

The City Council met in regular session on Monday, February 25, 2019 in Council Chambers. A quorum being present, Commissioner Cannon called the meeting to order at 6:00 p.m. Those Commissioners in attendance were Commissioners Rideout, Sydnor, Cannon, and Hanson. Mayor Victoria Jackson-Stanley and Commissioner Foster were absent. Commissioner Cannon asked for a moment of silence. Commissioner Hanson led in the Pledge of Allegiance.

Agenda

1. Council to approve or amend agenda as presented.

A motion by Commissioner Rideout to approve the agenda as presented was seconded by Commissioner Hanson and approved 4:0.

Public Comment

Donald Gray said there is a place on Glenburn Avenue (an alley) coming down Glasgow Street where several ladies walk during the day and night and a couple of them have fallen. He is hearing it is the responsibility of the taxpayers in that area to fix it and someone else told him it is the City's responsibility to fix it. He asked someone to get a quote to see what it would cost to fix it and they said they would talk to Mr. Wheeler. Mr. Gray has not heard anything about it. Oden Wheeler said he talked to Commissioner Rideout a couple of weeks ago about this situation. The alley is behind the houses that face Glenburn Avenue and Belvedere Avenue. It is owned by the property owners with a public right-of-way and not the responsibility of the City. Half of the alley is owned by each adjoining property owner. It does not belong to the City. There are about 10 properties that border this alley. He has tried talking to some of the neighbors in the neighborhood. He talked to Commissioner Rideout about it. The City can fix it when the weather breaks—it is either too cold or too wet. He will see what the cost is and determine if the City is going to bill the property owners (or possible liens). He thinks the cost is going to be so minimal that he can cover it in the DPW budget. Donald Gray said the person he talked to gave him a quote of \$1500.

Donald Gray said he talked to Mr. Lewis in the past over the phone and he put up a speed thing there. We need speed bumps or something there. Some of the cops say "How can they stop someone when they don't know what the speed limit is in this area." There are no signs on Glenburn Avenue. Oden Wheeler said there is a sign when you turn onto Glenburn Avenue from Hambrooks Avenue. It was mentioned that the streets in the City are 25 mph unless otherwise posted.

Requests from the Public

2. Update from the Cambridge Waterfront Development, Inc. Committee

Sandra Tripp-Jones, Interim Executive Director of the Cambridge Waterfront Development Inc. Committee, gave Council a written report. CWDI is a non-profit development corporation that is a partnership of the City, County, and State. The City

has the lead on this project as it owns property there now. She introduced the Board Members who have been meeting since September. The purpose of the CWDI is to develop the waterfront property, essentially from the Malkus Bridge to Cambridge Creek. It involves a number of property owners. The City owns about 12 acres some of which is leased to Cambridge Yacht Maintenance (given to the City by the State for an economic development mixed-use project). The University of Maryland Shore Regional Health owns the hospital property. The State owns the property where the Visitor Center is located. The County owns the property where the amphitheater and beach are located. When you add Cambridge Yacht Maintenance which is right on the Creek, those are the primary land owners. There are a few others. Chip MacLeod is Counsel to the Board. In the past six months, they have focused on an organizational set-up; learning about the property and the project; meeting their neighbors and learning about their plans and building good will; and worked on an approach to attract developers using the RFP that the City already paid to develop but expanding it to include the hospital property. They made the decision to operate under the procedures of the Open Meeting Act. The budget for the current year is a part-year budget because they did start later. It is \$160,000. She has received the City's contribution and expect the County's contribution any day now.

For next year, they have proposed a budget of \$219,000. The City, County, and State are all contributors to the budget. The State's contribution is fairly small this year but as they move into the next round of grant applications, they will be submitting not only for operating support and special studies but also the first piece of what is likely to be the cost of demolition of the hospital. This project is one of DHCD's three priorities for Cambridge. The other two are the Pine Street revitalization and the Factory F Packing Plant project. Secretary Holt has said that the investments that have been made by DHCD are all predicated on the belief that the waterfront development will make those investments pay off. She expects they will be a very significant financial partner as we move to the point of property acquisition, demolition, and possibly construction. In the next six months they expect between now and the end of March to hire a permanent Executive Director. They have introducing the site to developers informally and will finalize the RFP and get it out. They want to point out in the RFP that they expect to have ideas from proponents for the gateway entrance, the property including the County and State properties up to and next to Route 50 and maybe more. They have started meeting with the hospital and will need to develop an actual acquisition agreement with the hospital. Right now there is a letter of intent between the City, County, and hospital. The hospital is still on track to vacate the property in March 2021.

