



The City of Cambridge
Council Meeting Minutes
September 12, 2022

The City Commission held its regularly scheduled meeting on Monday, September 12, 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 Sputty Cephas, Commissioner Chad Malkus, City Attorney Patrick Thomas, City Police Chief Justin Todd, 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.

Agenda

1. Commission to approve or amend agenda as presented.

Motion by Council President Cephas to move from Consent Agenda # 6 Leonard's Lane Park to New Business. Motion seconded by Commissioner S. Cephas. Approved 5:0

Motion by Commissioner Roche to move from Consent Agenda # 9 Resurface Street in FY 2023 and seconded by Commissioner Malkus. Approved 5:0

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

Presentations from the Public - NONE

Consent Calendar

2. Sgt. Antoine Patton is requesting to have a "Cultural Event" on October 8, 2022, at the corner lot of Cedar / Race Streets from 4 till 8 pm

3. Chesapeake College, Habitat for Humanity, and the Dorchester County Health Department is requesting to have a “Corsi Cube Filtration Build” – Volunteer Event on October 22, 2022, at parking lot behind the college from 10 am till noon.
4. Approval of Letter of Support for Alpha Genesis CDC in partnership with Cross Street Partners for Historic Tax Credits to renovate the Woolworth Building on Race Street.
5. Appointments of the HPC Commissioners with staggered terms – Patricia Escher, Planning Division Manager

Motion by Commissioner S. Cephas to move the HPC discussion to the next meeting on September 26, 2022, seconded by Commissioner Malkus. Approved 5:0

6. Cannery Park – she renovation into performance venue with restrooms – Patricia Escher, Planning Division Manager
7. Mace’s Lane – project manager contractual agreement – Patricia Escher, Planning Division Manager

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

Ordinances for First Reading – NONE

Ordinances for Second Reading

8. ORDINANCE NO. 1203 — AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 9.2 AND TABLE 2: PERMITTED USES BY ZONING SUBDISTRICT IN THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT OF THE CITY’S UNIFIED DEVELOPMENT CODE FOR THE PURPOSES OF PROVIDING THAT TATTOO PARLORS SHALL BE A PERMITTED USE IN THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT – CORE SUBDISTRICT AND DEFINING TATTOO PARLORS: PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO TATTOO PARLORS IN THE CIY OF CAMBRIDGE.

Ordinance was read by City Attorney, Patrick Thomas

Motion by Commissioner S. Cephas to open for the public hearing for this Ordinance and seconded by Commissioner Harrington. Approved 5:0

Motion by Commissioner Malkus to adopt Ordinance No. 1203 was seconded by Commissioner Harrington. Approved 4:0 Recused to vote Commissioner Roche

9. ORDINANCE NO. 1204— AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND ENACTING A NEW ARTICLE VII OF CHAPTER 4 (BUILDINGS AND HOUSING) 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 CITY OF CAMBRIDGE.

Ordinance was read by City Attorney, Patrick Thomas

Motion by Commissioner S. Cephas to open public hearing for this Ordinance and seconded by Commissioner Malkus. Approved 5:0

Mr. Judd Vickers (Belvedere Ave, Cambridge) spoke of the asset of the short-term rental to a lot of owner-occupied homes during the triathlons and other special events in the city. Parking can be a problem on some of the narrower streets. Believes the 120 days is fine for the residential neighborhoods.

Ms. Jeanetta Churchill (Teal Ln, Cambridge) rents out rooms with Airbnb on a regular basis and just this past weekend with Harriet Tubman unveiling and the triathlon coming up. She would like more clarification about the Type#1 and the three-day minimum in a calendar year.

Ms. Ann Damianos (William St, Cambridge) has an Airbnb and is opposed to those making money on the triathlons and not having to also pay the taxes, fees and insurance.

Ms. Michelle Dolge (Choptank Ave, Cambridge) has a full time Airbnb here in Cambridge and Washington DC and the 120 days minimum is just too short for the full time Airbnb owners.

