

BOG Meeting July 8, 2024

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

President Zadera called the meeting to order at 7:31 pm. He thanked everyone involved for another enjoyable July 4 event. An estimated 800-900 people watched fireworks from the Cape beaches without incident. He also noted that the first Board of Governors meeting for Cape St Claire was held 75 years ago, in June of 1949, and the Cape still has a hometown feel. Fiscal year 2024 (FY24) is now closed and the FY25 budget year began July 1. Governor Breeden made a motion to change the agenda to include a variance hearing. The motion was seconded by Governor Shipley and approved unanimously.

VARIANCE HEARING

Town Manager Tewey introduced the variance request for 1245 Mt. Pleasant Drive. Scott and Jessica Lombardi requested a variance for an addition last year which the county and CSCIA denied. Chris Haas of JNJ Improvements made a new plan that fit within the county 7 ft setback. The county approved the changed plans and construction began but Mr. Tewey reminded them that CSCIA approval was needed. The owners were unable to attend this meeting, and Mr. Haas came to represent them. He explained that the house is situated so the front faces Evergreen Dr. With 20 ft corner front and side setbacks, the stairs leading from the second floor of the addition must go on the other side of the house. Adjustments were made to reduce the footprint of the stairs as much as possible but they, along with the existing chimney, will exceed the allowable 25 ft² infringement allowed so another 25 ft² variance is requested. All the required paperwork has been submitted. Mr. Tewey said he would contact the homeowners with the closed session decision.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the June 10, 2024 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Fairchild, seconded by Governor Shipley, and approved unanimously.

The financial statements for May 2024 were discussed. A motion was made to approve by Governor Angel and seconded by Governor Breeden. Balances of the bank accounts were: Operating funds- \$190,000 Beach restoration grants- \$193,000, piers- \$321,000 and Special Community Benefits District (SCBD)- \$334,000. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: Pavement markings and signs for the new crosswalk on Cape St Claire Rd at Woodland Circle have not yet been installed. Governor Lamb said a fire at the county roads building has affected schedules.

Budget committee meetings will be July 18, August 22 and September 19.

Police officers are covering 16 of 31 dates in July. A 5th officer was hired and is a Cape resident. Officers will cover an average of 16 dates per month. Efforts to reduce trespassing at the Lake Claire pier and the inlet have been successful. New security camera routers will be installed at the piers to upgrade to 100GB service. The monthly county police crime report for this area was good. Postings on social media regarding thefts have either been exaggerated or the crimes were not reported. A juvenile was arrested for breaking into Rita's. Quotes were received for a chain link fence along the field behind the clubhouse and also for a new panel for the Lake Claire boat pier gate. Boat slip censuses were completed June 4, June 21 and July 3. Swim buoys were installed at the main beach and Lake Claire. Mr. Tewey is working with Richard's Tree Care to complete open vegetation management plans (VMPs) and to plan for FY25 tree removals. Four building requests were received this month: two standard, one with the variance discussed, and one requiring more information. Two pier/bulkhead agreements were sent to the attorney for recordation (Murphy with a floating dock and Robertazzi with a replacement in kind). The county notified CSCIA of a pier permit request for 747 Rolling View Drive. CSCIA owns the riparian rights, so a pier agreement is needed and paperwork is expected from the homeowners. Unpermitted stairs built on the bulkhead at 1224 Riverbay Rd were removed by the homeowner. A letter was mailed to the owners of 1187 Ramblewood Drive regarding a fence that exceeds the 72" height limit and has the best side in. They will submit a building request and 2 variance requests.

Senator Van Hollen testified in May in favor of the Chesapeake National Recreation Area (CNRA) at the Committee on Energy and Natural Resources Subcommittee on National Parks hearings. Senator Sarbanes introduced the bill in the House of Representatives.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Governor Breeden reported that the General Development Plan (GDP) and zoning changes affect areas around the Cape on the Broadneck Peninsula more than within the Cape. Most notable are properties on Ferguson Rd., Shot Town Rd., Shirleysville Rd., Broadneck Rd. and Middletown that could go from the current RLD- Residential Limited Development to R1- Residential with one house per acre or R5 Residential with 5 homes per acre. Most were voted down, but County Executive Pittman may veto some because of the economic rights of the owners to whom the land was deeded. Mulberry Hill was changed to R2 Residential with 2 homes per acre and some lots are 5-6 acres, which means lots with one home now could have as many as 12 homes. The suggested change to the Podickery Point marina to allow for gasoline pumps and a restaurant was voted down.

Beaches & Parks: Governor Macindoe and President Zadera will meet with representatives from Youth Sailing on July 9 regarding the management of kayak racks. The racks are on CSCIA property but run by Youth Sailing, a separate entity. Complaints have been received

about the waiting list when many kayaks in the racks are not used. Suggestions for more equitable assignments and more efficient use will be made.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: No report.

Caper: Governor Lamb said the July/August double issue is being finalized. Letters for advertising renewals were sent and over 50% have been received with full year commitments.

Clubhouse: Governor Lamb purchased some new tables and chairs.

Events: Governor Lamb announced the July 4 parade and event went very well. Cape Clean Up almost had just one dumpster but with the help of the director of Public Works, more were supplied. That program seems to be phasing out and residents are encouraged to use the curbside bulk pick up instead. A movie on the beach is being planned but the Taylor Swift concert movie is not available.

Grants: See Old Business.

Legislative: See Town Manager report.

Personnel: Employee wage increases took effect July 1. Job descriptions have been completed.

