



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
Monday, September 9, 2025 at 5:00 pm
Virtual via Zoom

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

The meeting was called to order at 5:05 pm.

Review Agenda – There were no revisions to the agenda.

Public Comment – On behalf of the HBCA, Joyce Stokes thanked everyone who made *White on the Water* a success, especially the Venice Beach Community.

Review Journal - Motion to approve the August 11, 2025 Journal was made by Commissioner Hunter and seconded by Commissioner Newton. The motion was unanimously approved.

Treasurer's Report - Treasurer Stokes presented the Treasurer's Report for August 2025. Motion to accept the Treasurer's Report as presented was made by Commissioner Goodloe and seconded by Commissioner Hunter. The motion was unanimously approved.

Old Business

Status Updates - Security

- Commissioner Newton reported that Bill McGlockton has been researching additional security options for the town and is prepared to report and make recommendations at the October meeting

Shoreline Project Update

Mayor Chissell reported on the following recent actions on the shoreline project:

- The Board of Commissioners reviewed several proposals submitted by engineers and designers. Some of the proposals were solicited by the Beach Erosion and Maintenance Committee and dated back to 2023.
- The Board invited Bayland Consultants and Designers, Inc. to meet with the Board of Commissioners to discuss their proposal on August 4, 2025. All citizens were invited to attend the meeting.

- At the August 11 meeting, the Commissioners voted to contract with Bayland for design of the shoreline preservation and restoration project.
- Bayland will meet with the Commissioners and citizens on September 22, 2025 at 5 pm to our community priorities for the shoreline.

Mayor Chissell stated the following:

- This shoreline project is the most important and the most expensive Highland Beach has undertaken. Everyone is strongly encouraged to give the project their full attention.
- A previous shoreline project effort was withdrawn. For our current project, we want to work toward engaging all Highland Beach citizens. We must be able to demonstrate that the community is on one accord and can manage funding.
- We want to put in place a structure for full citizen engagement to ensure we capture and reflect the priorities of the community. To achieve this end, we will survey the community using an updated version of the previous survey created by the Beach Erosion and Maintenance Committee (BEMC) in 2021. Our goal is 100% participation from households.
- BEMC is an advisory committee to the Board. We would like BEMC to continue to work in concert with Commissioners.
- At the kickoff meeting on September 22, we will discuss with Bayland our priorities for the shoreline. They will likely return in October to share the design they have developed.
- We are on a compressed timeline for this project because we want to take advantage of grant opportunities that have application deadlines at the end of the year.
- The new survey will be distributed during the week of September 8th. The Mayor and Commissioners will work toward encouraging all households to participate in the survey.
- We are not looking for consensus but rather to ensure everyone's priorities are captured. We will share the results with Bayland and they will be able to tell us what is possible in alignment with our identified priorities.

Mayor Chissell stated that BEMC is composed of Highland Beach and Venice Beach citizens, and Venice Beach residents have been involved in thinking about shoreline solutions. However, this project will focus only on Highland Beach since the Mayor and Commissioners do not have authority over Venice Beach. While the Mayor has been in conversation with Jack Nelson of Venice Beach and provided regular updates regarding the Highland Beach shoreline project over the past two years, there is no formal partnership with Venice Beach on the shoreline project.

Comments

- Commissioner Goodloe suggested we share our survey with Venice Beach in the hope that doing so will encourage their leadership to partner with us.
- Neighbors such as Venice Beach will be notified of our plans as part of the permitting process.
- Nancy Harrington stated that Mayor Chissell has been transparent, thus we have no option but to move forward without Venice Beach.
- Anyone is welcome to join the BEMC.
- Per Mayor Chissell's request for advice from residents with survey expertise, Brandon Philips volunteered to advise on survey design.

New Business

- Adoption of Anne Arundel County Hazard Mitigation Plan 2025 Update - Mayor Chissell shared the plan with the Commissioners prior to the meeting.

Motion to approve adoption of the Anne Arundel County Mitigation Plan 2025 Update made by Commissioner Hunter and seconded by Commissioner Newton. The motion was unanimously approved.

Public Comment

Bernard Wallace asked the shoreline project include the Blackwalnut Creek shoreline? The project will take into consideration effects on Blackwalnut Creek.

The meeting was adjourned at 6:34 pm.