Motion by Commissioner Malkus to adopt Ordinance No. 1204 with the proposed change in language § 4-95.a.9 excluding Ironman and Eagleman races, seconded by Commissioner Roche. Approved 2:3

Motion by Commissioner Roche to adopt Ordinance No. 1204 with draft amendment and removing the notary requirement, seconded by Commission S. Cephas. Approved 5:0

Motion by Commissioner Malkus to adopt the draft amendment of section 4.97.g regarding the Taxes, seconded by Commissioner Roche. Approved 5:0

Motion by Commissioner Malkus to adopt the language of the draft amendment of the definition of Short-Term Rental stated as well as (C) rental of a habitable dwelling space

or a portion of thereof, for a period of three or fewer nights in a calendar year. Motion seconded by Council President Cephas. Approved 5:0

Motion by Commissioner Malkus to adopt Ordinance No. 1204 as amended, seconded by Commissioner Roche. Approved 5:0

Old Business

10. Presentation and Discussion of Utility Rate White Paper

City Manager, Tom Carroll spoke that the direction and action will be necessary in the month of October. We have two enterprise funds, Water and Sewer, the income from those on your water bills. Future projects in the next five years with the water and sewer equipment needed. Capital Improvement Program was started before the pandemic, and we are getting back to that. Brief discussion of example projects expected in the budget. A ten percent increase in the water rate and also in the sewer rate is expected.

GFNY discussion and presentation – suggest moving to a later meeting.

Motion by Council President Cephas to table this discussion to our next meeting, seconded by Commissioner Malkus. Approved 5:0

New Business

11. Leonard's Lane Park, award design to Rauch Engineering – Patricia Escher, Planning Division Manager

Motion by Council President Cephas to approve the design awards to Rauch Engineering for the Leonard's Lane Park, seconded by Commissioner Malkus. Approved 4:0 Reclused on voting by Commissioner Harrington.

12. Approval of streets to be resurfaced in FY 2023 – George Hyde, City Engineer

City Engineer George Hyde presented that the in the \$500,000 budgeted that \$250,000 is going to be used on the Woods Road project and rest to be used around the rest of the city. Spring will be the time to start the paving projects.

Motion by Commissioner Malkus to approve the resurfacing of city street list in the spring of 2023 as presented, seconded by Commissioner Harrington. Approved 5:0

13. Trenton Street Pump Station – Extend design contract to George, Miles & Buhr for design engineering services – George Hyde, City Engineer

Meetings

ARPA meeting to be on September 22, 2022, located at Council Chambers at 6 pm

Gun Violence Reduction to be on October 14, 2022, located at the Public Safety Building at 6 pm

Public Comments

Dr. Theresa Stafford (Rock Dr., Cambridge) asked what was being done about the Bradford House on Race Street.

Mrs. Jannetta Churchill (Teal Ln., Cambridge) said that Cambridge voter turnout has been a challenge and suggested that we schedule with other elections and to use the Dorchester County Election Dept. She asked the Charter to be changed to align the dates for the next Mayoral Election with the next Presidential election cycle. Petition the Maryland State Election Board to allow the local Dorchester County Election Board to manage the Cambridge Mayoral and Commissioner elections. Lastly, consider changing the Cambridge election style from the 50% requirement to a ranked choice voting to allow for an instant run-off, rather than having the need for two separate elections.

Ms. Ann Damianos (William St, Cambridge) noted that the paving project has a few thousand that should be used for the city curbs that are in disrepair.

Ms. Mya Woods (Governors Ave, Cambridge) was concerned regarding how the special election was held recently. She asked about the Ethic Committee of Cambridge and how they deal with the Council members and how they interact with the community.

Department / Division Head Reports

Chief Todd wanted to let everyone know that CPD will be having their first “Clean-Up Day” on the 900 Block of Pine St. September 24th starting at 9 am. This will be the first of many to come. National Police Woman’s Day and he thanked all those at CPD for all they do for the City.

City Manager Comments –

Administrative memo from City Manager Tom Carroll about the reorganization of all the departments. The retirement of Jane Dorman later this year. The City is not having any success with the recruitment of Assistant Engineer and would like to pursue the hiring of a full-time City Engineer to work with George Hyde who will be retiring late next year.

Commissioner’s Comments

All of the Commissioners discussed the great turn out for the Harriet Tubman events that happened last weekend and how the communities all came together to celebrate. Commissioner Malkus mentioned the upcoming Kite Festival on October 16th.

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

14. Closed Session pursuant to Md. Code Ann. §3-305(b)(7) to consult with counsel to obtain legal advice and pursuant of Md. Code Ann. §3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related thereto and pursuant of Md. Code Ann. § 3-305(b)(1) and (7) to discuss personnel matters affecting specific individuals.

Adjourn

A motion to adjourn was made by Commissioner Malkus and seconded by Commissioner S. Cephias. Approved 5:0.

I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, September 12, 2022, insofar as I personally am aware.

Lajan Cephias

Commission President