

The City Council met in regular session on Monday, March 26, 2018 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. Commissioner Hanson led in the Pledge of Allegiance.

5:00 pm Mayor to Convene Council in Regular Session

A. SUBJECT: Closed Session regarding personnel matters

Recommendation: That Council consider a motion to go into closed session pursuant to State Government Article, Section 10-508(a) exception 1: to discuss (i) the appointment, employment, assignment, 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, because public discussion would adversely impact one or more individual's right to confidentiality.

Motion by Comm. Cannon to go into closed session as recommended, seconded by Comm. Hanson, and approved 5/0.

B. SUBJECT: Closed Session regarding contract negotiations

Recommendation: That Council consider a motion to go into closed session pursuant to State Government Article, Section 10-508(a) exception 14: before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, because public discussion would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

Motion by Comm. Foster to go into closed session as recommended, seconded by Comm. Rideout, and approved 5/0.

C. SUBJECT: End Closed session

Recommendation that Council consider a motion to end the closed session and return to open regular session at 6:00 pm.

Motion by Comm. Cannon to end the closed session and to return to open session as recommended, seconded by Comm. Hanson, and approved 5/0.

6:00 pm Mayor to Convene Council in Regular Session

Report on Closed Session:

Sandra Tripp-Jones reported that:

- Both sessions were attended by Mayor Jackson-Stanley, Commissioners Rideout, Sydnor, Foster, Cannon and Hanson and by City Attorney Charles MacLeod, City Manager Sandra Tripp-Jones and Public Works Director Oden Wheeler; and
- There is nothing to report at this time.

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 5:0.

Closed Sessions Reports

Sandra Tripp-Jones reported that Council held a closed session regarding personnel matters. All members of Council were present as well as City Attorney, Charles MacLeod; Public Works Director, Oden Wheeler; and City Manager, Sandra Tripp-Jones. There is nothing to report.

Sandra Tripp-Jones reported that Council held a closed session regarding potential contract negotiations. All members of Council were present as well as City Attorney, Charles MacLeod; Public Works Director, Oden Wheeler; and City Manager, Sandra Tripp-Jones. There is nothing to report.

Public Comment

Michael Wheatley presented a packet of information from Cambridge Main Street. It is a preview of a matter that will be presented to Council at a later date.

Dudley Parr spoke representing the Overflow Café. He asked for permission to put a food trailer at the Overflow Café at 400 Muir Street so they can expand their kitchen. They will use it as an on-site kitchen and this will also allow them to participate in church events and fairs. They have no interest in selling out of the trailer on the streets of Cambridge. Sandra Tripp-Jones asked the City Attorney for a legal opinion. Mr. Parr's proposal was submitted to Chip MacLeod.

Charlie Powell said the City of Cambridge never looked better than it does today as far as improvements and the people. He is happy that Main Street is being improved and spoke in favor of the food trailer for the Overflow Café.

Henry VanDyke owns the proposed trailer that the Overflow Café would like to purchase. The City allowed him to have the trailer across the street less than a year ago. It is nothing new. He doesn't know what the holdup is. The City Manager will consult with the City Attorney on this matter.

Consent Calendar

2. SUBJECT: Meeting Minutes from Council Meetings on March 12, 2018
Recommendation: That Council approve as submitted.
3. SUBJECT: Request from Five Fold LLC for a variance from the noise ordinance and permission for outside liquor sales during their Eastern Shore Affiliate Challenge at

Governor's Hall, Sailwinds Park, on Saturday, May 5, 2018 between the hours of 8:00 am and 6:00 pm

Recommendation: That Council approve the request.

4. SUBJECT: Request from Downtown Cambridge/Main Street for permission to use the City-owned parking lot in the 500 block of Race Street on Saturday, May 5, 2018 between the hours of noon and 5:00 pm for a Cambridge Spring Artscape event; permission to install a mosaic and plantings in accordance with the submitted documentation: close the parking lot between the hours of 9:00 am and 7:00 pm; use of City-owned trash cans; permission to erect a tent; outdoor food preparation; and a variance from the noise ordinance.

