

The City Council met in regular session on Monday, March 14, 2016 in Council Chambers. A quorum being present, Mayor Victoria Jackson-Stanley called the meeting to order at 6:00 p.m. Those Commissioners in attendance were Commissioners Vickers, Sydnor, Cooke, Thomas, and Hanson. Mayor Victoria Jackson-Stanley asked for a moment of silence. Commissioner Hanson led in the Pledge of Allegiance.

Agenda

1. Council to approve or amend agenda as presented

Sandra Tripp-Jones said on Item 5, in addition to approving the Cambridge Sail and Power Squadron's event, there is also a proclamation that they requested. On Item 6, the City permits banners for a two-week period (not for a month). A motion by Commissioner Thomas to accept the amended agenda was seconded by Commissioner Hanson and approved unanimously.

Consent Calendar

2. SUBJECT: Minutes from the February 17, 2016 Council meeting
Recommendation: That Council approve as submitted.
3. SUBJECT: Minutes from the February 22, 2016 Council meeting
Recommendation: That Council approve as submitted.
4. SUBJECT: Request from Dorchester Family YMCA Crab Run on April 2, 2016 from 7:30 am until 12 noon.
Recommendation: That Council approve subject request and grant a variance from the noise ordinance.
5. SUBJECT: Request from Cambridge Sail and Power Squadron to hold a flare and fire extinguisher demonstration at Great Marsh Park on Saturday, May 21st from 12 noon until 3:00 pm, use of Pavilion A; and a proclamation for Safe Boating Week
Recommendation: That Council approve subject request.
6. SUBJECT: Request from Christ Church to hang banner across Race Street starting May 1st to advertise the Fun Dog Show to be held on May 14th at Sailwinds.
Recommendation: That Council approve subject request.
7. SUBJECT: Budget Amendments
Recommendation that Council:
 - A. Appropriate \$5,000.00 from drug forfeiture revenues and \$750.00 from Center for Climate Preparedness and Community Resilience Public Travel grant funds \$5,750.00 to the General Fund;
 - B. Increase the Police Department Patrol budget by \$5,000.00 for partial costs of equipping new police vehicles; and
 - C. Increase the Public Works Engineering budget by \$750.00 for the partial cost of one person attending the Local Solutions: Eastern Regional Climate Preparedness Conference.
8. SUBJECT: Council Goals
Recommendation that Council schedule March 17, 2016 from 10:00 am until 3:00 pm and March 18, 2016 from 10:00 am until 3:00 pm for a Work Session on Council Goals, to be held at the Public Safety Building Training Room. The meeting is open to the public.

A motion by Commissioner Thomas to approve the consent calendar (Items 2 through 8) was seconded by Commissioner Hanson and approved unanimously.

Ordinances – Public Hearings, Second Readings and Adoption

The public hearings were advertised in the *Star Democrat* on February 26, 2016 and March 4, 2016.

9. **SUBJECT:** Ordinance for text amendments to various sections of the UDC to be coordinated with the City of Cambridge's Building Code (Ordinance No. 1065)

Recommendations that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give the ordinance a second reading and adopt Ordinance No. 1065.

Nobody from the public asked to speak. A motion by Commissioner Sydnor to close the public hearing was seconded by Commissioner Hanson and approved unanimously.

10. **SUBJECT:** Ordinance to remove the on-site residency requirement for the property owner of small commercial businesses in the NC Zone Districts and require that these properties have property manager that is a resident of Dorchester County. (Sec 4.2.3 B.1.) (Ordinance No. 1066)

Recommendations that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance No. 1066.

Mike Baugh is trying to reopen a business on a rezoned parcel. It was a commercial building, it was built to be a commercial building, and has always been a commercial building. Now that it has been rezoned NC3, it needs a special exception and there is the residency requirement. He lives just outside the City limits. In a lot of cases, there is not a place to live at a store.

A motion by Commissioner Sydnor to close the public hearing was seconded by Commissioner Hanson and approved unanimously. This will be discussed further at the next meeting.

11. **SUBJECT:** Ordinance for technical corrections to the UDC (a) to Remove Group Home as a conditional use in the OS Zone District within the Permitted Use Table #1 and the UDC text. (Sec. 4.2.3 A. 6.) and (b) make requirements for a Day Care Home within the Downtown/Waterfront Development District consistent with the requirements for a Day Care Home elsewhere in the City. (Section 4.4.4 B. add language similar to Section 4.2.3 A.5) (Ordinance No. 1067)

Recommendations that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance No. 1067.

Commissioner Vickers was concerned about the early start time for home daycare centers (6:00 a.m.). Nobody from the audience asked to speak. A motion by Commissioner Hanson to close the public hearing was seconded by Commissioner Thomas and approved 4:1 with Commissioner Vickers opposed.

12. SUBJECT: Ordinance to remove the monetary limitations for repairs and maintenance for non-conforming structures; provided these improvements do not increase the building's non-conformity. (Section 4.4.2 E.) (Ordinance 1068)

Recommendations that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance No. 1068.

Nobody from the public asked to speak. A motion by Commissioner Hanson to close the public hearing was seconded by Commissioner Thomas and approved unanimously.

