

The City Council met in a special regular session on Monday, June 13, 2016 in Council Chambers. A quorum being present, Acting Mayor Donald Sydnor called the meeting to order at 6:00 p.m. Those Commissioners in attendance were Commissioners Vickers, Cooke, Thomas, and Hanson. Acting Mayor Donald Sydnor asked for a moment of silence. Commissioner Hanson led in the Pledge of Allegiance.

Council held a closed executive session at 5:00 pm to discuss personnel matters and at 5:30 pm to discuss property negotiations.

### **Agenda**

1. Council to approve or amend agenda as presented

A motion by Commissioner Cooke to approve the agenda as presented was seconded by Commissioner Hanson and approved unanimously.

### **Consent Calendar**

2. SUBJECT: Minutes from the June 13, 2016 Council meeting  
Recommendation: That Council approve as submitted.
3. SUBJECT: Request from Harriet Tubman Organization to use Cannery Way on Friday, July 22, 2016 from 5:00 pm until 8:00 pm for a D. K. Lewis, Fire Artist, Demonstration and Talk, and a variance from the noise ordinance  
Recommendation: That Council approve the request.
4. SUBJECT: Request from the Del-Mar-Va Boy Scout Council to use Court Lane on Sunday, October 9, 2016 from 9:00 am until 6:00 pm for their annual Cubmobile, a variance from the noise ordinance, and use of six trash cans  
Recommendation: That Council approve the request.
5. SUBJECT: Request from Dorchester County Department of Social Services for permission to use the City-owned lot on the corner of Race and Cedar Streets on Thursday, August 18<sup>th</sup> from 3:00 pm until 8:00 pm (event: 4:00 pm until 7:00 pm) for a Fatherhood BBQ, a variance from the noise ordinance, permission to erect a tent, and use of the electrical outlets  
Recommendation: That Council approve the request.
6. SUBJECT: Request from Dorchester County Department of Social Services for permission to use the City-owned lot on the corner of Race and Cedar Streets on Saturday, October 22<sup>nd</sup> from 8:00 am until 3:00 pm for their Second Annual Family Fun Fest, a variance from the noise ordinance, and use of the electrical outlets.  
Recommendation: That Council approve the request.

7. SUBJECT: Request from the National Multiple Sclerosis Society for permission to hold their Challenge Walk MS on Saturday, September 10 from 7:00 am to 5:00 pm in Cambridge, a variance from the noise ordinance, permission to erect a tent at Long Wharf.

Recommendation: That Council approve the request.

8. SUBJECT: Request from Character Counts Mid-Shore for permission to use Great Marsh Park as the start and finish line for their Six Pillars Century 2017 Blackwater Tour on Saturday, May 6<sup>th</sup> from 6:00 am until 7:00 pm; set-up on Friday, May 5<sup>th</sup> from noon until 7:00 pm.

Recommendation: That Council approve the request.

9. SUBJECT: FY 2017 "Gun Violence Reduction Grant – Cease Fire Council" Award  
Recommendation that Council appropriate \$4,338 in grants from the Governor's Office on Crime Control and Prevention (GOCCP) to help the police department reduce gun violence and increase the Police Department Budget by the same amount.

10. SUBJECT: Supplemental Re-Appropriation to the General Fund

Recommendation: That Council

A. Re-appropriate \$2,802,457 into the fiscal year 2017 General Fund budget and increase the Police department budget by \$21,969 and Department of Public Works budget by \$2,780,488

B. Re-appropriate \$36,000 into the fiscal year 2017 Sewer Fund budget and increase the Sewer budget by \$36,000.

A motion by Commissioner Thomas to approve the consent calendar (Items 2 through 10) was seconded by Commissioner Cooke and approved unanimously.

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

11. SUBJECT: Ordinance No. 1078 to Revise Section 9.2 to Add New Land Use Definition Section to Provide Parameters for the New Cottage Industry of Short Term Rentals Via the Internet.

Recommendation: That Council continue the public hearing and consideration of adoption until July 25, 2016.

No public comment. A motion by Commissioner Thomas to defer this ordinance to the Planning and Zoning Commission for their first meeting in August was seconded by Commissioner Hanson and approved unanimously.