Recommendation: That Council approve the request subject to:

- A. Submission of a certificate of property and liability insurance naming the City as additional insured, acceptable to the City prior to event and
 - B. Submission of copy of County liquor license and County Food Permit(s) prior to event
5. SUBJECT: Request from Downtown Cambridge/Main Street (on behalf of The High Spot) for permission to hold the Cambridge Beer Festival in the 300 block of High Street on Saturday, May 12, 2018 between the hours of 1:00 pm and 6:00 pm; permission to close the street between the hours of noon and 7:00 pm; use of City-owned trash cans; permission to erect a tent; permission to prepare food and serve alcohol outside; and a variance from the noise ordinance

Recommendation: That Council approve the request subject to:

- A. Submission of a certificate of property and liability insurance naming the City as additional insured, acceptable to the City prior to event and
- B. Submission of copy of County liquor license and County Food Permit(s) prior to event

6. SUBJECT: Request from Chris Rodgers, Shore Shakespeare, to use Long Wharf Park for their production of "As You Like It" on Friday, June 8, 2018, and Saturday, June 9, 2018 between the hours of 6:00 pm and 10:00 pm; permission to erect a tent; and a variance from the noise ordinance

Recommendation: That Council approve the request subject to:

- A. 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 the consent calendar (Items 2 through 6) with a correction to the days of the week in Item 6 was seconded by Commissioner Hanson and approved 5:0.

Ordinances for Introduction and First Reading

7. SUBJECT: Ordinance No. 1117 entitled An Ordinance of the Commissioners of Cambridge, Maryland, to Amend Chapter 12 (Offenses – Miscellaneous), § 12-18 of the Code of the City of Cambridge for the Purpose of Providing That the Commissioners May Approve the Discharge of Firearms Within the Corporate Limits of the City on a Case-by-Case Basis, in Accordance with Administrative Standard

Operating Procedures Adopted and Amended from Time to Time by Resolution of the Commissioners; Providing that the Title of this Ordinance Shall Be Deemed a Fair Summary, and Generally Relating to Firearms in the City of Cambridge.

- A. Introduce Ordinance No. 1117 by reading of title only; and
- B. Schedule April 9, 2018 for second reading, public hearing and adoption of Ordinance No. 1117.

City Attorney, Chip MacLeod, read the title of Ordinance 1117. On April 9, 2018 Council will hold a second reading, public hearing, and if appropriate, adoption of Ordinance No. 1117.

8. SUBJECT: Ordinance 1118 entitled “An Ordinance of The Commissioners of Cambridge, a Municipal Corporation of the State of Maryland (the “Issuer”), Providing for the Issuance and Sale of an Aggregate Principal Amount Not to Exceed One Million Eight Hundred Eighty Thousand and 00/100 Dollars (\$1,880,000.00) of Bonds of the Commissioners of Cambridge to Be Known as “The Commissioners of Cambridge Infrastructure Bonds, 2018 Series A” (or by Such Other or Additional Designations as Required by the Community Development Administration Identified Herein) (the “Bonds”), to Be Issued and Sold Pursuant to the Authority of §§ 4-101 Through 4-255 of the Housing and Community Development Article of the Annotated Code of Maryland, as Amended, for the Purpose of: (i) Providing All or a Portion of the Funds Necessary for Financing and/or Refinancing the Sailwinds Wharf Reconstruction; (ii) Satisfying an Outstanding Line of Credit with 1880 Bank; (iii) Funding a Portion of a Capital Reserve Fund; and (iv) Paying Issuance and Other Costs Related to the Bonds; Providing That the Bonds Shall Be Issued Upon the Full Faith and Credit of the Issuer; Providing for the Disbursement of the Proceeds of the Sale of the Bonds and for the Levy of Annual Taxes Upon All Assessable Property Within the Corporate Limits of the Issuer for the Payment of the Principal of and Interest on the Bonds as They Shall Respectively Mature; Providing for the Form, Tenor, Denomination, Maturity Date or Dates, and Other Provisions of the Bonds; Providing for the Sale of the Bonds; and Providing for Related Purposes, Including (Without Limitation) the Method of Fixing the Interest Rate or Rates to be Borne by the Bonds, the Approval, Execution, and Delivery of Documents, Agreements, Certificates, and Instruments, and the Making of or Providing for the Making of Representations and Covenants Concerning the Tax Status of Interest on the Bonds; Providing That the Title of This Ordinance Shall Be Deemed a Fair Summary; Providing That the Provisions of This Ordinance Shall Be Liberally Construed; and Otherwise Generally Relating to the Issuance, Sale, Delivery, and Payment of and for the Bonds Authorized Hereby.”

