

BOG Meeting July 11, 2023

In attendance in person: President Beau Breeden, Governors Joe Angel, Jennifer Connor, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Marissa Mianti, Michele Shipley, and Jerome Zadera, Town Manager Frank Tewey, Budget Committee members Thor Harris and Charlie Moore and guests Steve Arnold, Madison Drum, Cathy Gazzo, Scott Lombardi.

President Breeden called the meeting to order at 7:32 pm, thanked all for attending and commended Governors Lamb, Pollack and Mianti, as well as Town Manager Tewey and the beach attendants for their work to make it a fun, organized and safe event, from parade to games to bands to fireworks. He gave an overview of the agenda and announced the Quarterly Meeting for July 25. Because the residents requesting a variance were not yet in attendance, he made a motion that was seconded by Governor Angel, and passed unanimously, to continue with the business portion of the meeting and move the variance request to after the town manager report.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the June 12, 2023 BOG meeting were reviewed. A motion to approve the minutes was made by Governor Lamb, seconded by Governor Angel, and approved unanimously.

The financial statements for May 31, 2023 were reviewed. A motion to accept the financials was made by Governor Zadera and seconded by Governor Angel. President Breeden, as requested by the budget committee, pointed out the fiscal year runs July 1- June 30, but the piers operate more on a calendar year. Liquid asset balances of the CSCIA bank accounts are about \$140K for operating funds, \$203K in beach project grants and \$262K in piers operating/capital improvement funds, and the Special Community Benefits District (SCBD) funds of \$282K. The total is less than one year of operating expenses. A question was asked about the "non-cash contribution" of \$44K. Profit and loss statements do not show payments on loans, those are shown on a balance sheet. The non-cash contribution is the accounting line used to show the cash flow of the principal payment. The motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Tewey announced that a reserve study contract with Miller+Dodson was signed and delivered with the retainer fee and a site visit is being scheduled.

The State Highway Administration will start the pilot road project closing entrance ramps to eastbound Rt 50 after Cape St Claire Rd on weekends about July 13. Vehicles may exit Rt 50 at all exits.

The next budget meeting will be July 13.

Security officers are covering 19 of 31 shifts, with one officer on FMLA leave. Mr. Tewey is working with One Marksman Technology to create a proposal for providing better cellular service and/or upgraded cameras.

The maintenance crew has been working on replacing boards at the crabbing/fishing pier. The 18 beach attendants have been doing an exceptional job, with special thanks to Audrey as a new substitute and to the two lead attendants, Bridget and Teagan. Additional beach attendants are on duty during the bluegrass events on Sundays at the main beach.

Throw rings and safety ladders need to be ordered for the piers.

There are 3 tree removals pending approval or waiting on invoices.

Pier censuses were done on June 5 and 15, and July 5.

Six standard building requests have been received, one with a variance request that will also have a county hearing on setbacks.

The Chesapeake National Recreation Area has not yet been introduced as a bill by Senator Sarbanes.

VARIANCE REQUEST

Mr. Tewey introduced the variance request for Scott and Jessica Lombardi, owners of 1245 Mount Pleasant, lot AB12. The corner house currently has setbacks of 9 feet at what visually is the rear of the house, and proper setbacks for the left, right and front. They want an addition above the garage, that encroaches on the 25-foot setback on what is the actual front of the lot where the garage is located. Mr. Lombardi spoke about how the house is situated on the lot and that adding a 20x20 in-law suite above the garage means moving 13 feet into the setback. Notices sent to all neighbors have not resulted in any issues yet. President Breeden explained that it will be discussed in closed session and that Mr. Tewey will follow up with any resulting decision or suggestions. Blueprints are not yet available from the architect.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): President Breeden reported that a meeting was held regarding county roads, with a presentation by Nestor Flores of the county Traffic Engineering Division. A representative from Historic Roads also presented on Pleasant Plains Road, Whitehall Road, St Margarets Road, roads including in the inventory of historic roads on the peninsula and how that status affects development. There is an ongoing study of College Parkway for safe access to communities as the hiker biker trail is completed. The county is almost ready to start the final phase of the College Parkway trail towards Sandy Point. It will complete the cross-country greenway trail system from Ocean City to Sacramento plan. President Breeden said the Stakeholders Advisory Committee is reviewing, researching and voting on 70 individual properties that are up for rezoning. A meeting about the Broadneck Peninsula trail Phase B and 5 will be held August 2.

Beaches & Parks: Governor Macindoe reiterated the fine job being done by the beach attendants and noted that the fishing pier has been getting more use than ever. President Breeden and Mr. Tewey commended Governor Macindoe on his attention to the beaches, his communication, and his consistency in enforcement of rules with residents/beach attendants. CCC Liaison - Governor Connor reported that over 1,500 grasses were planted at the inlet end of the main beach and at Lake Claire by 30-40 volunteers and Alliance of the Chesapeake on June 24. She attended a Cape Conservation Corps (CCC) board meeting where she was asked if there is a plan for eradicating invasive weeds on Cape properties not being addressed by Weed Warriors. President Breeden said there is not a plan or budget for it at this time. Richards Tree Service is to assess trees and plan for removal and maintenance as allowed by budget. If removing weeds is desired, a proposal can be made to the board and budget committee to consider funding in the maintenance budget. Stacy Wildberger of CCC added that areas in the Critical Area require special permitting. Vegetation management plans are required for many sites, and we have help from Richards Tree Service with those.

