

BOG Meeting August 12, 2024

In attendance in person: Governors Joe Angel, Ed Hayes, 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, Kristen Hurff, Christy Pioro, and Stacy Wildberger. In attendance online: President Jerome Zadera, Governors Beau Breeden and Thor Harris.

President Zadera as online as he called the meeting to order at 7:30 pm and asked for a moment of silence to pay tribute to Byron Toney, longtime resident of Cape St Claire who played in the USNA band and was one of the founding members and a past president of the Garden Club. He then asked Governor Lamb to run the meeting in person.

VARIANCE HEARING

Town Manager Tewey introduced the variance request for 1187 Ramblewood Dr. Jonathan and Sarah Neff requested a variance for a fence already installed. CSCIA received an inquiry from a resident of Atlantis asking if a permit had been approved for the fence and stating that the best side was facing in. Mr. Tewey mailed a letter to the residents informing them of the rules and process. The Neff's explained that the fence was installed to create a barrier because of an aggressive dog in the neighboring back yard who is left to bark at all hours. It was installed best side in because of lack of access next to the neighbor's existing fence. The top remains level, with the fence height changing on the sloped yard, running from 6 ft at one end to 8 ft at the other. There were no plats available from the county so the fence line placement on the side yard was agreed upon by Mr. Neff and the neighbor on that side. After a survey was done, it was discovered that the fence is two feet on the neighboring side property. The Neff's reported behaviors they find concerning by the neighbor including the installation of a security camera well into the yard that faces the Neff's house. They asked if brackets to hold temporary canvas panels could be installed on the fence when they have company. All the required paperwork has been submitted and the owners apologized for not knowing the procedure. Mr. Tewey said he would contact them with the closed session decision.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the July 8, 2024 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Shipley, seconded by Governor Layman, and approved unanimously.

The financial statements for June 2024 were discussed. A motion was made to approve by Governor Shipley and seconded by Governor Layman. Balances of the bank accounts were: Operating funds- \$171,000 Beach restoration grants- \$193,000, piers- \$302,000 and Special Community Benefits District (SCBD)- \$305,000. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: Work on the new crosswalk has not started. Representatives from the county Department of Public Works (DPW) were shown areas in the Cape with runoff issues. Broken tables and chairs were replaced in the clubhouse.

Budget committee meetings will be August 22 and September 19. The audit for Fiscal Year 2024 (FY24) is underway by the auditors.

Police officers are covering 16 of 31 dates in August. Crime reports are being supplied by the county police. Two events, resulting in 8 reportable incidents, occurred last month. New security camera routers were installed at the piers.

Quotes were received for a chain link fence along the field behind the clubhouse and for a new panel for the Lake Claire boat pier gate. A boat slip census was completed August 1. Swim buoys remain intact. CSCIA is working with Youth Sailing to improve kayak rack rentals.

Four building requests were received this month: two standard, one with the variance discussed, and one requiring more information.

There is a county administrative board hearing for 773 Rolling View Dr for a variance to allow a deck with less setback and buffer than required. Approval has already been given by CSCIA. The hearing is because of the buffer, a restriction CSCIA does not have.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Governor Breeden reported that the BCC will hold its next meeting on Sept 26. The State Highway Administration has been invited to present findings on the Route 50 closures this year as compared to 2023.

Beaches & Parks: No report.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: No report.

Capex: Governor Lamb said the September issue will go to print within 2 weeks. Submit articles soon to be included.

Clubhouse: Governor Lamb reported rentals remain steady and thanked Office Administrator Coble and Mr. Tewey for their help.

Events: Governor Lamb announced the movie on the beach was successful. The next movie will probably be when sunset is earlier. The next event is Halloween Happenings.

Grants: See Old Business.

Legislative: No report.

Personnel: No report.

Piers: Governor Breeden announced the next piers meeting for August 13.

Security: See Town Manager report.

Strawberry Festival: Governor Lamb reported planning for the 2026 festival is in full swing. About half the available spots for vendors are already full, as well as most spaces inside the park. The stage has been secured and she will begin the permit process soon.

Technology: See Town Manager report.

OLD BUSINESS

Governor Breeden reported a proposal was received from Alliance for the Chesapeake after a phone meeting to discuss the process. It is hoped that a request for proposal will be out within a month, with updates for Sites 3-7 to use the design grant awarded for FY23. We have not received word about the FY24 grant, but it could potentially add another \$75,000 for design work. The design will hopefully be completed in 2026. There is to be a meeting with regulators from the county to help them understand the scope of permitting in conjunction with the Army Corps of Engineers and the Maryland Department of the Environment (MDE).

NEW BUSINESS

Town Manager Tewey noted that the land use agreement with the Watershed Stewards must be signed to approve the planting plan for Little Magothy beach.

COMMENTS

Stacy Wildberger of Cape Conservation Corps (CCC) said Wednesday Weed Warriors continue to work 8:30-10:30 am and 5-7 pm. They would like more information when available about the plan for clearing bamboo at Deep Creek to create a parking area for the Youth Sailing boats. The Watershed Steward planting will be paid for by grants received by CCC. Phil Ourisson is reaching out to contractors regarding the drainage issues behind the Cape pool/shopping center. Quotes have ranged from \$10,000 to \$50,000, with the higher including much more stabilization construction than the lower bid, even though the same information was provided regarding scope of work. CCC will attempt to get grants to use for that project. Mrs. Wildberger does not expect that project to happen until at least 2026. The plant sale will be held September 21 from 9 am-1 pm.

Becky Benner announced the Goshen Farm Wine Down at the Farm August 18 for adults only. There will be food, wine and a silent auction with many items available, including a handmade crab quilt and woodworking items. The Friday evening concerts will be August 23 and September 6, 6:30-8:30 pm. Bring your own chairs, blankets, food and drinks. They will hold a Goshen Farm Goodies sale on September 21 to sell items made from produce harvested from the farm gardens. Great for Christmas gifts!

Mrs. Benner also noted that the Garden Club will have its first fall meeting on September 3 at 7:30 pm at the clubhouse.

Christy Pioro, employee of Davy Dance Academy, spoke about the August 1 incident involving a car that went over the curb and into the lobby of the dance studio. She said it was a very scary event for all and that there have been several other such incidents at other stores in the shopping center. Kristen Hurff spoke as a parent who is also concerned. They asked what could be done about installing bollards like in front of Graul's market to prevent a reoccurrence. President Zadera and Governor Breeden explained that there has been a lot of discussion about it and that CSCIA owns the lots, but not the buildings. Individual owners make up the Business Lot Owner's Association (BLOA) and rent to tenants. The Graul family owns the first 14 lots, received permission from the BLOA to install poles, and paid for their project. CSCIA can only recommend additional safety measures. Issues with installing anything include the current concerns that the sidewalk is too high for many, the sewer line that runs along the front of the buildings, and cost. Discussion followed about other safety issues such as many driving the wrong way and that, as private property, police other than the paid security cannot enforce rules in the lot. Tenants must go to their landlords who can then petition the BLOA to take action, but it ultimately up to that group.

ADJOURNMENT

A motion was made by Governor Angel to adjourn to closed session, seconded by Governor Shipley and approved unanimously. The meeting was adjourned to closed session at 8:26 pm. The closed session occurred from 8:32 pm to 10:08 pm. The August 12, 2024 CSCIA Board of Governors meeting was adjourned at 10:08 pm.