Piers: Governor Breedon reported that emails are sent to those whose boats have not been in their slips stating that they must comply with the contract or lose the slip. The Lake Claire gate is to be repaired and a larger panel put in place to prevent trespassing. Piers meetings are held the first Tuesday of the month at Deep Creek. Out of many email requests for proposals for replacement of the small pier at Deep Creek and the platform around the boat ramp, only one quote has been received at about \$160K. Many companies have stated they will not come into the Magothy River for any project under \$250K. There was a suggestion at the piers meeting that another project be bundled with it, even if done earlier than planned, to reach that minimum. The damaged finger pier at Lake Claire is another job that requires a marine licensed contractor. The contractor he hoped could do the work, B & S Marine Construction, has since gone out of business.

Security: See Town Manager report.

Strawberry Festival: No report.

Technology: See Town Manager report.

OLD BUSINESS

Governor Breedon reported that he and President Zadera had a phone meeting with representatives from BioHabitats to discuss the proposal for beneficial reuse of sand to be dredged from the Little Magothy River. Two permits and a more thorough concept plan is required. Sustainable Science has done prep work that was intended for a smaller dredge that was canceled that can apply to this dredge instead. There was a meeting with the Little Magothy River Association, who are about to submit their permit application. The Army Corps of Engineers and the Maryland Dept of the Environment would like our permit applications at the same time so that they can reference the other as needed. There is a minimum 240-day review time for the permits. A pre-application meeting is planned to work out issues and questions to speed up the process. The previous sand received was trucked to the main beach and deposited above the high mean water level, but this time the sand might be hydraulically pumped below the high mean water level to fill in the cove as close as possible to the desired embayment line, making the beach at that end about 50 ft wide. Sand will shift naturally in and out of the cove afterward. Any excess sand could potentially be added at Lake Claire beach between the root wads and entrance to the lake to help develop a saltwater marsh to protect the lake from brackish water. Sand has accumulated behind the new wall at the Lake Claire boat pier. Damage from big hurricanes cannot be stopped, but it is hoped that work done will make the beaches more resilient. Many beach protection projects in this area have historically been modeled after New England rock beaches, but current plans are modeled after North Carolina bay designs that involve softer, greener systems that work better with sandy beaches. Plans are to have more public presentations to better inform residents with lots closest to the project and hopefully gain better support and reduce confusion. The scope of work for site analysis, design, permitting, and construction could total about \$166,000 for our portion. Construction would be paid for by the county (\$41,500 of the \$166K total). We have already paid Sustainable Science \$23K that counts toward our total for design and permitting. Governor Breedon made a motion to approve the BioHabitats proposal and the expenditure of up to a maximum of \$166K on the project (including payments already made), with the option of including an improved county stormwater outfall. It was seconded by Governor Shipley and approved unanimously.

Governor Breedon said Laura Todd is helping to wrap up the grant process started 3 years ago for \$75K for planning and design of sites 3-7 of the original concept plan. Updates to the 2022 technical analysis are needed and design will start soon. Four projects on the Little Magothy River are hopefully going to be bundled to allow for fewer permits as well as make them more attractive to contractors as a larger job. Dredging, waterfowl hunting, and fishing seasons all affect the planning. Information will be made available in the Caper, on the CSCIA website, on Facebook and at the quarterly meeting.

NEW BUSINESS

President Zadera reported that the third SCBD check was received. He said employee Parker Matthews is moving and thanked him for his work over the past several months. The tractor has been serviced. A county environmental inspector is to check areas in the Cape with drainage issues such as at the outfall at Linden Tree Dr, Serene Ravine, behind the Grauls' fields and behind the shopping center. He asked Mrs. Wildberger of Cape Conservation Corps to report any other areas they may need to inspect. She will try to get a list of potential contractors who could give proposals on the area behind the shopping center.

Governor Harris asked about the potential for additional kayak racks at Lake Claire beach. Governor Breeden explained that with county rules regarding pervious surface and critical area building, there is not a place to put more, and we cannot get permits to do so. There are issues with vegetation management plans and complaints from homeowners bordering the property. The meeting scheduled for July 9 with Youth Sailing is to address more efficient management of the existing racks to maximize what is already there.

COMMENTS

Jessica Corliss announced the Cape Vibes acoustic jam held at Lake Claire had about 8 resident musicians on a beautiful night with no parking or other issues. Sunday jams at the main beach will be July 21 and September 15 from 4-7pm. She would like suggestions on what to do about parking passes for nonresident musicians' families, management of tickets, and how to advertise to Cape Vibe members and Cape residents but not the general public. Mr. Tewey reminded her that guests are allowed as long as accompanied by a resident. He agreed to meet with Mrs. Corliss July 9 to work out details.

Becky Benner reported the Garden Club will hold a members only Secret Garden tour on July 13. Join now! The next meeting will be in September.

Mrs. Benner announced the Goshen Farm Preservation Society Friday evening concerts on July 12 and 26. The first band starts at 6:30 pm and the second at 7:30 pm. The Cape Jam and Open Mic night will be July 19. Bring your own chairs, blankets, food and drinks. The Wine Down at the Farm event is for adults only and scheduled for September.

Stacy Wildberger of Cape Conservation Corps (CCC) said Wednesday Weed Warriors is working as weather permits, mostly at Little Magothy beach. The Little Learning Libraries are still to be installed at Little Magothy beach. The plant sale will be held September 21 from 9 am-1 pm. Plants will be delivered the day before. Wednesday July 10th will be CCC fundraiser night at Broadneck Grill.

ADJOURNMENT

A motion was made by Governor Angel to adjourn to closed session, seconded by Governor Fairchild and approved unanimously. The meeting was adjourned to closed session at 8:42 pm. The closed session occurred from 8:45 pm to 9:14 pm. The July 8, 2024 CSCIA Board of Governors meeting was adjourned at 9:14 pm.