13. SUBJECT: Ordinance to amend the Unified Development Code to allow administrative review of permitted uses with conditions conditional with noticing posting requirements, to standardize and clarify the review development review process and to remove the Planning Commission from the review of group homes (Ordinance 1071).

Recommendations that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance No. 1071.

Nobody from the audience asked to speak. A motion by Commissioner Vickers to close the public hearing was seconded by Commissioner Thomas and approved unanimously.

14. SUBJECT: Ordinance to amend Section 2.4.2 of the Unified Development Code to include language regarding non-conforming commercial lots (Ordinance 1072)

Recommendations that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance No. 1072.

Nobody from the audience asked to speak. A motion by Commissioner Hanson to close the public hearing was seconded by Commissioner Thomas and approved unanimously.

15. SUBJECT: Ordinance to amend Section 5.1.1.C Table #3 of the Unified Development Code to require minimum lot sizes in the downtown/waterfront development district (Ordinance 1073)

Recommendation that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance 1073.

Commissioner Thomas asked why there was a maximum lot size. Pat Escher said she is not sure. She will do more research on it. Richard Lalka said it should be clarified how many multi-family homes could be built on the two acres. Pat Escher said what she is amending is just the downtown waterfront. This is one of maybe three or four tables. The other tables give additional setbacks and other requirements that would further limit. Parking is always one of the limitations. While it may not be specified, it is an end way that you cannot put at many units as you want on a lot. There are open space requirements also. Nobody else asked to speak.

A motion by Commissioner Thomas to close the public hearing was seconded by Commissioner Hanson and approved unanimously.

16. SUBJECT: Ordinance to amend Section 6.5.9 of the Unified Development Code to remove the amortization clause for non-conforming off premise signs (Ordinance 1074).

Recommendation that:

- A. The Mayor open the public hearing, hear from the public, and close the public hearing.
- B. Council give ordinance a second reading and adopt Ordinance 1074.

Nobody from the audience asked to speak. A motion by Commissioner Vickers to close the public hearing was seconded by Commissioner Thomas and approved unanimously.

A motion by Commissioner Thomas to approve Ordinances 1065, 1067, 1068, 1071, 1072, and 1074 was seconded by Commissioner Sydnor and approved unanimously.

New Business

17. SUBJECT: Reorganization of Police Dispatch Operations

Recommendation that Council:

- A. Conceptually approve consolidation of the City Police Dispatch operations with the County 911 Operations;
- B. Direct the City Manager to negotiate an agreement with the County that results in approximately \$200,000/year in cost reductions after one-time costs and improved dispatch services to the City; and
- C. Direct City Manager to incorporate subject reorganization into the Proposed 2016-2017 General Fund Operating Budget.

A motion by Commissioner Sydnor to proceed with Items 17A, 17B, and 17C and to bring the agreement back to Council was seconded by Commissioner Hanson and approved unanimously.

18. SUBJECT: Reorganization of Finance Department and Municipal Utilities Commission Administration

Recommendation the Council:

- A. Conceptually approve reorganization of the Finance Department and Municipal Utilities Commission Administrative operations and
- B. Direct the City Manager to incorporate subject reorganization into the proposed 2016-2017 Operating Budget.

A motion by Commissioner Cooke to conceptually approve the reorganization of the Finance Department and the Municipal Utilities Commission per discussion with the City Manager and to direct the City Manager to incorporate subject reorganization into the proposed 2016-2017 operating budget was seconded by Commissioner Hanson and approved unanimously.

19. SUBJECT: Comcast Rate Increase.

Recommendation: That Council approve a Comcast Cable Television rate increase of 1% effective July 1, 2016 and another 1% effective July 1, 2017 and instruct the City Manager to give notice of said changes to Comcast by April 1, 2016.

This will be discussed at the March 28, 2016 meeting.

20. SUBJECT: Property Tax Rate for Fiscal Year 2017

Recommendations that:

- A. Council schedule a public hearing for May 9, 2016 to receive public input and consider maintaining the current property tax rate and
- B. Direct the City Manager to advertise the hearing as prescribed by the State of Maryland Department of Taxation and Assessment.

A motion by Commissioner Sydnor that Council schedule a public hearing for May 9, 2016 to receive public input and consider maintaining the current property tax rate and to direct the City Manager to advertise the hearing as prescribed by the State of Maryland Department of Taxation and Assessment was seconded by Commissioner Thomas and approved 4:1 with Commissioner Vickers opposed because she feels it should just say 'and consider the property tax rate.'

21. SUBJECT: Police Service Fees for security provided outside the normal scope of Public Safety services.

Recommendation that Council approve Police Security Services fees of \$45/hour for security provided upon request, effective April 1, 2016.

A motion by Commissioner Vickers to set police security services fees at \$45/hour for security provided upon request effective April 1, 2016 was seconded by Commissioner Sydnor and approved unanimously.

22. SUBJECT: Long Wharf Greening Project

Recommendation: That Council award contract for construction of the greening improvements at Long Wharf Park to Metro Paving Corporation, Hyattsville, MD in the amount of \$349,560.

