



TOWN OF HIGHLAND BEACH
(INCORPORATED 1922)
3243 WALNUT DRIVE
Highland Beach, Maryland 21403
Telephone (443) 837-5184

MAYOR
Crystal Chissell

TREASURER
Ronald L. Stokes, Sr.

COMMISSIONER
Michele Fuller
John P. Goodloe, Jr.
G. William Hunter
Linda Holmes Newton

Board of Commissioners
December 8, 2025
Journal

In attendance: Mayor Chissell, Commissioners Goodloe, Hunter, and Newton, Treasurer Stokes.

The meeting was called to order at 5:03 pm.

Review Agenda - There were no revisions to the agenda.

Public Comment – There were no comments.

Review Journals – Motion to approve the October 13, 2025, November 17, 2025 and December 1, 2025 journals was made by Commissioner Hunter and seconded by Mayor Chissell. The motion was unanimously approved.

Treasurer's Reports – Treasurer Stokes presented the Treasurer's Reports for October 2025 and November 2025. Motion to accept the Treasurer's Reports as presented was made by Commissioner Newton and seconded by Mayor Chissell. The motion was unanimously approved.

Old Business

Status Updates

Public Works

- The maintenance manager has been asked to address the water treatment system at the museum.
- Weather has been too wet this fall to stain the ramp at the Town Hall. The maintenance manager will be asked to stain the ramp in the spring.
- Commissioner Newton will research the best solutions for the roof for Town Hall.

Grants

The Town has been awarded an additional grant of up to \$149,000 from the Maryland Historical Trust African American Heritage Preservation Program for FY2026. Along with the FY2025 grant in the amount of \$150,000 grant the Town should be able to complete the entire scope of work needed at the Frederick Douglass Museum.

Shoreline Project Update

- Mayor Chissell has asked that citizens submit questions and comments in writing. At this point in the project, any changes have technical repercussions, thus all responses will be verified by the coastal engineer and consultants.
- After the presentation to the town by BayLand Consultants & Designers, Inc. on November 24, 2025, citizens, Commissioners, and Dena Sewell offered comments and questions about placement of marsh grasses. In response, BayLand sent a revised drawing with grasses added to the northern end of the

beach, on the Sewell property, and some grasses removed from the southern end. These changes allow for a larger sandy area in the center of the beach. Bayland has advised that placement of grasses is not purely matter of preference. Grasses must be located at areas of low elevation so they can thrive.

- Repositioning of some of the grasses is the only change to the drawing presented at this meeting.
- A question was submitted asking whether the reef balls could be added later and about their placement. Reef are added at this stage of the design because they serve to reduce wave action against the shore and provide habitat. oyster balls help with wave action and provide habitat. Reef balls were added in order to compensate for increased distance between breakwaters.
- Responses to other questions submitted by citizens will be presented once the Mayor has received responses from BayLand.
- Citizens are encouraged to continue to submit questions via email or the form attached to the meeting notice for this meeting.
- Mayor Chissell has begun seeking funding for the project and is working with Bayland to prepare a grant application for the Department of Natural Resources Chesapeake and Coastal Grants Gateway. The focus of the grant is water quality improvement. Our application will emphasize the features of our project that improve water quality. The project may be partially or fully funded by this grant.

New Business – There was no new business.

Public Comment

- In response to questions, Mayor Chissell will:
 - Request a color version of the new drawing from BayLand and share it with citizens.
 - Per the Commissioners' request, ask BayLand for an additional rendering of the view of the beach while sitting at the north end and looking toward the south.
 - Confirm the linear length of the sandy area in the design.
- Commissioner Newton confirmed that, as repairs are made to the Bruce Avenue Pier, the benches will face west toward Black Walnut Creek.

Motion to adjourn was made by Commissioner Newton, seconded by Commissioner Goodloe and unanimously approved.

The meeting was adjourned at 5:26 pm.

Prepared by Jerilyn Pope, Town Clerk