 Crestview for a fence with the good side in and 72 inches tall beyond the front of the house. He had received a complaint of a fence being erected without permits, wrong side facing out, and taller than the allowed height beyond the front of the house. He contacted the homeowners who replied immediately with explanation. Mr. and Mrs. Thornton spoke about the many issues they had with a neighbor who verbally abused them and their daughter, piled debris against the existing chain link fence, and generally made living next to him very unpleasant. After a particularly bad incident, they had the fence installed. To install the fence with the good side out would have meant working from the neighboring yard and clearing his debris away from the fence. The Thorntons were concerned that would cause more issues. They want the fence for privacy and to keep the neighbor off their property. Photos were provided. Mr. Tewey told them a decision would be made in closed session.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the December 9, 2024 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Lamb, seconded by Governor Angel and passed unanimously.

The financial statements for November 2024 were reviewed. A motion was made to approve by Governor Shipley and seconded by Governor Angel. Balances of the bank accounts on Nov 30 were approximately: Operating funds- \$221,000 Beach restoration grants- \$151,000, piers- \$289,000 and Special Community Benefits District (SCBD)- \$61,000. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: The next Caper will come out in February.

The comment period for the Chesapeake crossing study ends tonight at midnight.

The proposed Fiscal Year 26 (FY26) budget, approved by the board, will be voted on at the annual membership meeting tomorrow.

If approved, the FY26 SCBD budget request is ready for signature and is due to the county by January 31, 2025.

Police officers are covering 10 of 31 dates in January. Fewer days are covered in winter to allow for more coverage in busier seasons. Office Lechowicz is no longer able to provide security for job reasons. He continues to oversee the officers and recommended an officer to replace him. Crime reports for the area included 2 assaults with destruction of property and 2 mental health issues.

Bubblers to prevent freezing at the piers are being monitored and are working well. They are thermostat controlled and when running at low tide can appear to be a large water leak. Please let them run.

Installation of chain link fence behind the clubhouse will be installed later than planned due to a delay in receipt of the next SCBD check.

Broadneck Surfrider Club will hold a beach cleanup day on January 16, 2025, with Governor Macindoe supervising. Proposals for replacement of parts of the Deep Creek piers and bulkhead were assessed and a contractor chosen.

Nine building applications were received. Seven were approved and another was the variance request heard at this meeting. The county administrative board denied the variance request from 1012 Lake Claire Dr for a deck with less setback and buffer, so Mr.

Tewey will ask if they plan to change the request or cancel it. A hearing for a request to allow an addition with less setback than required at 1080 Broadview Dr was held January 9, but no decision has been announced. The pier agreement for 1178 Riverbay is awaiting homeowner signature. An application for a pier extension at 1270 Swan Dr is in process. There has been no response from homeowners at 728 Fairway Dr for a shed without permits. The county is investigating and pursuing legal action.

County legislation regarding open meetings for SCBD communities is to be withdrawn. The state legislature will be in session from January 8 through April 7, with the budget shortfall being a priority. The Chesapeake National Recreation Area bill was not approved during the last congressional session and will have to go through the process again if reintroduced.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Governor Breeden said the quarterly meeting is being rescheduled for February to accommodate the invited guests. The Chesapeake National Recreational Area bill is likely to be reintroduced by Sarah Elfreth, District 3 representative. A meeting was held with state Representative Bagnall and Senator Gile regarding the Holly Beach Farm that was transferred from the Chesapeake Bay Foundation to the Dept of Natural Resources. It is now a natural resource management area with limited access. There are duck hunting rights on the property. There was no public comment or advisory committee before the decision.

Beaches & Parks: See Old Business.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: No report.

Caper: Governor Lamb has the next issue almost ready to print.

Clubhouse: Governor Lamb said rentals continue to be strong and things are going smoothly.

Events: Governor Lamb announced the next events will be at Easter.

Grants: No report.

Legislative: See Town Manager report.

Personnel: No report.

