

The City Council met in regular session on Monday, March 28, 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. Mayor Victoria Jackson-Stanley asked that the agenda be modified as follows: Remove Item 15, add a closed executive session to discuss personnel; add a request for a letter of support for Jim Chaney (Item 19), and add an appointment to the ADA committee (Item 20). A motion by Commissioner Thomas to approve the amended agenda was seconded by Commissioner Sydnor and approved unanimously.

Consent Calendar

2. SUBJECT: Minutes from the March 14, 2016 Council meeting
Recommendation: That Council approve as submitted.
3. SUBJECT: Request from Cambridge Little League for permission to hold their opening day parade on Saturday, April 9th (rain date: Apr. 16) starting at 9:00 am (line-up at 8:00 am) and a Police Officer to lead the parade.
Recommendation: That Council approve the parade and an officer to lead it.
4. SUBJECT: Request from Hyatt Regency to display fireworks on Saturday, June 25, 2016 somewhere between 7:30 pm and 9:00 pm for approximately 8 minutes.
Recommendation: That Council approve the request.
5. SUBJECT: Request from the Sons of the American Legion Squadron 87 to request permission to utilize City property located at the corner of Schoolhouse Lane and Chesapeake Court for parking, to have the corner of Cross Street and Schoolhouse Lane blocked off, a variance from the noise ordinance for their 3rd Annual Bike Show on Saturday, May 14th (rain date: May 21st) from 8:00 am until 7:00 pm.
Recommendation: That Council approve the request.

A motion by Commissioner Thomas to approve the consent calendar (Items 2 through 5) was seconded by Commissioner Cooke and approved unanimously.

Ordinances - Adoption

6. 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).

Recommendation: That Council give ordinance a third reading and adopt Ordinance No. 1066.

A motion by Commissioner Cooke to adopt Ordinance 1066 as amended was seconded by Commissioner Thomas and approved 4:1 with Commissioner Vickers opposed. Commissioner Vickers would have liked more input from the citizens.

7. 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 No. 1073).

Recommendation: That Council give ordinance a third reading and adopt Ordinance 1073.

A motion by Commissioner Sydnor to approve Ordinance 1073 was seconded by Commissioner Hanson and approved 4:1 with Commissioner Vickers opposed. Commissioner Vickers would have liked more public input.

Old Business

8. 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.

A motion by Commissioner Sydnor to approve the rate increase of 1% effective July 1, 2016 and another 1% effective July 1, 2017 was seconded by Commissioner Hanson and approved 3:2 with Commissioners Vickers and Cooke opposed. Commissioner Vickers would prefer a tax increase. Commissioner Cooke was concerned that higher Comcast costs will result in more people switching to satellite dish based services and they are unsightly. He also felt that a wastewater rate hike would result in everyone contributing to City revenue.

9. 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. 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;

- C. Direct Staff and the Sailwinds Committee to regularly schedule briefings between the City and Maryland State MDOT officials on the status of the project; and
- D. 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.

A motion by Commissioner Hanson to approve Items A through D with the schedule change was approved 4:1 with Commissioner Vickers opposed. Commissioner Vickers believes that the Sailwinds project should be delayed for the next sitting City Council to consider.

10. SUBJECT: Governor's Hall

Recommendation: That Council direct the City Manager and City Attorney to negotiate an amendment to the City Agreement with Sailwinds of Cambridge, providing for continued operation of Governor's Hall during repair of adjacent wharf.

A motion by Commissioner Sydnor to direct the City Manager and City Attorney to negotiate an amendment to the City agreement with Sailwinds of Cambridge providing continued operation of Governors Hall during repair of adjacent wharf was seconded by Commissioner Thomas was approved unanimously.

11. SUBJECT: Hearn Building

Recommendation: That Council receive a verbal update from Staff.

Oden Wheeler reported that the contractor is moving in his equipment to begin the project. They anticipate that Race Street will be reopened in four to six weeks.

12. SUBJECT: City Water Pressure

Recommendation: That Council receive a written and verbal report.