12. SUBJECT: Ordinance No. 1085 An Ordinance of the Commissioners of Cambridge, Maryland ("The Commissioners"), To Amend Section 11-11 Entitled "Prohibited Parking Generally" of Article II "Parking" of Chapter 11 "Motor Vehicles and Traffic" of the Code of Laws of the City of Cambridge  
Recommendation: That Council:  
A. Give Ordinance No. 1085 a second reading;  
B. Hold a public hearing; and  
C. Adopt Ordinance 1085.

No public hearing. A motion by Commissioner Cooke to adopt Ordinance 1085 was seconded by Commissioner Thomas and approved unanimously.

13. SUBJECT: Ordinance No.1086 An Ordinance of the Commissioners of Cambridge, Maryland ("The Commissioners"), To Amend Chapter 12 "Offenses - Miscellaneous" of the Code of Laws of the City of Cambridge by Adding a New Section 12-16 Entitled "Unlawful Urination and/or Defecation Prohibited on Public or Private Property"  
Recommendation: That Council:  
A. Give Ordinance No.1086 a second reading;  
B. Hold a public hearing; and  
C. Adopt Ordinance 1086.

In response to a question by Tony Thomas, Chief Dvorak said there would not be any signs posted about this law.

A motion by Commissioner Thomas to adopt Ordinance 1086 was seconded by Commissioner Hanson and approved unanimously.

14. SUBJECT: Ordinance No. 1087 An Ordinance of the Commissioners of Cambridge, Maryland for the Purpose of Establishing Standards for the Granting of Partial Abatements of Real Property Taxes for Vacant Commercial Structures Under Certain Conditions Specifying the Duration and Extent of the Abatement and Establishing Eligibility Requirements  
Recommendation: That Council:  
A. Give Ordinance No. 1087 a second reading;  
B. Hold a public hearing; and  
C. Adopt Ordinance 1087.

Gene Lauer spoke on behalf of the Cambridge Economic Steering Committee. He gave some background and their strong endorsement of the legislation. It is tied to an investment, job creation, and applies to the increment in the assessment.

Rob Collison suggested the following amendments: underutilized would also be equivalent to vacant in the definition; that the sums indebted to the City and County must be paid at the time of application as well as the disbursement date and they must timely pay any and all subsequent sums that become due and owed to the City and County; staff would establish the guidelines for determining what bona fide efforts to

employ local residents are; upon transfer, the subsequent owner must make application and subsequent owner must comply with all of the provisions; a minimum of at least \$50,000 invested and the assessment must increase by at least \$50,000; under the approval and effective date, the tax bill would be credited or the funds would be remitted back if they were paid in full prior to the credit being given.

A motion by Commissioner Thomas to adopt Ordinance 1087 with the stipulations made by Rob Collison was seconded by Commissioner Hanson and approved unanimously.

### **Charter Resolution for Adoption**

15. SUBJECT: Charter Resolution No. CR-2016-04 A Resolution of the Commissioners of Cambridge to Amend the Charter of the City of Cambridge by Amending Section 3-6 Entitled "Same; Election" to Provide for a Change in the Date of Elections of Commissioners to the Tuesday Following the First Monday in November, Beginning in 2020, so as to Coincide with the Presidential Elections."

Recommendation: That Council:

- A. Open the public hearing, take public comment and close the hearing; and
- B. Adopt Charter Resolution CR-2016-04.

No public comment.

A motion by Commissioner Hanson to adopt Charter Resolution CR-2016-04 was seconded by Commissioner Vickers and approved unanimously.

16. SUBJECT: Charter Resolution No. CR-2016-05 A Resolution of the Commissioners of Cambridge to Amend the Charter of the City of Cambridge by Amending Charter Sections 3-10, 3-13, 3-18, 3-20 and 3-21 for the Purpose of Eliminating Primary Elections, to Provide for a Change in the Date of the General Election, to Provide for General Election Run-Off Should No Candidate Receive More Than Fifty Percent of the Votes Cast in the General Election, and to Amend the Effective Date of the Term of Office for Commissioners and Mayor

Recommendation: That Council:

- A. Open the public hearing, take public comment and close the hearing; and
- B. Adopt Charter Resolution CR-2016-05.

No public comment.