Business Lot Owners Association (BLOA): President Breeden noted that potholes at the shopping center are to be repaired by the BLOA. The Swim Club coordinated well with the shopping center and CSCIA to reduce parking issues during swim meets and President Breeden commended the club volunteers.

Building: See Town Manager report and variance request above.

Budget: Governors are encouraged to look closely at their budgets and get any requests to the committee by emailing budget@cscia.org. The next meeting is July 13. Treasurer Zadera reported that FY24 is underway and an SCBD check (\$13,881.79) has been received from the county. It is the last check for FY23, received in July.

Caper: Governor Lamb said the Caper is almost ready to go to print with color photos from the Strawberry Festival and July 4.

Clubhouse: Governor Lamb reported that rentals are going well. She will work with Mr. Tewey on completion of plans for the old office.

Events: Governor Lamb thanked those who have helped with events. Community Clean Up will be July 14-15, volunteers are needed. Boy Scouts cannot help due to a time conflict. A movie night is being planned, with thanks to Til Next Time hair salon for their sponsorship.

Grants: No report.

Legislative: See Town Manager report above.

Piers: President Breeden thanked Governor Hayes for his help with the piers. Anyone who is unable to use their boat slip as contracted must contact the pier committee for a potential exemption. Communication is key! The pier meeting to work on a draft budget will be July 12. Requests for proposal will be made for replacement of the Deep Creek small pier and the triangle at the boat launch, as well as an assessment of an older part of the bulkhead. Thanks to Pier Administrator Jen Williams for her good work with the pier slip holders.

Security: Mr. Tewey reported 19 of 31 shifts in June are covered as one officer is out on family leave.

Strawberry Festival: No report.

Technology: No report.

OLD BUSINESS

President Breeden reported he attended a meeting about the new fire house with county representatives. The county has budgeted \$10 million to replace the Cape St Claire station built in 1955 by volunteers. In 1967 and later, CSCIA sold property by the station to the county to raise funds needed to pave Cape roads. At the same time there was an open space DNR grant that purchased part of that land. The current firehouse will remain in use while the new one is under construction in the parking lot. When complete, the old building will be razed and the caution light moved closer to the shopping center at the new building, which will be a two-story pull-through building. President Breeden informed the county of his concerns. The current run-off step ponds were redone several times due to clay in the soil and will need to be moved and enlarged to account for the larger impervious service caused by the addition to parking at the new station. There is to be additional parking for overflow at the ball fields with an exit near the turn lane for Hilltop Drive that could lead to potentially dangerous traffic flow issues. He asked that the plans be revisited with those concerns in mind. Cape residents have expressed in the past that a stoplight at the Cape St Claire Rd/Hilltop Ln/Little Magothy Dr intersection is not desired but that might be the county's solution. The location of the current firehouse cannot be used for the parking lot because in this process, there will be a transfer of land. The county will acquire the land from DNR Open Space and will need to create open space somewhere else in the county to adhere to the DNR rules. Rec and Parks will be responsible for the new parking lot. Plans are available online through our website or the county's.

NEW BUSINESS

President Breeden and Mr. Tewey further explained the trial changes to access to Rt 50.

COMMENTS

Stacy Wildberger of the Cape Conservation Corps (CCC) said Wednesday Weed Warriors are working through the heat to keep the Deep Creek project area clear. They are working with Watershed Steward Academy (WSA) and Tree Troopers hoping to acquire more trees to plant at Little Magothy beach and Serene Ravine. The Champion Tree project request for identifying large trees in the Cape is getting a lot of response. The Habitat Hero tour was well attended. The plant sale will be on September 23. Two speaker events will be held, one in September to discuss the benefits of native plants available at the sale, and one in November to be a fundraiser, selling artwork from local artists. President Breeden noted that Brad Knopf had brought to the board's attention invasive Japanese Knotweed plant that is located at the Cape property near the sewage pumping station on Little Magothy Dr. That land is part of the overall beach restoration plan included in the grant request. If approved, it will be addressed then. If not, there will have to be a plan and permits in order to address it. Also, the house being built next to the Little Magothy pier will need to remove vegetation and will work with CSCIA to help remove what is on the parking lot side as well.

New resident Madison Drum introduced herself as a civil engineer with the naval academy specializing in seawalls and bulkheads and expressed an interest in helping the Cape with any such work.

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 8:35 pm. The closed session occurred from 8:36 pm to 9:28 pm. The July 11, 2023 CSCIA Board of Governors meeting was adjourned at 9:28 pm.