

The City Council met in regular session on Monday, January 14, 2019 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 Rideout, Sydnor, Foster, Cannon, and Hanson. Mayor Victoria Jackson-Stanley asked for a moment of silence. She expressed condolences to the family of our fallen comrade, recently-retired Cpl. David A. Satterfield. Commissioner Hanson led in the Pledge of Allegiance.

### **Agenda**

1. Council to approve or amend agenda as presented.

Commissioner Hanson asked that Council add Item No. 12, a letter of support for the community by the fishing pier. A motion by Commissioners Hanson to approve the amended agenda was seconded by Commissioner Rideout and approved 5:0.

### **Public Comment**

Sharon Smith said she believes several months ago the public got the impression that there was going to be an additional Code Enforcement Officer hired in January. She looked on the website and did not see a job posting. She asked if it was still on schedule. There has been strong sentiment for many years that Code Enforcement is not well done in the City. Having an additional person is really important.

She also would like information made more available for the public. It is frustrating to have someone come forth in a public meeting at the last minute and object to something that has been underway for months. She had an October version of Ordinance 1136. She used the search function on the City's website and there was no reference to Ordinance 1136. The last ordinance was Ordinance 1085. This information should be made available to the public in a more-timely function. She also requested that any briefings or PowerPoint presentations that are presented at public meetings also be posted on the City's website. Again speaking about Ordinance 1136, there is a 28 page PowerPoint that is not available to the public.

Sharon Smith suggested that in reference to the Mill Street Schoolhouse overlay language, that the requirement for financial disclosure of the developer also be required. That way the City does not get someone that wants to develop the property, gets half way through, and runs out of money and leaves.

Amanda Bramble showed her support for the lights going across the street in downtown Cambridge. Perception is everything. Cambridge needs some work with its perception. People love lights. It gives people a reason to come downtown and it makes them feel safe. She thanked Council for putting this on the agenda. She hopes it passes smoothly and without too many obstacles. Businesses downtown are hurting. She has been in business for a decade. She still sees the same businesses crumbling down before she opened up her own business. It puts a struggle on people who have been here for a while. Some businesses are literally just working to employ people. Just the three blocks alone easily

employ 500 people. These are people who do not have to have a college degree. The lights are the most inexpensive way to make a difference. She thanked Council.

Robert Aaron said the City gave taxpayer money to the downtown this past year. The taxpayers cannot go to any of the Main Street meetings. People tell him that they used to go to the Second Saturday events when there were games for children. They do not go anymore because everything is now drinking. He suggested that Main Street have some programs that have nothing to do with drinking.

Katie Clendaniel later responded that the Main Street Board of Directors meetings are open to the public for their observation. She will contact Mr. Aaron to let him know about the meeting date (first Wednesday in February).

### **Requests from the Public**

(none)

### **Consent Calendar**

2. SUBJECT: Meeting Minutes from Council Meetings on December 10, 2018  
Recommendation: That Council approve as submitted.
3. SUBJECT: Meeting Minutes from Council Meetings on December 17, 2018  
Recommendation: That Council approve as submitted.
4. SUBJECT: Request from Mid-Shore Fishing Club to hold their Kid's Fishing Derby at Long Wharf Park on Saturday, August 3, 2019 (August 10, 2019) between the hours of 7:30 am and 1:00 pm) and permission to install a small pop-up tent  
Recommendation: That Council approve the requests subject to submission of a certificate of property and liability insurance naming the City as additional insured, acceptable to the City prior to event.

A motion by Commissioner Rideout to approve Consent Calendar Items 2, 3, and 4 as presented was seconded by Commissioner Cannon and approved 5:0.

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

5. SUBJECT: Ordinance 1138 – 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 ("UDC") to allow Bingo as a Permitted Use with Conditions in the General Commercial Zoning District 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 bingo in the City of Cambridge.  
Recommendation: That Council:
  - A. Introduce Ordinance No. 1138 by reading of title only; and
  - B. Schedule January 28, 2019 for second reading, public hearing and adoption of Ordinance No. 1138.

**Enforcement Authority:** Pat Escher, A.I.C.P., Division Manager – Division of Planning, Housing and Economic Development, Department of Public Works

Chip MacLeod, City Attorney, read the title of the ordinance. A second reading, public hearing, and possible adoption will be held on January 28, 2019.

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

6. SUBJECT: Ordinance 1131 – An ordinance of the Commissioners of Cambridge, Maryland amending § 6.5.3(B) of the City’s Unified Development Code (“UDC”) to provide that certain overhead decorative lighting is permitted along designated portions of Poplar and Race Streets with the Historic Preservation Commission’s approval and to provide for the maintenance and repair thereof; providing that the title of this Ordinance shall be deemed a fair summary and generally relating to lighting in the City of Cambridge.

Recommendation: That Council:

- A. Give Ordinance No. 1131 a second reading by reading of title only;
- B. Open the public hearing, take public comment, and close the public hearing; and
- C. Pass Ordinance No. 1131.

