

BOG Meeting September 9, 2024

In attendance in person: President Zadera, Governors Beau Breeden, Cheri Fairchild, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Kim Pollock, Town Manager Frank Tewey, Budget Committee members Charlie Moore, Blake Morris and Charlie Shoul and guests Becky Benner, Paul and Alexa Bryan, and Stacy Wildberger.

President Zadera called the meeting to order at 7:33 pm and noted that school is back in session after a great summer. He remembered the 9-11 tragedy and reminded everyone of how people came together as a community and a country. He asked that everyone promote kindness and have Cape St Claire set an example of community cooperation.

VARIANCE HEARING

Town Manager Tewey introduced the variance request for 1080 Broadview Dr. Paul and Alexa Bryan requested a variance for an open-sided carport to be built attached to the house and extending 6 feet into the side 10-foot setback and past the front of the house but even with the porch. They have not yet applied to the county that requires a 7-foot setback. They would like shelter for their vehicles and the house takes up most of the 60-foot-wide lot. The neighbor on that side of the house provided a letter stating that they have no objection to the carport. Mr. Tewey said he would contact them with the closed session decision or for more information.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the August 12, 2024 BOG meeting were reviewed. A motion to accept the minutes was made by Governor Harris, seconded by Governor Breeden, and approved unanimously.

The financial statements for July 2024 were discussed. A motion was made to approve by Governor Fairchild and seconded by Governor Breeden. Balances of the bank accounts were: Operating funds- \$172,000 Beach restoration grants- \$192,000, piers- \$301,000 and Special Community Benefits District (SCBD)- \$241,000. The motion passed unanimously.

TOWN MANAGER REPORT

Mr. Tewey reported on the following: Work on the new crosswalk has not started. The next budget committee meeting will be held September 19 to finalize a balanced budget to present to the board in October. The audit for Fiscal Year 2024 (FY24) is underway and a report expected before the September 28 deadline at the county.

Police officers are covering 16 of 30 dates in September. Crime reports included an assault, 4 fraud/ID thefts, 2 thefts and a rape. Mr. Tewey is trying to find out if the rape means any threat to the community but believes we would have been notified if there was.

The board approved installation of a black chain link fence to replace the wooden one between the field behind the clubhouse and the homes on Riverbay. A letter will be sent to the owners of those homes to inform them. As the new fence will be installed slightly in front of the current fence, the homeowners may choose to keep the section of wooden fence along their property but will have to assume maintenance responsibility. The last boat slip census was completed September 9. Swim buoys remain intact. CSCIA has not heard back from Youth Sailing regarding changes to kayak rack rentals. Governor Macindoe will follow up.

Four building requests were carried over from last month and five new received this month. The county administrative board hearing for 773 Rolling View Dr for a variance to allow a deck with less setback and buffer than required was held and the variance approved.

Approval has already been given by CSCIA. The hearing was because of the buffer, a restriction CSCIA does not have.

The county bill to outlaw gas-powered leaf blowers and vacuums is to be withdrawn by the sponsor. A hearing is scheduled for overnight RV usage on highways on October 7.

Beach attendants worked 11am-7pm from Memorial Day through Labor Day with only two missed shifts that occurred after school was back in session. They kept tallies during each shift and reported 21,401 people coming to the beaches, 745 trailers to the boat ramp and 355 non-residents denied access. There was only one incident of note with confusion about a B&B renter. Governor Macindoe added that there were many uncounted cars that paused by the gates, saw an attendant, and left.

The county will be relining sewer pipes along Riverbay Rd and Hampton Dr and has requested permission to park large equipment on the far end of the clubhouse field for about 4 months. They are willing to pay rent for the space and will restore any damage done. Sponsors of any events that may be impacted will be notified.

COMMITTEE REPORTS

Broadneck Council of Communities (BCC): Governor Breeden reported that the BCC will hold its next meeting on September 26 at the clubhouse from 7-9 pm. County Councilwoman Amanda Feidler is to attend to give an update on the General Development Plan. The State Highway Administration is to present findings on the Route 50 traffic study successes and failures and plans for 2025. Candidates for circuit court judge and board of education will introduce themselves. Department of Natural Resources paperwork is in process for acquiring Holly Beach Farm. The BCC has requested to be part of the advisory board. Many people would like to see the farm become an educational park like Jug Bay Wetlands instead of only a recreational park that would attract more traffic.

Beaches & Parks: No report.