Quarterly updates will be made to the City Council and the County Council.

Consent Calendar

3. SUBJECT: Meeting Minutes from Council Meetings on February 11, 2019
Recommendation: That Council approve as submitted.
4. SUBJECT: Request from Rescue Fire Company for permission to hold the 40th Annual Seafood Festival on Saturday, August 10, 2019 from 1:00 pm until 6:00 pm at

Sailwinds Park; a variance from the noise ordinance; use of City trash cans and a trash truck; and permission to close the City-owned parking lot adjacent to the Sailwinds parking lot from Friday, August 9th at 4:00 pm until Saturday, August 10th at 6:00 pm to accommodate the buses

Recommendation: That Council approve the request

5. SUBJECT: Request from the Dorchester County Department of Social Services to hold the Family Fun Fest on Saturday, June 1, 2019 between the hours of 10:00 am and 2:00 pm on the City's Race and Cedar Street lot; a variance from the noise ordinance, and use of City trash cans

Recommendation: That Council approve the request

A motion by Commissioner Rideout to adopt the Consent Calendar (Items 3, 4, and 5) was seconded by Commissioner Hanson and approved 4:0.

Ordinances for Introduction and First Reading

6. SUBJECT: Ordinance 1141 -- An Ordinance of the Commissioners of Cambridge, Maryland amending Chapter 2 (Administration) of the Code of the City of Cambridge, Maryland to incorporate the relevant provisions of the Public Integrity Act of 2017 (House Bill 879; Chapter 31, Acts of 2017) by extending the conflict of interest provisions set forth therein to former regulated lobbyists, clarifying certain prohibitions on the use of prestige of office or public position, prohibiting public disclosure of an individual's home address as shown on a financial disclosure statement, and requiring that persons filing a lobbying registration statement whose spouse is also a regulated lobbyist must identify the entity or entities that engage the lobbyist spouse in the statement and to revise obsolete language; providing that the title of this Ordinance shall be deemed a fair summary and generally relating to public ethics in the City of Cambridge.

Recommendation: That Council:

- A. Introduce Ordinance No. 1141 by reading of title only; and
- B. Schedule March 25, 2019 for second reading, public hearing, and a vote on Ordinance No. 1141.

Enforced by: City Ethics Commission

Chip MacLeod read the title of the ordinance. A public hearing will be held on March 25, 2019.

Ordinances for Second Reading, Public Hearing, and Adoption

None

Old Business

None

New Business

7. SUBJECT: Presentation by Chief Mark Lewis Reporting Statistics for Cambridge
Recommendation: That Council hear a report from Chief Lewis

Chief Lewis presented his annual report. The Cambridge Police Department is deeply involved with Community Policing. City-wide crime for the City of Cambridge is down approximately 21 percent over this time last year. This is the lowest the crime rate has been in six years even though they are short staffed. Their calls for service have increased dramatically. They are now in the area of about 40,000 calls for service a year which averages 131 calls a day. Cambridge Police Department is down six officers. Nine officers left last year; two to retirement the other seven to other agencies. They have a few officers who are looking at different agencies. If they loose one or two more officers, they will have to make some dramatic changes to how they operate. They may have to pull out of the Dorchester County Narcotics Task Force. He is working with the City Manager on the recruitment process. The Finance Committee has some proposals they will be presenting to Council. The entire report will be posted on the City's website.

8. SUBJECT: Grant Money from the Maryland Criminal Intelligence Network
Recommendation: That Council appropriate \$6,351.05 into the 2019 General Fund budget to increase the Police Department budget by \$6,351.05 for the Maryland Criminal Intelligence Network (MCIN) grant (formerly Safe Streets) by approving the budget amendment

A motion by Commissioner Sydnor to amend the FY2019 budget by adding \$20,000 for the Maryland Criminal Intelligence Network (MCIN) grant (formerly Safe Streets) by approving the budget amendment was seconded by Commissioner Rideout and approved 4:0.

