



The City of Cambridge  
Council Meeting Minutes  
August 22, 2022

The City Commission held its regularly scheduled meeting on Monday, August 22, 2022. The meeting was scheduled for its regular time of 6:00 p.m. in the City Commission Chambers at 305 Gay Street in Cambridge. The Commission President Lajan Cephas opened the meeting at 6:00 p.m. Those present in person or virtually were Commission President Lajan Cephas, Commissioner Brian Roche, Commissioner Jameson Harrington, Commissioner Spuddy Cephas, Commissioner Chad Malkus, City Attorney Patrick Thomas, City Police Chief Mark Lewis, Fire Chief Adam Pritchett, and City Manager Thomas Carroll. Citizens were able to observe the meeting by going online to TownHallStreams.com. Citizens were invited to call in their public comments by calling into the meeting at 410-228-5808. Citizens were also able to participate in the meeting by logging into the meeting by dialing 408-418-9388 and entering the meeting number and password: Meeting Number 2555 16109336; Password 5808.

Commission President Lajan Cephas asked for a moment of silence for the youth in our community.

### **Agenda**

1. Commission to approve or amend agenda as presented.

Motion by Council President Cephas to remove from Old Business # 6 Utility Rate White Paper and #8 Draft FY 2023 Priorities for City of Cambridge to our next meeting in September. Motion seconded by Commissioner Malkus. Approved 5:0

Motion by Commissioner S. Cephas to add to the agenda an appointment to the Planning Commission under New Business and seconded by Council President Cephas. Approved 5:0

Motion to approve the agenda as amended by Commissioner Harrington and seconded by Commissioner S. Cephas. Approved 5:0

**Presentations from the Public - NONE**

**Consent Calendar**

2. Dorchester Skipjack Committee is requesting to have the #2022 Choptank Heritage Skipjack Race” on September 24, 2022, at Long Wharf Park from 8:30 am till 1 pm
3. Greater Mt. Olive Full Gospel Baptist Church is requesting to have “Youth Night” on September 3, 2022, at 601 Douglas Street. The applicant is requesting a noise variance.

Motion by Commissioner S. Cephas to approve the Consent Agenda, seconded by Commissioner Malkus. Approved 5:0

### **Ordinances for First Reading**

4. ORDINANCE NO. 1204 — AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND ENACTING A NEW ARTICLE VII OF CHAPTER 4 (BUILDINGS AND HOUSEING) OF THE CITY CODE ENTITLED “SHORT TERM RENTALS” FOR THE PURPOSE OF ESTABLISHING RULES AND REGULATIONS REGARDING SHORT TERM RENTALS IN THE CITY OF CAMBRIDGE PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO SHORT TERM RENTALS IN THE CIY OF CAMBRIDGE

Ordinance was read by City Attorney, Patrick Thomas

### **Ordinances for Second Reading**

5. ORDINANCE NO. 1197— AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING §4.5 OF THE UNIFIED DEVELOPMENT CODE FOR THE PURPOSE OF REQUIRING THAT *SELLERS* OF REAL PROPERTY WITHIN THE CAMBRIDGE HISTORIC AREA OVERLAY DISTRICT *NOTIFY BUYERS* OF THAT FACT *AND* PROVIDE BUYERS WITH CERTAIN INFORMATION; PROVIDED THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO REAL PROPERTY WITHIN THE CAMBRIDGE HISTORIC AREA OVERLAY DISRICT.

Ordinance was read by City Attorney, Patrick Thomas

Motion by Commissioner S. Cephas to adopt Ordinance No. 1197 was seconded by Commissioner Harrington. Approved 5:0

### **Old Business**

6. Presentation and Discussion of Utility Rate White Paper – deferred to September meeting.
7. Cambridge Waterfront Development Incorporated Board Appointments  
There were 19 qualified applications that were reviewed two have been selected to join the CWDI Board starting September 1, 2022.

Motion from Commissioner Malkus to appoint Mr. Dion Banks to the CWDI Board for a term of four years, starting on September 1, 2022. The motion was seconded by Council President Cephas. Approved 5:0

Motion from Commissioner Malkus to appoint Ms. Shay Lewis-Sisco to the CWDI Board for a term of two years, starting on September 1, 2022. The motion was seconded by Commissioner Roche. Approved 5:0

8. Draft FY 2023 Priorities for City of Cambridge – deferred to September meeting.
9. Hyatt Mixed Use Financial Support

City Manager Tom Carroll spoke of the support that they City can give the Hyatt property with repairs to one of the bridges. The amount of \$450,000.00 with only \$150,000.00 to come from the FY 2023 budget Economic Development Account and for the next four years the amount of \$75,000.00 from the same account. Mr. Carroll said the area will be growing, and the taxes received from the building of these homes and resident spending should cover the contribution amounts over the years.