A motion by Commissioner Thomas to adopt Charter Resolution CR-2016-05 with the changes identified by the City Attorney was seconded by Commissioner Hanson and approved unanimously.

17. SUBJECT: Term Limits

A motion by Commissioner Vickers to continue the investigation into term limits died for lack of a second.

**Old Business**

18. SUBJECT: Bay Country Communications (BCC) Television Franchise Agreement  
Recommendation that Council approve subject agreement increasing Franchise Fee by 1% effective July 1, 2016 and another 1% effective July 1, 2017.

A motion by Commissioner Vickers approve the Bay Country Communications Franchise Agreement was seconded by Commissioner Thomas and approved unanimously.

19. SUBJECT: Selection of the Market Analysis Services for the Sailwinds Port Property  
Recommendation: That Council:

- A. Receive a staff report on the Sailwinds Advisory Group recommendations for a market analysis firm;
- B. Hold a public hearing, take public comment, and close the public hearing;
- C. Authorize staff to enter into an agreement with Delta Associates for the preparation of a market analysis for the Sailwinds Port Property in a not-to-exceed amount of \$32,500.

A motion by Commissioner Cooke to defer until July 25<sup>th</sup> was seconded by Commissioner Thomas and approved unanimously.

**New Business**

20. SUBJECT: Application for a FY 2017 Maryland Department of Housing and Community Development Division of Neighborhood Revitalization, State Revitalization Program Grant in the amount of \$318,000 for Maryland Ave Streetlights  
Recommendation: That Council authorize submission of subject grant application.

No public comment.

A motion by Commissioner Hanson to authorize submission of the subject grant application was seconded by Commissioner Thomas and approved 3:2 with Commissioners Vickers and Cooke opposed.

21. SUBJECT: Application for a FY 2017 Maryland Department of Housing and Community Development Division of Neighborhood Revitalization, State Revitalization Program Grant from Maryland DHCD in the amount of \$50,000 for Façade Improvements

Recommendation: That Council:

- A. Receive a status report on the current Façade Improvement Program;
- B. Receive a staff report on an application for the FY 2017 Façade Improvement Grant;
- C. Hold a public hearing, take public comment, and close the public hearing; and
- D. Authorize submission of the grant application.

No public comments.

A motion by Commissioner Thomas to move this application forward for \$100,000 was seconded by Commissioner Cooke and approved unanimously.

22. SUBJECT: Application for a FY 2017 Maryland Department of Housing and Community Development Division of Neighborhood Revitalization, State Revitalization Program Grant from Maryland -DHCD in the amount of \$150,000.00 for Façade Improvements in conjunction with the American Legion

Recommendation: That Council:

- A. Receive a staff report on an application for the FY 2017 Façade Improvement Grant;
- B. Hold a public hearing, take public comment, and close the public hearing;
- C. Authorize submission of the grant application.

Allen Brock, Crosby and Associates, said they have been retained by the American Legion to help in rebuilding their building. They are meeting with the Department of Public Works so they can take fuller advantage of the Legion's proximity to the river. The design is not complete yet.

A motion by Commissioner Hanson to authorize submission of the grant application was seconded by Commissioner Thomas and approved unanimously.

23. SUBJECT: Application to FY 2017 Maryland Department of Housing and Community Development Division of Neighborhood Revitalization, State Revitalization Program Grant from Maryland DHCD for a grant in the amount of \$425,000.

Recommendation: That Council authorize submission of subject grant application

No public comments.

A motion by Commissioner Hanson to authorize submission of the grant application was seconded by Commissioner Thomas and approved 3:2 with Commissioners Vickers and Cooke opposed.

24. SUBJECT: Request from Dorchester County for a letter of support of a grant application to the Department of Housing and Community Development Division of Neighborhood Revitalization, State Revitalization Program Grant from Maryland -

DHCD for the Hearn Building Phase II Permanent Stabilization in the amount of \$500,000.

Recommendation: That Council approve subject request.

A motion by Commissioner Cooke to approve the letter of support was seconded by Commissioner Thomas and approved 4:1 with Commissioner Vickers opposed.

25. SUBJECT: Request from the Eastern Shore Land Conservancy for a letter of support of grant application for restoration of the Phillips Packing Company Factory F Project  
Recommendation: That Council:
- A. Receive an update on the project
  - B. Approve a letter of support for their application to Dept. of Housing and Community Development/Strategic Demolition Grant.