Sandra Tripp-Jones received a written report from MUC on water pressure at the stations and included tests at various hydrants throughout the system. She also has a response from Chief Willey that neither he nor the assistant fire chiefs have concerns about the water pressure. When a major fire occurs, MUC is called on to redirect even more water into an area of the system.

New Business

13. SUBJECT: Katie Parks, Eastern Shore Land Conservancy, to give a briefing on the Phillips Packing Company, Factory F Reuse

Recommendation: That Council receive a written and verbal report.

The Eastern Shore Land Conservancy is working with Cross Street Partners and both have committed financial and staff resources to the planning period. They feel the building is culturally and historically significant to Cambridge. The use they are building toward is Food and Farming Exchange. They are considering a food processing facility, a community kitchen incubator that will support small food-related businesses through the accessibility of commercial kitchen space to produce their goods and also business-related services to help small businesses grow. They are also looking at the potential for a restaurant or brew pub type space, a market, non-profit office space, classrooms, and in the event a replacement site is needed for a community venue space, the building has enough room to accommodate that type of use. The building has 60,000 sq.ft. This project is not looking to be competitive with any existing businesses or any existing food initiatives.

14. SUBJECT: Gateway Property

Recommendation: That Council hear from the Committee and provide direction on the planning process.

A motion by Commissioner Vickers to direct staff to proceed with more detailed design drawings and to enter into negotiation with the State regarding the design and potential funding sources was seconded by Commissioner Hanson and approved unanimously.

A motion by Commissioner Vickers that if MHAA funds are secured, they will be used to hire a design consultant and if that grant is not secured, the committee should try to find other funding sources was seconded by Commissioner Thomas and approved unanimously.

A motion by Commissioner Thomas to have Council hold an open meeting with the committee regarding two or three design concepts with community input working with the design consultant was seconded by Commissioner Hanson and approved 4:0 with Commissioner Cooke abstaining.

15. SUBJECT: Appropriation of Drug Forfeiture Money for Cambridge Police Department

This item was removed from the agenda.

16. SUBJECT: Bonds Refunding

Recommendation that Council approve a Resolution of the Commissioners of Cambridge (the "City") authorizing the issuance and sale of a series of its general obligation bonds in the aggregate principal amount not to exceed eleven million dollars (\$11,000,000.00) pursuant to the authority of Sections 19-301 to 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland (the "Enabling Act"), Section 19-207 of the Local Government Article of the Annotated Code of Maryland,

Section 3-42 of the Charter of the City of Cambridge, and, as applicable, Ordinance No. 939, passed by the Commissioners of the City (the "Commissioners") on July 25, 2005, approved by the Mayor of the City (the "Mayor") on July 25, 2005 and effective on July 25, 2005, and Ordinance No. 948, passed by the Commissioners on October 16, 2006, approved by the Mayor on October 16, 2006 and effective on October 16, 2006, such bonds to be designated as provided herein, the proceeds of the sale thereof to be used and applied for the public purpose of currently refunding in whole or in part the City's outstanding public facilities bond of 2005 and/or public facilities bond of 2006 and paying costs of issuance; prescribing the forms and tenor of the bonds and the terms and conditions for the issuance and sale thereof at public sale by solicitation of competitive bids, including the form of the official notice of sale and all other details incident to the issuance, sale and delivery of the bonds; authorizing the Acting Mayor of the City or the City Manager, with the advice of the Finance Director, to determine certain matters provided for herein in connection with the sale of the bonds; authorizing and approving the preparation and distribution of a preliminary and a final official statement in connection with the sale of the bonds; providing for the selection of a bond registrar and paying agent for the bonds and providing for certain determinations in accordance with such engagement; authorizing the preparation, execution and delivery of a continuing disclosure undertaking pursuant to SEC Rule 15c2-12 and covenanting to provide continuing disclosure relating to the bonds; providing for the disbursement and investment of the proceeds of the bonds; providing for the levy and collection of any taxes necessary for the prompt payment of the maturing principal of and interest on the bonds; providing that the full faith and credit and unlimited taxing power of the City shall be irrevocably pledged to the payment of such principal and interest; providing that the principal of and interest on the bonds also may be paid from any other sources of revenue lawfully available to the City for such purpose; making certain covenants and determinations relating to the tax-exempt status of the bonds; providing that the provisions of this Resolution shall be liberally construed; and generally relating to the issuance, sale, delivery and payment of and for the bonds authorized hereby.

