

BOG Meeting May 8, 2023

In attendance: President Beau Breeden, Governors Jennifer Connor, Cheri Fairchild, Ed Hayes, Mary Lamb, Matt Layman, Marissa Mianti, Kim Pollack, Michele Shipley, and Jerome Zadera, Town Manager Frank Tewey, and guests Steve Arnold, William Arnold, Becky Benner, and Stacey Wildberger.

President Breeden called the meeting to order at 7:31 pm, thanked all for attending and gave an overview of the agenda. He noted that new parking stickers and guest passes should be in use. If anyone has not received stickers, it is probably because they have not paid, paid late and did not include the late fee, or have not provided car info. Please call or email the office to address.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the April 10, 2023 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Shipley and approved unanimously.

The financial statements for March 31, 2023 were reviewed. A motion to accept the financials was made by Governor Fairchild and seconded by Governor Shipley. President Breeden reviewed the reports as requested by the budget committee to explain the maintenance part of the corporation and the Special Community Benefits District (SCBD) part, how the balance sheet is read, and how cash flow throughout the year works. The motion passed unanimously.

COMMITTEE REPORTS

Town Manager: Town Manager Tewey reported on several committees and comments are in the committee reports below. In addition, he noted that the Cape is participating in the Mosquito Program by the Department of Agriculture beginning at the end of May. Due to a new state law, all Homeowner Associations (HOAs) are required to do a reserve study by October 1, 2023 to determine the replacement cost of all community owned assets. Mr. Tewey has solicited bids from three firms to conduct the study, two have responded: The Falcon Group at \$18,000 and Miller-Dodson at \$6,000. Richard's Tree Service completed one emergency tree removal, has one pending removal and one pending approval. They will assess CSCIA trees and add dirt to the parking lot when possible.

Broadneck Council of Communities (BCC): Mr. Tewey reported the Chesapeake National Recreational Area bill has not been introduced to Congress as it is still in the comment phase. President Breeden said Congressman Sarbanes and Brandywine Foundation Executive Director Charlie Scarlett spoke at the BCC meeting regarding the Whitehall historic home. Kim Tran spoke regarding options for traffic flow control on the Bay Bridge. The next BCC meeting will be in June.

Beaches & Parks: Mr. Tewey reported a maintenance crew member was hired and started May 8. Fourteen beach attendants were hired with one lead attendant. Training will be held May 13, attendants will work in pairs starting May 20, then independently May 30. T-shirts and hoodies have been received. Richard's Tree Service repaired the flagpole. Additional portable toilets will be installed this week. He asked the board to check out the damaged fence in the clubhouse field and decide on repair or replacement and whether to remove trees leaning on the fence. President Breeden added that general rules of the beaches include not using profanity, no consumption of alcohol except by permit, and that anyone hosting an event with 20 or more people should fill out a beach party request form and get parking passes. That applies to individuals and groups such as churches, clubs, etc. Many parties have been booked throughout the summer and fall, so get applications in early.

Business Lot Owners Association (BLOA): Mr. Tewey and President Breeden noted Broadneck Grill has outdoor dining and will be checked for compliance with rules. No other restaurants at the center do outdoor dining currently.

Building: Mr. Tewey and Governor Layman reviewed 4 applications and Mr. Tewey is following up on missing info on one of them. Two applications are to be discussed in closed session. He said the appeal to a denied variance request for 1080 Little Magothy View will be heard May 16th at the county.

Budget: Mr. Tewey reported the budget committee met on May 4. President Breeden added that the next meeting will be held July 13 and that any governors with budget requests need to submit them to the committee.

Caper: Governor Lamb said she needs articles to be submitted earlier. Mr. Tewey asked for events to be announced earlier than the month in which they are to occur.

Clubhouse: Mr. Tewey noted the new office opened May 1. The old office computer is available for governors to use for CSCIA business. Governor Lamb thanked Mr. Tewey for his work coordinating the move. The old office is to be made into an office for Mr. Tewey, a conference room and storage.

Events: Governor Lamb announced the Cape Clean Up will be July 14 and 15.

Grants: No report.

Legislative: Town Manager Tewey reported the county council passed the special events permit bill that does allow for waiving of fees.

Piers: Town Manager Tewey said a decision is needed regarding replacement of safety ladders and throw rings. Water is on at marinas. President Breeden said about 10 people attended the pier meeting, a work list was made for the electrician, and Pier Administrator Williams has completed moves and offered slips to the waitlist. Upcoming projects include redoing the triangle by the boat ramp and the small pier at Deep Creek, vegetation mitigation and the potential dredge. Requests for proposals will be sent out for pier work.

Security: Mr. Tewey reported 20 of 31 shifts in May are covered as one office is out due to injury. T-Mobile is to test equipment at the piers. President Breeden added that it would cost less than the current system and possibly allow for Wi-Fi access at piers and beaches.