Recommendation: That Council:

- A) Introduce Ordinance No. 1118 by reading of title only and
- B) Schedule April 23, 2018 for second reading, public hearing and passage

City Attorney, Chip MacLeod, read the title of Ordinance 1117.

The City’s cost for Sailwinds’ Wharf Reconstruction is \$1,800,000. Currently, the City is paying for these costs with a line of credit with 1880 Bank at current interest rates, which line of credit was established in January 2015 for the wharf project. The City can join with the Local Government Infrastructure Program with the Maryland

Department of Housing and Community Development to refinance the debt over 40 years at an interest rate not to exceed 4.65% APR.

On April 23, 2018 Council will hold a second reading, public hearing, and if appropriate, adoption of Ordinance No. 1118.

Budget

9. SUBJECT: Hearing on Constant Yield

Recommendation: That Council:

- A. Hear a report from staff;
- B. Open the public hearing, take public comment and close the public hearing;
- C. Approve maintenance of the current real property and personal property tax rates, allowing property tax to grow over constant yield level based on growth in base not rates.

The City has been advised by the State that assessed real property tax *revenues* for FY 2018 will increase by \$63,275 based on the current real property tax rate. This is not based on reassessments but on expansion of the assessable property base itself.

1. For the tax year beginning July 1, 2018, the estimated real property assessable base will increase by 1.1%, from \$716,764,569 to \$724,500,887.
2. If the City of Cambridge, Maryland maintains the current tax rate of \$0.8179 per \$100 of assessment, real property tax revenues will increase by 1.1% resulting in \$63,275 of new real property tax revenues. Retaining the current rate will not increase the property tax bill of existing property owners, unless the property is reassessed in value, which reassessments by the State are not scheduled until 2021.
3. In order to fully offset the effect of increasing real property revenues, the real property tax rate would be reduced to \$.8092, the "constant yield" tax rate.
4. City Staff is recommending no change in the real property tax rate to fully offset increasing assessments. Staff recommends that the Council adopt a real property tax rate of \$0.8179 per \$100 of assessment – the current rate.
5. Regarding the Personal Property tax rate, Staff is recommending no change and that rate continue at: 1.69 per \$100. Revenues from this tax are generating \$915,000 per year.

A motion by Commissioner Hanson to hold a public hearing was seconded by Commissioner Cannon and approved 5:0.

Jeff Hubbard spoke on behalf of the Board of Directors of the Dorchester County Chamber of Commerce. He spoke about not staying with the constant yield. Last year, Council had a constant yield hearing where Council decided that a constant

yield was the fair thing to do to keep the same amount of money coming into the City. Cambridge rates in the top ten in the State of Maryland in property taxes. This is something they have to deal with at the Chamber in trying to retain businesses and attract new people into town. A high tax rate makes that more difficult. This year the recommendation is not to stick with the constant yield. If we only use the constant yield when money is going down and when money is going up we do not use constant yield, it just doesn't give us a consistent form of making these decisions. The Chamber of Commerce would like to recommend that Council use the constant yield formula and give a very small buy symbolic tax cut to the citizens of Cambridge.

Mayor Victoria Jackson-Stanley reported that she received a call from a citizen who is a property owner but does not live in Cambridge asking that Council leave the tax rate alone or lower it.