A motion by Commissioner Sydnor to adopt Resolution 16-003 authorizing the issuance of sale of a series of general obligation bonds in the aggregate principal amount not to exceed \$11,000,000 was seconded by Commissioner Thomas and approved unanimously.

Notices

17. Cambridge City Council and Dorchester County Council Dinner Meeting on March 30th at 6:00 pm at Portside Seafood Restaurant to discuss items of shared interest without decisions.

18. Cambridge City Council and Dorchester County Council meeting on April 5th at 6:25 pm in the Dorchester County Office Building to discuss and consider County property tax differential or rebate to be established by the County.

Additional Items

19. SUBJECT: Request from James Chaney for a letter of support for a concept to purchase numerous County-owned properties for the purpose of demolishing, re-subdividing and building numerous new homes for home ownership

A motion by Commissioner Thomas that Council offer a letter of support for this redevelopment initiative of James Chaney as outlined in his letter dated March 28, 2016, was seconded by Commissioner Vickers and approved 3:2 with Commissioners Vickers and Cooke opposed. Commissioners Vickers would like to see the houses that are going to be taken down.

20. SUBJECT: ADA Committee appointment

A motion by Commissioner Sydnor to appoint Portia Johnson-Ennels to the ADA Committee was seconded by Commissioner Vickers and approved unanimously.

Mayor and Council

A motion by Commissioner Thomas to go into closed executive session immediately following this meeting to discuss personnel was seconded by Commissioner Hanson and approved unanimously.

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

With no further business, Mayor Victoria Jackson-Stanley adjourned the meeting at 8:39 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, March 28, 2016, insofar as I personally am aware.

Victoria Jackson-Stanley
Mayor

**COMMISSIONERS OF CAMBRIDGE
CLOSED SESSION REPORT**

A **Date:** March 28, 2016
 Time: 8:40 pm
 Place: City Council Chambers

B **Citation of Authority/Purpose:** State Government Article, Section 10-508(a) (check one of the following):

X	1	discuss: (i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals;
	2	protect the privacy or reputation of individuals with respect to a matter that is not related to public business;
	3	consider the acquisition of real property for a public purpose and matters directly related thereto;
	4	consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the City;
	5	consider the investment of public funds;
	6	consider the marketing of public securities;
	7	consult with counsel to obtain legal advice;
	8	consult with staff, consultants, or other individuals about pending or potential litigation;
	9	conduct collective bargaining negotiations or consider matters that relate to the negotiations;
	10	discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans;
	11	prepare, administer, or grade a scholastic, licensing, or qualifying examination;
	12	conduct or discuss an investigative proceeding on actual or possible criminal conduct;
	13	comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter; or
	14	before a contract is awarded or bids are opened, discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process

C **Members present and vote of each member as to closing the session:**

Victoria Jackson-Stanley	(only in a tie)
Jackie Vickers	Vote: Y
Donald Sydnor	Vote: Y
Frank Cooke	Vote: Y
Gage Thomas	Vote: Y
Commissioner Hanson	Vote: Y

Motion to close meeting: Comm. Thomas Seconded: Comm. Hanson

D **Topics Discussed:** Explanation of topics to be discussed (this may be by reference to the citation of authority listed above if further explanation would thwart the purpose of closing the meeting: **Proposed consolidation of City Dispatchers with County Dispatchers – its potential effect on current City dispatchers.**

E **Persons Present at the Closed Session:** If listing an individual as present would thwart the purpose of closing the meeting, do not list the individual but note that an individual was not listed for this reason **Mayor Stanley, Commissioner Vickers, Commissioner Sydnor, Commissioner Cooke, Commissioner Thomas, Commissioner Hanson, Rob Collison, Sandra Tripp-Jones, Oden Wheeler, Chief Dan Dvorak**

F **Actions Taken at the Closed Session:** No motions were made.