9. SUBJECT: Resolution No. 19-001 – A resolution of the Commissioners of Cambridge, Maryland to Appointment and Designation of Members to the Administrative Committee for the Length of Service Awards Program for the City of Cambridge (Rescue Fire Company).
Recommendation: That Council approve the resolution

A motion by Commissioner Rideout to adopt Resolution No. 19-001 was seconded by Commissioner Hanson and approved 4:0.

10. SUBJECT: Cambridge Housing Market Analysis and Needs Assessment
Recommendation: That Council receive a report from Yvette Robinson

Yvette Robinson said the report was part of the ongoing planning process with the Housing Department and the Pine Street Historic District. One of the points was to have a housing market analysis completed and needs assessment. The report is complete. There is a community engagement meeting tomorrow at 5:30 pm at the Empowerment Center to review the key findings in the report with the community.

Cambridge is growing and is projected to grow. The question becomes how we position ourselves to absorb that growth that is happening. The number of families is decreasing. There is an increase in senior population but an incredible decrease in the number of families. We are trying to figure out what some of the correlations with that may speak to us and one thing is the housing rental rates. The rates are high particularly for what they are getting for their money. There could be a correlation between they increase in rental rates and the number of families. The question is how do we take this information and address it. There are some particular short-term things we can do. There are also some long-range goals that we need to set out and strategize. Tackling some of these things is not going to be something that happens overnight. It gives us a great picture of where we are so we can see what the opportunities are for us to move forward. Affordable housing is a big one. The price point for both rental as well as homeownership, we need to position ourselves in developing in a way that meets that demand—what does that look like for housing development, what does that look like for rehabbing a number of the structures for home ownership. There is a lot to digest in the report. This document will be uploaded to the website. After the final revitalization plan is complete in May, that will be another piece to market to attract folks to come partner with us in development and implementing these plans. They would like to schedule a work session with Council and the Consultants in a few weeks. She has suggested the first week of April.

Patrick Comiskey will work with Council to pick a date that works for everyone.

11. SUBJECT: Black Water Bakery Parking Lot Project Letter of Support

Recommendation: That Council approve a Letter of support for the Project conditioned upon the approval of the lawful owner(s) of the alley and any other properties to be impacted by the project.

A motion by Commissioner Rideout to approve a letter of support (Draft 3) for the project conditioned on the approval of the rightful owners alley and any other properties to be impacted by the project as well insuring that there is a vehicular access from Race Street to the City parking lot as part of any beautification project that occurs there was seconded by Commissioner Hanson and approved 4:0.

Public Comment

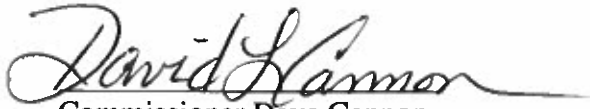
Donald Grey asked if anyone knows about the Hearn Building and what they are going to do with it. Oden Wheeler said the last update he got was when he talked with the contractor. It is his understanding that things are getting back in order and he hopes to be able to move forward but he did not provide a date. Mr. Grey said everyone in Cambridge is upset with this eyesore. Commissioner Rideout said from his conversations with Mr. Keyser, once the building next door is torn down, he will be able to move forward. Oden Wheeler said hopefully in the next week we get that building finished and be able to remove the fence and the concrete barriers. Some of the old historic bricks from the building that is being taken down have been given to Mr. Keyser for rebuilding the Hearn Building.

Oden Wheeler reported that the contractor is continuing to work on High Street. They are working on the sewer laterals for the individual properties. They finished the storm drain that was going down the alley that set them back a couple of days. They found a couple of lines that they did not know were there. They are making progress. They are keeping the street open for the businesses as much as they can.

Adjourn

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

With no further business, Commission Mayor Pro-Tempore Cannon adjourned the meeting at 7:17 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, February 25, 2019, insofar as I personally am aware.

A handwritten signature in cursive script that reads "David Cannon". The signature is written in black ink and has a long, sweeping tail that extends to the right.

Commissioner Dave Cannon
Chair pro tempore