

BOG Meeting December 9, 2024

In attendance in person: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Kim Pollock and Michele Shipley, Town Manager Frank Tewey, Budget Committee members Blake Morris and Charlie Shoul, and guests Becky Benner, Steven Stocker and Stacy Wildberger.

President Zadera called the meeting to order at 7:31 pm, thanked all for attending, and commented on the great events held in the Cape.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the November 11, 2024 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Harris, seconded by Governor Angel and passed unanimously.

The financial statements for October 2024 were reviewed. A motion was made to approve by Governor Harris and seconded by Governor Shipley. Balances of the bank accounts on Oct 31 were approximately: Operating funds- \$203,000 Beach restoration grants- \$165,000, piers- \$293,000 and Special Community Benefits District (SCBD)- \$98,000. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: The next Caper will come out in February as the latest was the Dec/Jan double issue.

The Board of Governors previously approved up to \$300 towards construction of the Little Learning Libraries and will reimburse Cape Conservation Corps for expenses incurred on behalf of Rebecca Sawyer.

The proposed Fiscal Year 26 (FY26) budget was approved by the board, published in the November issue of The Caper and will be voted on at the annual membership meeting on January 14, 2025. The FY26 SCBD budget is due to the county by January 31, 2025. Police officers are covering 16 of 31 dates in December. Fewer days will be covered in January and February to allow for more coverage in the summer. Crime reports included 1 assault, 3 thefts, 3 frauds, 1 traffic offense and 1 destruction of property. These happened at the shopping center.

Bubblers were installed to prevent freezing at the piers. 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 will be scheduled for the spring. Two homeowners opted to keep the existing fence. No one requested privacy slats.

Broadneck Surfrider Club will hold a beach cleanup day on January 11, 2025. Proposals for replacement of the Deep Creek small pier, the area around the boat ramp, some finger piers and part of the bulkhead have been received and assessed. The piers committee will present the findings and recommendations.

A county administrative board approved the variance request from 1199 Rolling View Dr for an addition with less setback and buffer than required. Approval was already given by CSCIA. A hearing for 1012 Lake Claire Dr for a deck with less setback and buffer was held but no decision published. The application was submitted to CSCIA. An administrative hearing for a request to allow an addition with less setback than required at 1080 Broadview Dr is scheduled for January 9, 2025. A request previously approved for a garage and fence at 1204 Swan Dr was modified for fence only as the county did not approve a garage. Applications for 1007 Westway and 1012 Lake Claire Dr are in process. The pier agreement for 1178 Riverbay is awaiting homeowner signature. A stop work order was posted for a shed without permits at 728 Fairway Dr. No application was received by CSCIA and Mr. Tewey will ask the county for an update. A complaint was received regarding an over 72-inch fence with the best side in at 1097 Crestview. An email was sent to the homeowners, who had not submitted an application. USPS attempted delivery of a register mail large envelope from that address on a Saturday. Two attempts were made to pick it up, but it could not be located. Mr. Tewey will follow up.

County legislation regarding zoning, conditional use of home occupancies, and master plans for sewer are pending. The Chesapeake National Recreation Area bill was reported on favorably by the Committee on Energy and Natural Resources and was placed on the Senate Legislative calendar.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Governor Breeden announced the BCC December 19 meeting at the clubhouse featuring several local officials. The State Highway Administration Bay Bridge presentation at Broadneck High School was well attended. There was a video and many displays showing the process involved. Options ranged from no new bridge at all to up to 10 lanes, a bus only lane, a light rail service and a walking lane. The time frame expected puts a new bridge completion at about 2040. The presentation is available on the state highway website.

Beaches & Parks: Governor Breeden reported the process of obtaining the expected 6,000 yd³ of sand from the Little Magothy dredge continues. Permit applications will be submitted soon. If "green stickers" are obtained during the permit process, CSCIA will be eligible to receive sands from any dredge. Sand will be pumped into the cove area of the main beach close to the Little Magothy River, and between the beach and the root wads at Lake Claire to reduce water infiltration to the lake. It has been determined that the county stormwater outflow pipe off Riverbay Rd must be extended to prevent erosion, and the plan is to incorporate it into the existing rock jetty. Because the grant received by the Little Magothy River Association (LMRA) uses federal funds, CSCIA must get at least three bids on the construction work to receive sand. Only BioHabitats submitted a proposal in the

first request period. Another request was done, and two more bids are expected by the due date. A grant application was made to get \$350,000 for use at the Little Magothy beach to prevent erosion and control phragmites.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: No report.

