

The City Commission held special scheduled meeting on Monday, July 12, 2021. The meeting was scheduled to begin at 5:00 p.m. or one hour prior for its regular time of 6:00 p.m. in the City Commission Chambers at 305 Gay Street in Cambridge.

The mayor opened the meeting at 5:00 p.m. Those present in person or virtually were Mayor Bradshaw, Commissioner Brian Roche, Commissioner Lajan Cephas (was remote-then in person), Commissioner Jameson Harrington, Commissioner Sputty Cephas, Commissioner Chad Malkus, City IT Division Director Dale Price, city assistant attorney Andrew Meehan, city police chief Mark Lewis, and city manager Patrick Comiskey. Citizens were able to observe the meeting by going on-line to TownHallStreams.com. Citizens were invited to call in their public comments by calling the Mayor during the meeting at 410-228-5808. Citizens were also able to participate in the meeting by logging into the meeting by calling 408-418-9388 and entering the meeting number and password: Meeting Number 132 958 6308; Password 5808.

5:00 Mayor to Convene in Regular Session

Agenda

Commission President Lajan Cephas ask to have the agenda amended to add the Housing Task Force appointees. On a motion by Sputty Cephas and a second by Commissioner Malkus the amended agenda was approved on a 5-0 vote.

Requests from the Public

Mr. Tom Haynes of Green Street Housing gave a presentation.

NYCS – Mike Bryan and Perry Bromwell gave a presentation on National Youth Care Services

Purple Heart Highway – (Purple Heart's staff did not attend the meeting)

Consent Calendar

On a by Commissioner Malkus and a second by Commissioner Sputty Cephas the consent calendar was approved unanimously.

2. June 7, 2021, Meeting Minutes
3. June 14, 2021, Meeting Minutes
4. June 21, 2021, Meeting Minutes

5. Jamie Schultz from DRI-DOCK is requesting to have the 7th Annual Recovery Works Event, September 18, 2021, from 10am-7pm at the Salvation Army on 700 Washington Street.
6. Groove City Black Heritage Culture Group has requested to have a time change for the Annual Groove City Fest from 3pm to 9pm instead of 11am to 5pm.
7. Groove City Black Heritage Culture Group is requesting to have a 2nd day for the Groove City Culture Fest at Cornish Park on Sunday, August 22, 2021, from 3pm-9pm.

Ordinance(s) for First Reading were read aloud by the Assistant City Attorney.

Ordinances for Introduction and First Reading

8. **ORDINANCE NO. 1185 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING §§ 4-7 AND 4-12 OF THE CODE OF THE CITY OF CAMBRIDGE, MARYLAND FOR THE PURPOSES OF PROVIDING THAT THE DEPARTMENT OF PUBLIC WORKS SHALL NOT ISSUE PERMITS TO UNLICENSED PERSONS FOR ACTIVITIES FOR WHICH A LICENSE IS REQUIRED OR TO ANY PERSON AGAINST WHOM THERE ARE OUTSTANDING FINES FOR VIOLATIONS OF THE CITY CODE, INCLUSIVE OF THE UNIFIED DEVELOPMENT CODE, UNTIL SUCH FINES ARE PAID IN FULL; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO BUILDING PERMITS IN THE CITY OF CAMBRIDGE.**
 - a. Give Ordinance No. 1185 a first reading by title only
9. **CHARTER AMENDMENT RESOLUTION NO. CR-2021-02 - A RESOLUTION OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND PASSED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE CONSTITUTION OF MARYLAND AND §§ 4-302(1) AND 4-304 OF THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND ANNOTATED CODE TO AMEND § 3-83 OF THE CHARTER OF THE CITY OF CAMBRIDGE FOR THE PURPOSES OF INCREASING THE MAXIMUM FINES FOR VIOLATIONS OF THE CITY CODE, INCLUSIVE OF THE UNIFIED DEVELOPMENT CODE, THAT ARE PUNISHABLE AS A MISDEMEANOR TO \$1,000.00 AND/OR UP TO SIX MONTHS' IMPRISONMENT AND INCREASING THE MAXIMUM FINES FOR SUCH VIOLATIONS THAT ARE PUNISHABLE AS MUNICIPAL INFRACTIONS TO \$1,000.00; PROVIDING THAT THE TITLE OF THIS CHARTER AMENDMENT RESOLUTION SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO MISDEMEANORS AND MUNICIPAL INFRACTIONS IN THE CITY OF CAMBRIDGE.**
 - a. Give Charter Amendment Resolution No. CR-2021-02 a first reading by title only