Business Lot Owners Association (BLOA): No report.

Building: See Town Manager report.

Budget: No report.

Caper: Governor Lamb said the September issue came out early. Please submit articles asap.

Clubhouse: Governor Lamb reported rentals remain steady.

Events: Governor Lamb announced the next event is Halloween Happenings and there may be another movie night coming.

Grants: See Old Business.

Legislative: Governor Breeden noted that the Chesapeake National Recreation Area bill was read in both the House and Senate with no movement since, so if it does not make it through in January, this bill will be dead and a new one will be needed to try again.

Personnel: No report.

Piers: Governor Breeden announced a piers budget was approved and given to the budget committee including 5% increases for slips without 30-amp service and 10% for those with 30-amp service. Estimates are coming in for replacement of the small pier at Deep Creek, the decking around the boat ramp, and a section of the bulkhead. The latest is \$248K. Meetings are being held with contractors to see what can be done and when, with hopes of spring of 2025. Piers maintenance is financed through slip rentals, not all Cape lots.

Security: Governor Breeden serves on the Eastern District Police Council and stated they will have a meeting on September 18 with speaker Judge Cathy Vitale. Captain Jon Mahaffee is the new captain for the Eastern District.

Strawberry Festival: Governor Lamb reported planning is continuous.

Technology: No report.

OLD BUSINESS

President Zadera noted that Mr. Tewey is reviewing policies and procedures and creating a spreadsheet for those to be discussed, such as short-term rentals. If changes are needed, they should be ready for vote by membership in January.

Governor Breeden reported that Alliance for the Chesapeake put out a Request for Proposal to collect bids for beach restoration design for Sites 3-7. BioHabitats is continuing their work and permits applications will be filed soon.

Town Manager Tewey noted that the land use agreement to approve the planting plan for Little Magothy beach was signed.

NEW BUSINESS

Mr. Tewey said the auditor is expected to have the Special Community Benefits District (SCBD) audit completed by the September 28 deadline and that the final carryover number will then be supplied to the budget committee.

President Zadera asked about continuing CSCIA sponsorship of the Cape Elementary Fun Run (\$250), the Cape Volunteer Fire Department (\$250), membership to the Little Magothy River Association (\$35) and the BCC (\$100) and there were no objections. An email was received from the Magothy River Land Trust, part of the Scenic Rivers Land Trust, requesting sponsorship. The trust seeks conservation easements to protect acreage along the Magothy River. It was recommended that the organization make a presentation.

COMMENTS

Becky Benner announced the next Garden Club meeting on October 1 at 7:30 pm at the clubhouse will feature a presentation by a beekeeper. The Harvest Dinner will be October 19 at Gloria Dei church to celebrate the Yard of the Month winners for the year. Marinara sauce made from vegetables and herbs grown on the farm will be served with pasta, salad and rolls provided by Galway Bay restaurant. Tickets are \$10 for adults and \$5 for children. The November 5th meeting will feature an activity yet to be announced.

Mrs. Benner announced the Goshen Farm Goodies sale on September 21 from 10am-2pm to sell items made from produce harvested from the farm gardens and beehives. President Zadera thanked her for the Friday evening concerts, noting that the family friendly event was enjoyed by many, with the last concert having about 250 people in attendance.

Stacy Wildberger of Cape Conservation Corps (CCC) said Wednesday Weed Warriors will continue through October. She reported a dangerous limb hanging in the path at Little Magothy Beach. The maintenance crew will cut it down. The plant sale will be held September 21 from 9 am-1 pm. The first Little Learning Library installation is tentatively scheduled for October 5. All materials were donated so financial support from CSCIA should not be necessary. Planting of 100 trees and shrubs at Little Magothy beach is scheduled for October 18 & 19. She asked about progress on creating an area at Deep Creek for storage of Youth Sailing boats. A plan still needs to be created, and permits obtained. Phil Ourisson has met with contractors regarding the drainage issues behind the Cape pool/shopping center and the latest quote came in at \$61,000. The president of the Cape Pool said the pool may be interested in helping financially.

ADJOURNMENT

A motion was made by Governor Harris to adjourn to closed session, seconded by Governor Breeden and approved unanimously. The meeting was adjourned to closed session at 8:28 pm. The closed session occurred from 8:30 pm to 9:16 pm. The September 9, 2024 CSCIA Board of Governors meeting was adjourned at 9:16 pm.