**Enforcement Authority:** Pat Escher, A.I.C.P., Division Manager – Division of Planning, Housing and Economic Development, Department of Public Works

Chip MacLeod read the title of the ordinance.

A motion by Commissioner Sydnor to open the public hearing was seconded by Commissioner Hanson and approved 5:0.

Nobody from the audience asked to speak. See comment from Amanda Bramble under public comment (above).

A motion by Commissioner Sydnor to close the public hearing was seconded by Commissioner Hanson and approved 5:0.

A motion by Commissioner Rideout to adopt Ordinance 1131 and approve the Memorandum of Understanding Between Cambridge Main Street and the Commissioners of Cambridge Regarding Overhead Decorative Lighting of Approved Sections of Poplar and Race Streets was seconded by Commissioner Hanson and approved 5:0.

7. SUBJECT: Ordinance 1136 – An Ordinance of the Commissioners of Cambridge, Maryland amending § 4.3 of the City’s Unified Development Code (“UDC”) for clarity and consistency regarding the Mixed-Use Waterfront Overlay District; amending § 4.3.5 of the UDC regarding prohibited uses in the Mixed-Use Waterfront Overlay District; and amending § 4.3.6 of the UDC for the purpose of providing that the six Downtown Waterfront Development District, Subdistricts, as determined by the

Planning Commission, shall govern development of a Mixed-Use Waterfront project; providing that the title of this ordinance shall be deemed a fair summary and generally relating to the Mixed-Use Waterfront Overlay District in the City of Cambridge.

Recommendation: That Council:

- A. Give Ordinance No. 1136 a second reading by reading of title only;
- B. Open the public hearing, take public comment and close the public hearing; and
- C. Pass Ordinance No. 1136.

**Enforcement Authority:** Pat Escher, A.I.C.P., Division Manager – Division of Planning, Housing and Economic Development, Department of Public Works

Chip MacLeod read the title of the ordinance.

A motion by Commissioner Hanson to open the public hearing was seconded by Commissioner Rideout and approved 5:0.

Sharon Smith made a comment about this ordinance during the public comment section (above).

Roman Jesien said there is a lot of information that has been presented on the change in Code and there is a lot of information that is not available to the general public in terms of being able to read and be able to understand what is going on as Sharon Smith just recently informed Council about. He requested Council table the vote until the next meeting so people can read and understand the ramifications for the change.

Marshall Rickert, a member of the Planning Commission, said his area of responsibility is under Commissioner Hanson in the area that is under consideration for this overlay. He summarized what has happened since Council last considered it a couple of months ago. This ordinance was sent back observing that it was complex and that there should be more interaction with the public and more presentation opportunity with the public on this ordinance before it moves forward. They had an advertised public meeting about a month and a half ago. Several Commissioners attended the meeting. They had almost a full room. Many people spoke. The viewpoint that was most commonly expressed was that moving forward as we are with new development corporation, the City needs to retain an aspirational vision, for lack of a better word. It is a piece of land that absent this type of overlay zone, could be subdivided into building lots or any of a number of other activities under the existing zoning category. The overlay carries a higher standard of development which they have developed over the last almost 15 years as these developments have occurred around the City. In essence, they have put what they learned in place in this proposal so that when a developer comes in, they know that the City has a higher vision for this property and that their starting point of conversations with the City needs to start at a higher level than has been the case in the past. Many of us experienced this earlier when the Sailwinds (Governors Hall) property was put out for an early proposal. It was essentially a blank piece of paper offered up in an RFP. This is a vision. It is very important for this project. It is an extremely important piece of property and extremely important to the future of the City. He whole-heartedly supports the earlier comment regarding financial background of any proposer. They have done that. It is most

appropriately done in an RFP; not in a zoning ordinance. Commissioner Sydnor will especially remember that this requirement was in place on the last proposal that the City Council considered. One of the concerns with the proposal was that they did not adequately present their financial background. He asked that given that they have followed up per Council's instructions and had additional meetings on this, that Council move forward and adopt the ordinance.

Commissioner Hanson said since this pertains to the area around Governors Hall, Sailwinds Park area and East Cambridge, he got information to 39+ residents in the area. They sent mailings out about the meeting because this had to do with the change in zoning. The residents came to the meeting; they testified; they talked; they learned. They viewed a PowerPoint presentation and talked about the project in detail. They left very excited about the prospect of this overlay and zoning change and therefore, they were ok with it.

Sharon Smith asked if the meeting Commissioner Hanson was referring to was held on October 30<sup>th</sup>. Commissioner Hanson said it was. Sharon Smith asked if it seemed to be favorably viewed by many. Commissioner Hanson said it was. Sharon Smith said she is guessing that the slides that she found in tonight's Item 7 were probably the similar to same slide that were presented then. Unfortunately, that data was never made available to people who might want to look at the details, like there is only 43,000 sq.ft. required for civic purposes. She asked for clarification on 4.3.5 Paragraph "e" talking about prohibited uses. It says institutional uses are prohibited. She asked if the Richardson Maritime Museum would be able to open a maritime school for maritime trades. Pat Escher responded that institutional would primarily would be a use like the hospital. Sharon Smith asked about industrial and manufacturing. She asked if it would preclude a shipyard in a working waterfront. Pat Escher said the City is already committed to that. Sharon Smith said a super-yacht facility would bring in millions.