Ordinances for Second Reading, Public Hearing, and Adoption

10. **ORDINANCE NO. 1179 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING THE CITY'S UNIFIED DEVELOPMENT CODE ("UDC") TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION 3 OVERLAY DISTRICT; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO OVERLAY DISTRICTS IN THE CITY OF CAMBRIDGE.**

- a. **Give Ordinance No. 1179 a second reading by title only**
 b. **Public Hearing:** Cheryl Hannan of 103 Mill Street spoke on the ordinance.

City Planner Pat Escher suggested amending page 4, section D. 2. of the ordinance to state "the overlay is confined to the existing building envelop."
 Commissioner Roche added that parking spaces and driveways are excluded from the open space, subsection D., and greenspace and impervious surfaces are to be 30% of the open space or provide sufficient stormwater retention to prevent an increase in runoff.

On a motion by Commissioner Roche and a second by Commissioner Harrington, the amended Ordinance was approved on a 5-0 vote.

11. **ORDINANCE NO. 1180 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CAMBRIDGE BY REZONING 201 MILL STREET, TAX IDENTIFICATION NO. 07-173814, IDENTIFIED ON TAX MAP 301 AS PARCEL 124 TO INCLUDE THE NEIGHBORHOOD CONSERVATION 3 OVERLAY; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED TO BE A FAIR SUMMARY, AND GENERALLY RELATING TO THE OFFICIAL ZONING MAP OF THE CITY OF CAMBRIDGE.**

- a. **Give Ordinance No. 1180 a second reading by title only**
 b. **Public Hearing:** Mark Masden of 120 Mill Street said he was okay with the proposed plan so long as the back area remains green space.
 J.D. Tieder owner of Tieder Electric located at 309 High Street spoke in favor of the project.
 Ann Damianos, 606 William Street, spoke in favor of the Ordinance.
 Jim Sicks of 605 William Street, spoke in favor of the ordinance.

Motion to approve Ordinance 1180 was made by Commissioner Harrington and seconded by Commissioner S. Cephas and approved on a 5-0 vote.

12. **ORDINANCE NO. 1181 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 5.1.3(A) OF THE CITY'S UNIFIED DEVELOPMENT CODE ("UDC") TO PROVIDE THAT THE LOCATION OF AN ACCESSORY BUILDING ON A CORNER THROUGH LOT SHALL BE DETERMINED BY THE ZONING OFFICIAL AND THAT ACCESSORY RESIDENTIAL BUILDINGS AND STRUCTURES EXCEEDING 12 FEET IN HEIGHT SHALL MEET THE SETBACK REQUIREMENTS IN §§ 5.1.3(A)(3) AND (B) OF THE UDC; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO ZONING IN THE CITY OF CAMBRIDGE.**

- a. **Give Ordinance No. 1181 a second reading by title only**
- b. **Public Hearing: No one spoke during the public hearing**

On a motion by Commissioner Malkus and a second by Commissioner Spatty Cephas, Ordinance 1181 was approved on a 5-0 vote.