Motion by Commissioner Malkus for the City Manager with City Attorney Patrick Thomas to go forward with the negotiation agreement of repairing one of the three bridges for Hyatt property. The motion was seconded by Commissioner Harrington. Approved 5:0

## **New Business**

10. New appointment to the Planning Commission

Motion by Commissioner S. Cephas to appoint Dr. Theresa Stafford to the Planning Commission to represent Ward #4 with the starting date of September 1, 2022. Motion was seconded by Council President Cephas. Approved 5:0

11. GFNY Race

City Manager Tom Carroll noted that the group GFNY had come to City last year to discuss this race and with little time available, we were not ready to have the race. The State of Maryland had donated \$27,500.00 grant support towards the funding for this race and they have extended that support again this year. Tom Carroll said that GFNY would like to have the City host the race for three years starting the Fall of 2023. As of now, Dorchester County has not offered any support and 90 percent of the race will take place on county roads.

After much discussion, the decision was made to have the City Manager Tom Carroll and City Attorney Patrick Thomas to continue negotiations with GFNY to host for one year or

two-year with an exit clause. More information was needed, the Council decided to defer any action until the September meeting.

12. Proposed Tower Lease at 410 Academy Street.

City Manager Tom Carroll advised the Council of some radio stations wanting to use the tower at 410 Academy Street for their NPR broadcasting. The extra electric to do this will be covered by the radio stations. The City is still working on the agreements.

Motion by Council President Cephas to have the City Manger to move forward with the agreement for the radio stations, seconded by Commissioner Malkus. Approved 5:0

13. Reappointment of Members to the Historic Preservation Commission

City Planner Patricia Escher presented the Council with the names of those on the Historic Preservation Commission and stated that their terms are for three years but staggered. She will come before the Council at the September meeting with the updated names and term dates.

**Meetings**

ARPA Non-profit Review Committee at 6 pm on Thursday, August 25, 2022, at the Council Chambers.

Planning & Zoning Commission at 6 pm on Tuesday, September 6, 2022, at the Council Chambers.

**Public Comments**

Mr. Charles McFadden (Belvedere Ave, Cambridge)

- Ordinance No. 1204 should have an exception for rentals during the Eagleman and Ironman triathlons and not the three-day limit.
- Great idea to have the GFNY race but need to stagger the date around other large events in the city or ask them to have it in the Spring.
- The Historic Preservation Commission has a great group of members and they have helped the Historic District in a lot of ways.
- Lastly, the support for the Hyatt property is on private property and is the City going to help other corporations and businesses on their private property. He asked how this support would benefit the City as a whole?

**Department / Division Head Reports**

Capt. Justin Todd informed the Council that recruiting for new officers has started and they hope to have a good group in the coming 2023 year.

14. CAR from Ms. Yvette Robinson, Housing Specialist

Housing Specialist, Ms. Yvette Robinson had a brief overview of the progress of the Pine Street Revitalization Project.

Highlights from the presentation where:

- Community engagement with the project as a whole.
- Reduce housing vacancies and affordability, working with housing counseling agencies to help with those wanting to own homes now and in the future.
- Chesapeake Court and the new ideas for that lot.
- Blight Study from 2016 and in 2021, spoke of the comparisons and data where investments have improved some areas already.
- Cornish Park improvements with paving of basketball courts and new play equipment.

### **City Manager Comments – NONE**

### **Commissioner's Comments**

Commissioner Roche mentioned that the election for mayor is coming up.

Council President Cephas responded to the questions that Mr. McFadden asked earlier. She noted that it was just the first reading of Ord. #1204, and the public will have time to comment at the next Council meeting.

Commissioner Harrington expressed how great and fun the Groove City Culture Festival was this year and that he hopes more residents will attend next year.

Commissioner S. Cephas spoke about the passing of Mr. Jerry Burroughs, who was a someone dedicated to serving the community.

Commissioner Malkus also spoke on how great Mr. Jerry Burroughs was to him and the city.

### **Motion by Commissioner S. Cephas to close the general meeting and to enter into a Closed Session, seconded by Commissioner Harrington. Approved 5:0**

15. Closed Session pursuant to Md. Code Ann. §3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related thereto.

Commissioner Roche left the meeting during the Closed Session.

Motion by Commissioner Malkus to direct the City Manager Tom Carroll, City Attorney Patrick Thomas and the City Planner, Patricia Escher to work on the Land Banking of properties in the City. Motion seconded by Commissioner S. Cephas. Approved 4:0

### **Adjourn**

A motion to adjourn was made by Commissioner S. Cephas and seconded by Commissioner Harrington. Approved 4:0.