A motion by Commissioner Thomas to approve the request was seconded by Commissioner Hanson and approved 4:1 with Commissioner Vickers opposed.

26. SUBJECT: Prioritization of Maryland Department of Housing and Community Development (DCHD) Division of Neighborhood Revitalization, State Revitalization Program Grants  
Recommendation: That Council prioritize six (6) potential grant applications.

Sandra Tripp-Jones announced that the No. 1 priority is Item 25 (Phillips Packing House); the No. 2 priority is Item 22 (façade improvement for the American Legion); the No. 3 priority is Item 21 (façade improvements continuation); the No. 4 priority is Item 23 (property acquisition); the No. 5 priority is Item 20 (Maryland Avenue streetlights); and the No. 6 priority is Item 24 (Hearn Building).

27. SUBJECT: Oak Hill Sewer Service  
Recommendation that Council:
- A. Authorize the payment of \$93,000 to the Dorchester County Sanitary District from City of Cambridge Impact Fund account to purchase low pressure force mains, and grinder pumps, that are currently owned and maintained by the Sanitary District for 17 Oak Hill properties;
  - B. Direct the City Attorney to prepare an agreement and authorize the Acting Mayor and City Manager to execute the agreement which has been approved as to form by the City Attorney and as to content by the City Manager.
  - C. Appropriate \$330,000 (\$237,000 for construction + \$93,000) from the City of Cambridge Impact Fund account to cover the equipment purchase from the Sanitary District, and complete construction for all 28 Oak Hill residents.

A motion by Commissioner Cooke to approve Recommendation 'A' was seconded by Commissioner Hanson and approved unanimously.

A motion by Commissioner Hanson to approve Recommendation 'B' was seconded by Commissioner Thomas and approved unanimously.

A motion by Commissioner Hanson to approve Recommendation 'C' was seconded by Commissioner Thomas and approved unanimously.

**Notices**

General Municipal Election on July 12, 2016 at Sailwinds Park – Governors Hall from 7:00 am until 7:00 pm. Election for Mayor and Commissioners of all wards.

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

With no further business, Acting Mayor Donald Sydnor adjourned the meeting at 8:10 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, July 11, 2016, insofar as I personally am aware.

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Donald J. Sydnor  
Acting Mayor



**COMMISSIONERS OF CAMBRIDGE  
CLOSED SESSION REPORT**

**A**      **Date:**    July 11, 2016 (1)  
           **Time:**    5:00 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:**

Mayor	(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. Sydnor

**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: **Attorney's Contract**

**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: **Acting Mayor Donald Sydnor, Commissioner Vickers, Commissioner Cooke, Commissioner Thomas, Commissioner Hanson, Sandra Tripp-Jones, Rob Collison (part time)**

**F**      **Actions Taken at the Closed Session:** **Commissioner Vickers made a motion that Council approve the contract subject to the Council approval of an amendment to the position and salary control resolution adding the position. Commissioner Cooke seconded the motion. The motion passed unanimously.**

## COMMISSIONERS OF CAMBRIDGE CLOSED SESSION REPORT

**A**      **Date:**    July 11, 2016 (2)  
           **Time:**    5:45 pm  
           **Place:**    City Council Chambers

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

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;
<b>X</b>	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:**

Mayor	(only in a tie)
Jackie Vickers	Vote: <b>Y</b>
Donald Sydnor	Vote: <b>Y</b>
Frank Cooke	Vote: <b>Y</b>
Gage Thomas	Vote: <b>Y</b>
Commissioner Hanson	Vote: <b>Y</b>

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

**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: **Purchase of a piece of property using grant funds**)

**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: **Acting Mayor Donald Sydnor, Commissioner Vickers, Commissioner Cooke, Commissioner Thomas, Commissioner Hanson, Sandra Tripp-Jones, Rob Collison**

**F**      **Actions Taken at the Closed Session:** **Commissioner Hanson made a motion to authorize the City Manager to negotiate the purchase of [stated property address], not to exceed [stated amount] and offer and earnest money deposit not to exceed [stated amount]. Commissioner Thomas seconded the motion. The motion passed 3:2 with Commissioners Cooke and Vickers opposed.**