Pat Escher said they incorporated financial disclosure language in the ordinance for the Mill Street property because it was a very small property.

Nobody else asked to speak.

A motion by Commissioner Hanson to close the public hearing was seconded by Commissioner Sydnor and approved 5:0.

A motion by Commissioner Hanson to adopt Ordinance 1136 was seconded by Commissioner Cannon and approved 5:0.

## **Old Business**

None

**New Business**

8. **SUBJECT:** Appropriation of Federal BJAG Equipment Grant  
**Recommendation:** That Council appropriate \$13,550 to the FY19 Federal BYRNE JAG Equipment Grant and increase the Police Department budget by \$13,550 for Police K-9 Equipment for 2 vehicles in the amount of \$13,550

A motion by Commissioner Sydnor that Council appropriate \$13,550 to the FY19 Federal BYRNE JAG Equipment Grant and increase the Police Department budget by \$13,550 for Police K-9 Equipment for 2 vehicles in the amount of \$13,550 was seconded by Commissioner Hanson and approved 5:0.

9. **SUBJECT:** Request from Downtown Cambridge/Cambridge Main Street for permission to install and complete a mosaic mural at the City parking lot in the 500 block of Race Street and \$1,223.00 in gap funding, reimbursable to Cambridge Main Street  
**Recommendation:** For Council to consider the request

A motion by Commissioner Rideout to give Cambridge Main Street permission to install the mosaic mural; however, they will not receive any money from the City Council until such time as they present a budget for the \$20,000 that they requested in the FY2019 budget was seconded by Commissioner Sydnor and approved 5:0.

10. **SUBJECT:** Executive Secretary Position Description Update  
**Recommendation:** That Council approve the position description update

A motion by Commissioner Hanson that Council accept the new Executive Secretary position description update was seconded by Commissioner Cannon and approved 5:0. Commissioner Hanson suggested that a confidentiality statement be signed by the person hired for this position.

11. **SUBJECT:** Memorandum of Understanding Between Cambridge Main Street, Inc. and The Commissioners of Cambridge Regarding Overhead Decorative Lighting of Approved Sections of Poplar and Race Streets  
**Recommendation:** That Council approve the MOU

Approved with Item 6 above.

12. **SUBJECT:** Bill Burton Fishing Pier

Commissioner Hanson made a motion that the Mayor be authorized to send a letter to our local State representatives of the Maryland Department of Natural Resources, the Natural Resources Police, the Natural Park Services and the Governor supporting the request of residents who live near the Bill Burton bridge to restrict its use by the public to a period from 7:00 a.m. to sunset and that DNR and the Natural Resources Police enforce this restriction seven days a week and further that the letters from the community and the petitions shall be attached to this letter was seconded by Commissioner Rideout and approved 5:0.

**Mayor and Council**

Commissioner Sydnor asked for an update on the cameras for Cornish Drive. Oden Wheeler responded that they are getting estimates and are waiting to see how much money is left over from the drainage project before the cameras are purchased.

Commissioner Foster asked about the small distance between the houses that are being built by Habitat Choptank on High Street. Oden Wheeler said he will check the Zoning Code and report back to her. In some cases, if a house was demolished, it could be put back on the same foundation. Commissioner Sydnor expressed his concern about how easily fires could spread with the houses so close together. Oden Wheeler said sprinklers are required to be installed in all new single-family dwellings.

Commissioner Foster asked about the house where the car ran into the porch. There are lights on in the house. Oden Wheeler said the house is un-occupied. He knows where the family is living. The owner is having issues with the insurance company of the vehicle involved. He has until the end of January to remove it or he will be fined. Commissioner Foster suggested some 'danger' tape be placed in that area.

Commissioner Foster said the Traffic and Safety Committee talked about an issue make Camelia Street a one-way street. It was deferred to another meeting. Since that meeting, she has met with Ms. Geneva at the Housing Authority of Cambridge and she is requesting that the Traffic and Safety Committee have another meeting and allow her to be part of the meeting.

**Public Comment**

Katie Clendaniel's comment was included under the first Public Comment period.

Wendell Foxwell spoke on several topics to promote tourism in Cambridge (canvasback ducks which can be seen from Oakley Street; monuments or plaques honoring the governors from Dorchester County). He also spoke about the damaged Herbert Hearn building.

**Closed Executive Session – Immediately following Council meeting**

This meeting will be closed under General Provisions Art. § 3-305(b) – (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals

A motion by Commissioner Hanson to hold a closed executive session under the provisions stated above was seconded by Commissioner Sydnor and approved 5:0.

**Adjourn**

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 7:28 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, January 14, 2019, insofar as I personally am aware.

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Victoria Jackson-Stanley  
Mayor