A motion by Commissioner Cooke to consider this item at the March 28th meeting died for lack of a second. A motion by Commissioner Sydnor to award a contract for the construction of the greening improvements at Long Wharf Park to Metro Paving Corporation of Hyattsville Maryland in the amount of \$349,560 contingent upon it being consistent with the site plan and design presented to and approved by Council in October 2015 was seconded by Commissioner Thomas and approved 3:2 with Commissioners Cooke and Vickers opposed. Commissioner Cooke said he voted against the site plan to begin with. Commissioner Vickers would like to see it go out to bid.

23. SUBJECT: Community Police Office

Recommendation: That Council receive verbal report from Chief Dvorak on the opening of a new community office at 428 Race Street.

Major Lewis announced that the Cambridge Police Department will be opening a new substation at 428 Race Street. They will staff an officer there who will be in and out while on patrol. The bike patrol will be staffed there also. The office space was donated by Dr. Calabro and his partners until they find a tenant for the building. The Dorchester Chamber of Commerce is donating the cost of the electric bills for three months.

Old Business

24. SUBJECT: Sailwinds Property Development

Recommendation from the Sailwinds Committee that Council:

- A. Direct Staff with input from the Sailwinds Committee to develop a draft Request for Proposals (RFP) for one master developer RFP with general language regarding proposed uses and site configurations as identified in the property Transfer Agreement, the 2020 Plan, the City of Cambridge Comprehensive Plan, and in the UDC, to be brought back for Council consideration and approval;
- B. Direct Staff with input from the Sailwinds Committee, to develop an RFP for a real estate broker to market the RFP to the most advantageous prospective developers and development teams;
- C. Approve a general schedule as identified in the Council Agenda Report, leading to selection of a master developer with which to negotiate in October, 2016; and
- D. Direct Staff to negotiate with the Board of Governor's Hall to pay half the cost of maintaining Governor's Hall while repairing the Sailwinds wharf and until such time as redevelopment of the Sailwinds property necessitates its removal.

A motion by Commissioner Thomas to accept the recommendations of the Sailwinds Advisory Committee as recommended by Mrs. Sandra Tripp-Jones (Items A through D) was seconded by Commissioner Sydnor. Commissioner Thomas amended his motion to include periodic meetings with the MDOT. Commissioner Sydnor seconded the amended motion. The amended motion failed 3:2 with Commissioners Vickers, Cooke, and Hanson opposed. The original motion failed 4:1 with Commissioners Vickers, Sydnor, Cooke, and Hanson opposed.

25. SUBJECT: Hearn Building

Recommendation that Council receive a verbal update from Staff.

Sandra Tripp-Jones said that as of this afternoon, Dorchester County has executed an agreement for the stabilization of the front wall. The work is expected to start no later than the beginning of next week. If there are no complications, the work is expected to be completed within four weeks of that and hopefully considerably less.

Committee Reports:

26. Finance Committee

Sandra Tripp-Jones reported that the Finance Committee reviewed the proposed reorganization of dispatchers and reviewed the constant yield tax rate. The Committee recommended to the Council the reorganization of dispatch and that Council hold a hearing on the property tax rate. She is proceeding with filling the Associate Economic Development Director position.

27. Sailwinds Committee

Commissioner Hanson reported that the Sailwinds Committee talked about holding a work session on March 21, 2016. The work session will not be held.

Mayor and Council

Mayor Victoria Jackson-Stanley congratulated the students of Cambridge-South Dorchester High School on their successful play.

Mayor:

28. **SUBJECT: Appointments to the Police Advisory Board, Municipal Utilities Commission and Americans with Disabilities Act (ADA) Committee.**

Recommendation that Council approve the appointments of:

- A. Joy Henderson to the ADA Committee
- B. Sputty Cephas to the Police Advisory Board
- C. Michael Wheatley to the Police Advisory Board
- D. Megan Nabb Holotik to the Municipal Utilities Commission

A motion by Commissioner Thomas to accept Mayor Victoria Jackson-Stanley's recommendation to appoint Joy Henderson to the ADA Committee was seconded by Commissioner Hanson and approved unanimously.

A motion by Commissioner Thomas to accept Mayor Victoria Jackson-Stanley's recommendation to appoint Sputty Cephas to the Police Advisory Board and the Mayor's representative was seconded by Commissioner Sydnor and approved unanimously.

A motion by Commissioner Vickers to appoint Michael Wheatley to the Police Advisory Board was seconded by Commissioner Sydnor and approved 4:1 with Commissioner Thomas opposed.

A motion by Commissioner Hanson to appoint Megan Nabb Holotik to the Municipal Utilities Commission was seconded by Commissioner Thomas and approved unanimously.

A motion by Commissioner Sydnor to appoint Carlton E. Stanley to the Housing Board of Review was seconded by Commissioner Vickers and approved unanimously.

A motion by Commissioner Sydnor to adjourn the meeting was seconded by Commissioner Hanson and approved unanimously.

With no further business, Mayor Victoria Jackson-Stanley adjourned the meeting at 8:40 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, March 14, 2016, insofar as I personally am aware.

Victoria Jackson-Stanley
Mayor