Nobody else asked to speak.

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

A motion by Commissioner Sydnor to approve the maintenance of the current real property and personal property tax rates, allowing property tax to grow over constant yield level based on growth in base not rates was seconded by Commissioner Cannon and approved 5:0.

10. SUBJECT: Cost of Living Adjustments for City Staff

Recommendation: That Council conceptually approve a 2% cost of living adjustment for all staff with salaries up to \$40,000/year and a 1 and 1/2 percent cost of living adjustment for all positions with salaries over \$40,000/year with the exception of the City Manager position, effective July 1, 2018.

A motion by Commissioner Sydnor to conceptually approve a 2% cost of living adjustment for all staff with salaries up to \$40,000/year and a 1 and 1/2 percent cost of living adjustment for all positions with salaries over \$40,000/year with the exception of the City Manager position, effective July 1, 2018 was seconded by Commissioner Cannon and approved 5:0.

11. SUBJECT: Payoff of Line of Credit

Recommendation: That Council appropriate \$292,430 from the Unappropriated General Fund balance and increase the FY 2018 General Fund debt service budget to payoff off a line of credit dating from 2009.

A motion by Commissioner Sydnor that Council appropriate \$292,430 from the Unappropriated General Fund balance and increase the FY 2018 General Fund debt service budget to payoff off a line of credit dating from 2009 was seconded by Commissioner Hanson and approved 5:0.

New Business

12. SUBJECT: Cosby Avenue Playground

Recommendation: That Council:

- A. Appropriate \$28,000 to FY 2018 General Fund revenue for insurance proceeds;
- B. Amend the FY 2018 General Fund budget to transfer \$,5000 from appropriated reserves;
- C. Appropriate \$33,000 to FY 2018 Public Works budget to purchase playground equipment.

A motion by Commissioner Sydnor to appropriate \$28,000 to FY 2018 General Fund revenue for insurance proceeds; amend the FY 2018 General Fund budget to transfer \$5,000 from appropriated reserves; appropriate \$33,000 to FY 2018 Public Works budget to purchase playground equipment; and direct staff to look into some safety procedures to implement to protect the equipment and the children was seconded by Commissioner Foster and approved 5:0.

13. SUBJECT: Maryland Department of Transportation State Highway Administration (MDOT SHA) Transportation Alternatives (TA) Program Safe Routes to Schools (SRTS) Grant Acceptance for Bayly Road Sidewalk

Recommendation that Council:

- A. Accept a TA SRTS Grant in the amount of \$200,000 for installation of a sidewalk and associated drainage improvements on the north side of Bayly Road from Maces Lane to Governors Ave;
- B. Transfer \$40,000 from the appropriated reserve to the Department of Public Works Capital Budget.

A motion by Commissioner Cannon accept the Transportation Alternatives Safe Routes to Schools Grant and transfer \$40,000 from the appropriated reserve to the Department of Public Works Capital Budget was seconded by Commissioner Hanson and approved 5:0.

14. SUBJECT: Request from the Hyatt Regency Resort to allow skeet shooting to take place on the golf course near Hole 17 on Sunday, April 22, 2018 from 9:00 am until 12:00 pm

Recommendation: That Council approve the request.

A motion by Commissioner Rideout to table this request until April 9, 2018 was seconded by Commissioner Hanson and approved 5:0.

Notices

April 9, 2018 – Filing of the FY 2019 Proposed Operating and Capital Improvement Budget with presentations of the proposed Mayor and Council, Council Goals, and Administration budgets and opening of the public hearing on the proposed budget to be continued to April 16, 2018

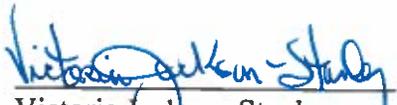
Mayor and Council

Commissioner Foster congratulated the Cambridge Police Department on another successful Easter egg hunt.

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 7:02 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, March 26, 2017, insofar as I personally am aware.


Victoria Jackson-Stanley
Mayor