Capex: Governor Lamb received notice of an increase in printing fees. She may limit free space for organizations to half a page and charge for additional space. Governor Harris asked if she has price shopped other printing companies. Governor Lamb explained the long relationship and extra service they get with Minuteman. Governor Breeden added that prior comparisons placed Minuteman significantly lower than competition. The December issue should be online this week.

Clubhouse: Governor Lamb mentioned rentals are almost full for 2024. There have been some issues with poor care by renters. The security deposits were not returned and permission for future rentals suspended for one.

Events: Governor Lamb announced the Elf movie night sponsored by 'Til Next Time and the tree lighting were very successful. Thanks were made to Broadneck Baptist Church for supplying hot cocoa at the tree lighting and to Governor Pollock and the event committee for their hard work. Breakfast with Santa will be December 14.

Grants: See Beaches & Parks.

Legislative: No report.

Personnel: No report.

Piers: Governor Breeden announced that renewal letters went out to slip holders in good standing and warning letters to those not in compliance with the contract. Contracts for 2025 will be mailed by February 1, 2025.

Security: No report.

Strawberry Festival: Planning is ongoing. Volunteers are always needed!

Technology: No report.

OLD BUSINESS

Governor Macindoe will follow up with Youth Sailing about a winter clean-up of the kayak racks.

A proposal is expected from Richard's Tree Care for clearing vegetation at the upper parking lot of Deep Creek to create space for storage of Youth Sailing boats.

The county investigated and replaced curbing where runoff is causing erosion of the path behind the shopping center. Stacy Wildberger of Cape Conservation Corps said they would like to apply for grants and permits in 2025 with the plan of doing remediation in 2026.

Governor Harris will meet with Town Manager Tewey and Governor Shipley to discuss plats and agreements with the Cape Pool.

There are no updates on the Fairwinds development idea.

NEW BUSINESS

Governor Breeden presented a spreadsheet comparing estimates received for replacement of the small pier at Deep Creek, the decking around the boat ramp, and part of the bulkhead. They range from \$220,000-600,000 and mostly do not include plumbing or electrical work. It is hoped that pedestals to provide lighting, electrical outlets and plumbing access can be installed for safety, less light pollution, and aesthetics. Discussion about the various contractors followed, and Governor Breeden said he will follow up with them to get specifics on size and quality of materials to better compare once the approval is given for the expenditure. Permitting needs to be done soon and the project started to avoid disruption of the boating season. The project might be done in phases to avoid large expenditures in a single fiscal year (FY). There is about \$289,000 in capital improvement savings for piers now, and the bulk of expected piers revenues will come in by March 15, taking that amount to about \$420,000. Governor Breeden made a motion that piers spend up to \$300,000 to get the project started, with the goal of having at least the small pier and boat ramp completed in FY2025 and the bulkhead in FY2026. Governor Lamb seconded the motion, and it passed unanimously.

COMMENTS

Becky Benner announced the Garden Club meeting to create wreaths was well attended. They will make small greenhouses at the January 7 meeting.

Mrs. Benner reported Goshen Farm will hold its annual membership meeting January 15, 2025 at 7:30 pm at the clubhouse.

Steven Stocker asked about the Fairwinds development and stated he does not think it is in the best interests of the community due to traffic and water supply. Mr. Tewey and several governors told him about the November BOG meeting with a large public turnout and response, and that CSCIA is collecting opinions to inform County Councilperson Fielder of the community stance if and when needed.

Blake Morris noted that he really enjoyed the tree lighting event and thanked all who made that happen. Governor Lamb commended Richard's Tree Care for donating and continuing to care for the tree, as well as putting up the lights each year.

Stacey Wildberger of Cape Conservation Corps (CCC) announced the Little Learning Libraries are complete and open. Rebecca Sawyer will add burnt wood signs. Feel free to take books marked with green stickers but please leave those with red stickers for all to use as reference while at the parks. Fundraising and planning for 2025 are underway. Corporate sponsorships were renewed and please contact CCC with recommendations for new sponsors. Broadneck High School was chosen as a Habitat Hero for the cooperation and support shown to CCC. CCC is partnering with the Providence Center to create boxes of spring ephemerals for sale.

ADJOURNMENT

A motion was made by Governor Shipley to adjourn to closed session, seconded by Governor Angel and approved unanimously. The meeting was adjourned to closed session at 8:38 pm. The closed session occurred from 8:38 pm to 9:32 pm. The December 9, 2024 CSCIA Board of Governors meeting was adjourned at 9:32 pm.