

## AGENDA

**City of Cambridge  
City Council Meeting  
April 23, 2018  
Council Chambers - 305 Gay Street  
Cambridge, MD 21613**

5:00 pm Mayor to convene Council in Regular Session

**A. SUBJECT: Closed Session**

Recommendation: That Council consider a motion to go into closed session:

- (1) Pursuant to State Government Article, Section 10-508(a) exception 3: to consider the acquisition of real property for a public purpose and matters directly related thereto, because public discussion would adversely impact the City 's ability to make the acquisition or negotiate a favorable financial agreement, and
- (2) Pursuant to State Government Article, Section 10-508(a) exception 14: before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents or a bid or proposal, because public discussion would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

**B. SUBJECT: End of Closed Session**

Recommendation: That Council consider a motion to end the closed session and return to open Regular Session at 6:00 pm

6:00 pm Mayor to convene Council in Regular Session

### **Report on Closed Session**

### **Agenda**

1. Council to approve or amend agenda as presented.

### **Public Comment**

### **Requests from the Public**

2. Tiffany Geib, President of Snip/Tuck, Inc. to discuss the vital services they have provided over the past 10 years and continue to offer to the community

## **Consent Calendar**

3. SUBJECT: Meeting Minutes from Council Meetings on April 9, 2018  
Recommendation: That Council approve as submitted.
4. SUBJECT: Meeting Minutes from Council Meeting on April 16, 2018  
Recommendation: That Council approve as submitted.
5. SUBJECT: FY20 Façade Improvement Program (FIP) funding through Community Legacy grant program  
Recommendation: That Council: Authorize staff to apply for FY19 Façade Improvement Program from the Maryland Department of Housing and Community Development's Community Legacy grant program
6. SUBJECT: Request from The Kappa Theta Omega Chapter of Alpha Kappa Alpha Sorority to spruce up Cornish Park on Douglas Street on Saturday, May 19<sup>th</sup> as their Playground Mobilization Day  
Recommendation: That Council approve the request.

## **Ordinances for Introduction and First Reading**

7. SUBJECT: Ord. No. 1119 - An Ordinance of the Commissioners of Cambridge, Maryland amending § 4.4.4 and Table 2: Permitted Uses by zoning subdistrict in the Downtown/Waterfront Development District of the City's Unified Development Code to allow Drug Rehabilitation Facilities as a Permitted Use with Conditions in the General and Center subdistricts and amending § 9.2 of the UDC to define terms associated therewith; providing that the title of this Ordinance shall be deemed a fair summary and generally relating to Drug Rehabilitation Facilities in the City of Cambridge.  
Recommendation: That Council
  - A. Introduce Ordinance No. 1119 by reading of title only; and
  - B. Schedule May 29, 2018 for second reading, public hearing and adoption of Ordinance No. 1119.
8. SUBJECT: Ord. No. 1120 - An Ordinance of the Commissioners of Cambridge, Maryland amending the official zoning map of the City of Cambridge by rezoning a parcel of real property located at 501 Bayly Road and identified on tax map 304 as parcel 2803, tax account no. 07-136552, containing 25,427 square feet of land, more or less, from Residential to General Commercial; providing that the title of this ordinance shall be deemed to be a fair summary, and generally relating to the official zoning map of the City of Cambridge, Maryland.  
Recommendation: That Council
  - A. Introduce Ordinance No. 1120 by reading of title only; and
  - B. Schedule May 29, 2018 for second reading, public hearing and adoption of Ordinance No. 1120.

9. SUBJECT: Ord. No. 1121 - An Ordinance of the Commissioners of Cambridge, Maryland amending § 4.2.3.B and Table 1: Permitted Uses by zoning district of the City's Unified Development Code to allow Auctions as a Permitted Use with Conditions in the General Commercial and Industrial zoning districts, amending § 6.3, Table 6A of the UDC to provide parking requirements therefor, and amending § 9.2 of the UDC to define terms associated therewith; providing that the title of this Ordinance shall be deemed a fair summary and generally relating to auctions in the City of Cambridge.

Recommendation: That Council

- A. Introduce Ordinance No. 1121 by reading of title only; and
- B. Schedule May 29, 2018 for second reading, public hearing and adoption of Ordinance No. 1121.

10. SUBJECT: Ord. No. 1122 - An Ordinance of the Commissioners of Cambridge, Maryland amending § 4.2.3 and Table 1: Permitted Uses by zoning district of the City's Unified Development Code to allow beekeeping as a Permitted Use with Conditions in the Residential, Neighborhood Conservation, Resource Conservation, Open Space, and Maritime Resort zoning districts, amending § 4.4.4 and Table 2: Permitted Uses by zoning subdistrict in the Downtown/Waterfront Development District of the UDC to allow beekeeping as a Permitted Use with Conditions in the Neighborhood Subdistrict, and amending § 9.2 of the UDC to define terms associated therewith; providing that the title of this Ordinance shall be deemed a fair summary and generally relating to beekeeping in the City of Cambridge.

Recommendation: That Council

- A. Introduce Ordinance No. 1122 by reading of title only; and
- B. Schedule May 29, 2018 for second reading, public hearing and adoption of Ordinance No. 1122.