Strawberry Festival: Governor Pollack is working on the volunteer schedule. Governor Lamb added that volunteers are needed for shifts in the ticket booths and the CSCIA booth. Walkie talkies have not been located.

Technology: No report.

OLD BUSINESS

Town Manager Tewey presented the three options for traffic control offered by the State Highway Administration (SHA). Comments can be made online through the Cape Facebook page. All options include the permanent closure of Exit 31. The first option places traffic lights along the access road on the south side of Rt. 50 to regulate traffic entering the highway. The second makes the access roads one way; College Parkway East would flow east, and Skidmore/Whitehall Roads would flow west. The last option would close access to Rt. 50 at Exits 30 and 32 so local traffic could exit Rt. 50, but not reenter. SHA would coordinate with Google maps and other navigation apps to show exit closures. The board agreed that Option 2 is unacceptable, Option 3 is the preferred option, followed by Option 1.

President Breeden reported that he has been approached over the past several years about getting a skate/BMX park in the area. He researched what is needed and proposed an underutilized parking lot at Bay Head Park. Councilperson Amanda Fiedler recently notified Mr. Breeden that the proposed county budget includes funding for a feasibility study for one there. If found to be an acceptable place, finding funding for construction would be another step.

President Breeden explained that funding for the reserve study is not in the FY23 or FY24 budgets as the law requiring it is new. Governor Layman made a motion to allocate up to \$20,000 from reserve funds to pay for the study. It was seconded by Governor Lamb. The quotes received to date will be reviewed to determine if they meet the criteria and a decision on what firm to use will be made later. The motion passed unanimously.

NEW BUSINESS

President Breeden reported that a resident asked for CSCIA support for their request to the county for a crosswalk across Cape St Claire Rd. at Woodland Circle. He explained that would require a petition from a group of homeowners in the area, and if pursued would lead to a two-year study before being considered by the county budget. Studies have shown the Cape to already meet the maximum number of stop signs and speed humps allowed. The proposed crosswalk site is Cape on one side of the road but independent homes on the other and is close to the firehouse. It was recommended that a location closer to Walnut Ridge be considered instead.

Due to timing of the pay cycle for CSCIA employees and the fiscal year, FY23 will include 27 paychecks instead of the budgeted 26. Governor Lamb made a motion to allow the salary line items to go over budget by one payroll if necessary to pay all employees. It was seconded by Governor Layman and passed unanimously.

A postcard was mailed to residents by the county regarding rezoning as part of the Plan 2040. The board will need to review the recommended changes to zoning on CSCIA properties. Some properties are zoned with more than one designation. Some county owned properties are currently zoned as open space and could be changed to residential with the general map overlay method being proposed. President Breeden would like parcels to be considered on a case by case basis.

COMMENTS

Becky Benner announced the Goshen Farm Preservation Society (GFPS) spring open house to be held May 13, 10am-4pm. The next Goshen Farm meeting will be held via Zoom on May 17. Contact her for a link to the meeting.

Mrs. Benner also announced the Garden Club plant sale fundraiser scheduled for May 20, 8am-2pm. There will be annuals such as herbs, vegetables and flowers and native perennials. The next club meeting on June 6 will feature landscaper and master gardener Claire Jones.

Stacy Wildberger of the Cape Conservation Corps (CCC) said the Girl Scout event, Watershed Steward project, Earth Day event and kickoff went well. Wednesday Weed Warriors will continue throughout the summer at Little Magothy beach, Deep Creek marina and the Serene Ravine. Plants were added at Little Magothy Beach. Herbicide will be sprayed at the Serene Ravine in targeted spots on invasive Bushkiller vine on May 11. The ravine is one of two places where the vine has been identified in Maryland and was sprayed last fall also. CCC has received grants to help defray the cost. CCC will tour the yards of Habitat Heroes Rob Wood and Larry Jennings on June 17.

Resident Steve Arnold presented a modified plan for rebuilding his retaining wall damaged by the October 2021 storm. He is concerned with continuing erosion and how much damage is done in storms. He noted that since the October storm, there has been a loss of 25 feet of beach adjacent to his property. Experts had recommended dunes and grasses, but he does not agree that would work. The proposed wall would follow his property line. He asks that he be allowed to keep the section of wall that is still intact on the east side of the property that is on CSCIA property and built prior to the 1999 purchase by CSCIA. The application is to be discussed in closed session.

ADJOURNMENT

A motion was made by Governor Connor to adjourn to closed session, seconded by Governor Fairchild and approved unanimously. The meeting was adjourned to closed session at 8:56 pm. The closed session occurred from 8:58pm to 9:30 pm. The May 8, 2023 CSCIA Board of Governors meeting was adjourned at 9:30 pm.