Piers: Governor Breeden announced contracts will be mailed at the end of the month. Payment is due mid-March and about \$130K in revenues is expected by then. There will be a short grace period for late arrivals, with a late fee, then moves will occur. Contact the piers committee if you wish to sublet a slip for any part of the season. He will meet with Heinsohn Contracting, the contractor chosen for Deep Creek pier work, to start the permit process. Hopefully work can be done before boating season but will be pushed to the fall if necessary. Thanks to the maintenance crew for making sure bubblers work because the freeze/thaw cycle can cause pilings to heave.

Security: No report.

Strawberry Festival: The festival is 4 ½ months away and lots to do. Volunteers are always needed!

Technology: No report.

OLD BUSINESS

Governor Lamb reminded the board to lead by example and submit their maintenance fee payments.

Governor Harris asked for any Fairwinds Marina updates and there are none. Fairwinds has a new general manager.

Governor Breeden reported that Alliance for the Chesapeake received two responses to the Request for Proposal regarding planning for Sites 3-7. For receiving sand from the Little Magothy dredge, BioHabitats has been working closely with regulators in preparing permit requests to reduce concerns after submission. In-water sand placement at Lake Claire is more appealing to the regulators than at the main beach, and above high mean water requires a slightly different permit. With a minimum 240-day review time, the application should be submitted by February 1 to coordinate with Little Magothy River Association permitting for a winter 2025/26 dredge.

Governor Macindoe reported that Youth Sailing will send letters to all kayak rack renters notifying them to remove kayaks for rack maintenance and cleaning. Any open racks will be offered to the waitlist. Town Manager Tewey will reach out to Richard's Tree Care regarding a proposal for clearing an area by the upper parking lot at Deep Creek for storage of Youth Sailing boats.

Repairs to curbing on Blue Ridge Place were made by the county. Cape Conservation Corps is looking into grants to help fund restoration and erosion control to the wooded area behind the shopping center.

Liability insurance is up to date.

NEW BUSINESS

Town Manager Tewey read a letter received from the county regarding sewer pipe replacements along Hampton Dr. in February. Road closures can be expected after school bus pickup. There should be no interruption to sewer service. Contact the county with questions.

Property tax assessment letters were sent by the county to homeowners. If you feel yours is wrong, see the back of your letter for instructions on how to contest it.

The Annual Membership meeting is January 14.

COMMENTS

Charlie Corliss of Cape Vibes music would like to partner with CCC, Goshen Farm, and other Cape Recognized Organizations to provide music featuring local musicians. They will submit applications requesting main beach events from 2-6pm on May 11 and June 21, and from 4-8pm on July 13, and September 14, and for acoustic events on 1st Sundays at Lake Claire from 4-7pm. They are excited to start the new season and use equipment they have acquired. Events will be added to the calendar on the CSCIA website.

Becky Benner reported Goshen Farm will hold its annual membership meeting January 15, 2025 at 7:30 pm at the clubhouse and on Zoom. Their annual thank you to all supporters, Java & Jazz/Tea & Tunes, will be open to the public at the clubhouse on March 9. Food and non-alcoholic drinks will be free, alcohol served for a fee. Music provided by The Jazz Perpetrators.

Becky Benner also announced the Garden Club workshop moved to January 29, 7 pm at the clubhouse. Guest Speaker Drew Andrews will be featured at the February 4 meeting.

Stacey Wildberger of Cape Conservation Corps (CCC) announced that Cape residents Ellen Prager and Dave Jones will speak at the March 6 meeting. The second \$1000 scholarship to be awarded to a Broadneck High School senior planning to study environmental science at college in the fall will be advertised at the school and the CCC website soon. CCC was contacted by student Sadie Seabrook about helping her with a capstone project for the Environmental Literacy program. She would like to use a FishPRO camera to show what is occurring at the oyster balls at Lake Claire and spread awareness of oyster restoration efforts. CCC will provide more information later. Phil Ourisson is searching for grants for the shopping center wooded area. Governor Breeden shared an email he received from a resident about AARP Livable Communities Challenge, which will award \$10-15K grants for environmental projects.

ADJOURNMENT

A motion was made by Governor Angel to adjourn to closed session, seconded by Governor Harris and approved unanimously. The meeting was adjourned to closed session at 8:29 pm. The closed session occurred from 8:38 pm to 8:54 pm. The January 13, 2025 CSCIA Board of Governors meeting was adjourned at 8:54 pm.