11. SUBJECT: Ord. No. 1123 - An ordinance of the Commissioners of Cambridge, Maryland amending §§ 4.2.3 and 4.4.4 of the City's Unified Development Code to provide that an Accessory Dwelling Unit shall not consist of more than 40 percent of the area of the principal unit, contain more than 1,000 square feet or less than 300 square feet or have more than two bedrooms and amending § 9.2 of the UDC to define terms associated therewith; providing that the title of this ordinance shall be deemed a fair summary and generally relating to Accessory Dwelling Units in the City of Cambridge.

Recommendation: That Council

- A. Introduce Ordinance No. 1123 by reading of title only; and
- B. Schedule May 29, 2018 for second reading, public hearing and adoption of Ordinance No. 1123.

### **Ordinances for Second Reading, Public Hearing, and Adoption**

12. SUBJECT: Ordinance 1118 entitled "An Ordinance of The Commissioners of Cambridge, a Municipal Corporation of the State of Maryland (the "Issuer"), Providing for the Issuance and Sale of an Aggregate Principal Amount Not to Exceed One Million Eight Hundred Eighty Thousand and 00/100 Dollars (\$1,880,000.00) of Bonds of the Commissioners of Cambridge to Be Known as "The Commissioners of Cambridge Infrastructure Bonds, 2018 Series A" (or

by Such Other or Additional Designations as Required by the Community Development Administration Identified Herein) (the “Bonds”), to Be Issued and Sold Pursuant to the Authority of §§ 4-101 Through 4-255 of the Housing and Community Development Article of the Annotated Code of Maryland, as Amended, for the Purpose of: (i) Providing All or a Portion of the Funds Necessary for Financing and/or Refinancing the Sailwinds Wharf Reconstruction; (ii) Satisfying an Outstanding Line of Credit with 1880 Bank; (iii) Funding a Portion of a Capital Reserve Fund; and (iv) Paying Issuance and Other Costs Related to the Bonds; Providing That the Bonds Shall Be Issued Upon the Full Faith and Credit of the Issuer; Providing for the Disbursement of the Proceeds of the Sale of the Bonds and for the Levy of Annual Taxes Upon All Assessable Property Within the Corporate Limits of the Issuer for the Payment of the Principal of and Interest on the Bonds as They Shall Respectively Mature; Providing for the Form, Tenor, Denomination, Maturity Date or Dates, and Other Provisions of the Bonds; Providing for the Sale of the Bonds; and Providing for Related Purposes, Including (Without Limitation) the Method of Fixing the Interest Rate or Rates to be Borne by the Bonds, the Approval, Execution, and Delivery of Documents, Agreements, Certificates, and Instruments, and the Making of or Providing for the Making of Representations and Covenants Concerning the Tax Status of Interest on the Bonds; Providing That the Title of This Ordinance Shall Be Deemed a Fair Summary; Providing That the Provisions of This Ordinance Shall Be Liberally Construed; and Otherwise Generally Relating to the Issuance, Sale, Delivery, and Payment of and for the Bonds Authorized Hereby.”

Recommendation: That Council:

- A. Give Ordinance No. 1118 a second reading by reading of title only;
- B. Open the public hearing, take public comment and close the public hearing; and
- C. Adopt Ordinance No. 1118.

## **Old Business**

### **13. SUBJECT: FY 2019 Human Services Grants**

Recommendation: That Council:

- A. Approve a Human Services Grants application, process, and selection criteria;
- B. Authorize staff to publish a notice of availability of applications; and
- C. Approve the same committee members as last year:
  1. Ivory Buck, Mayor’s Appointee
  2. Pamela Schulte, representing Ward 1
  3. Carlton E. Stanley, representing Ward 2
  4. Robin Stanley, representing Ward 4
  5. Betsy Harrington, representing Ward 5; and
- D. Consider an appointment to the committee to represent Ward 3, when recommended by Commissioner Foster.

## **New Business**

**14. SUBJECT: Appropriation for new Police vehicle**

Recommendation: That Council appropriate \$9,000 of insurance proceeds and \$19,300 of forfeiture monies to General Fund Revenue and \$28,300 to the Police Department Capital budget.

**15. SUBJECT: Code Enforcement Program**

Recommendations: That Council:

- A. Accept a Management Audit of the Code Enforcement Program and its findings;
- B. Approve recommendations for changes to the Code Enforcement Program as detailed in the Management Audit report, including conceptual approval of an amendment to the FY 2019 Proposed Building Safety Services budget and Council Goals budgets with an increase in staffing as described in the staff report;
- C. Direct staff to give formal notice to MDIA that code enforcement services will no longer be needed, effective July 1, 2018; and
- D. Refer recommended changes to the FY 2019 Proposed Operating and Capital Improvements Budget to consideration under Agenda Item 16.

## **Budget**

**16. SUBJECT: FY 2019 Proposed Operating and Capital Improvements Budget Presentations and Public Hearing**

Recommendation: That Council:

- A. Hear presentations on:
  1. Public Works
  2. Sewer Fund
  3. Capital Program
  4. Marina
- B. Take public comment on the FY 2019 budget and close the public hearing; and
- C. Consider funding plan for remaining budget issues; and
- D. Give final budget instructions to staff and direct them to be incorporated the FY 19 budget ordinances and resolutions for introduction on May 14, 2019.

## **Mayor and Council**

## **Adjourn**

City Council meetings are conducted in open session unless otherwise indicated. Pursuant to the Maryland Open Meetings Act, all or a portion of the Council meeting may be held in closed session by vote of the Council. Please note that the order of agenda items is subject to change and that meetings are subject to audio and video recording.