13. **ORDINANCE NO. 1182 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 4-10 OF THE CODE OF THE CITY OF CAMBRIDGE, MARYLAND FOR THE PURPOSE OF WAIVING PERMIT FEES FOR NEW CONSTRUCTION, ALTERATION, REMOVAL, DEMOLITION, MOVING, OR OTHER BUILDING OPERATIONS, NOT TO EXCEED \$200.00, FOR ANY BONA FIDE NON-PROFIT ENTITY UNDER CERTAIN CONDITIONS; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO BUILDING PERMIT FEES IN THE CITY OF CAMBRIDGE.**

- a. **Give Ordinance No. 1182 a second reading by title only**
- b. **Public Hearing: No one spoke during the public hearing.**

On a motion by Commissioner Harrington and a second by Commissioner Malkus, Ordinance 1182 was approved on a 5-0 vote.

14. **ORDINANCE NO. 1183 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 4-42 OF THE CODE OF THE CITY OF CAMBRIDGE, MARYLAND FOR THE PURPOSES OF PROVIDING THAT AN OWNER OF A NON-OWNER OCCUPIED RESIDENTIAL DWELLING UNIT SHALL NOT OPERATE THE SAME WITHOUT HAVING FIRST FILED AN ANNUAL REGISTRATION STATEMENT WITH THE CITY AND PAID THE ANNUAL FEE THEREFOR, THAT THE CITY SHALL NOT ACCEPT A REGISTRATION STATEMENT FOR ANY NON-OWNER OCCUPIED RESIDENTIAL DWELLING UNIT FOR WHICH THERE ARE OUTSTANDING FINES AND/OR ABATEMENT ORDERS FOR VIOLATIONS OF THE CITY CODE, AND THAT THE FAILURE TO FILE A REGISTRATION STATEMENT AS REQUIRED BY § 4-42 OF THE CITY CODE SHALL OPERATE AS A BAR TO ANY ACTION INITIATED BY OR ON BEHALF OF ANY OWNER OF A NON-OWNER OCCUPIED RESIDENTIAL DWELLING UNIT UNDER § 8-401**

OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND; AUTHORIZING THE SUSPENSION AND REVOCATION OF A REGISTRATION STATEMENT, UNDER CERTAIN CONDITIONS; AND INCREASING THE FINE FOR A VIOLATION OF § 4-42 OF THE CITY CODE FROM \$100.00 TO \$1,000.00; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO NON-OWNER OCCUPIED RESIDENTIAL DWELLING UNITS IN THE CITY OF CAMBRIDGE.

- a. **Give Ordinance No. 1183 a second reading by title only**
- b. **Public Hearing:** Susie Hayward Director of Government Affairs for the Mid Shore Board of Realtors presented proposed written changes to the ordinance. Commissioner Roche asked about flagging properties after three incidents. Police Captain Todd said they could send a report over to Code Enforcement and MUC.

An amended draft of the ordinance incorporating changes proposed by Ms. Hayward was presented to the city commission by the assistant city attorney. A motion to accept the amended draft was made by Commissioner L. Cephas and seconded by Commissioner S. Cephas. The amended version was approved on a 5-0 vote.

An additional amendment was made to Section F to state the first offense fine is \$100 and the second offense is \$1,000 with the fine being per unit and not per person or landlord. A motion to approve the amended draft was made by Commissioner Malkus and seconded by Commissioner Roche was adopted with a 3-2 vote. Commissioners Malkus, Roche, and Harrington voted for the motion and Commissioners L. Cephas and S. Cephas voted against the amendment.

A motion to approve the ordinance as amended was made by Commissioner L. Cephas and seconded by Commissioner Malkus was approved on a 5-0 vote.

15. **ORDINANCE NO. 1184 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 5.1.1(C), TABLE 3 (DIMENSIONAL AND DENSITY REQUIREMENTS) OF THE CITY'S UNIFIED DEVELOPMENT CODE FOR THE PURPOSES OF LIMITING THE NUMBER OF UNITS PER SQUARE FEET FOR CERTAIN USES AND ESTABLISHING DIMENSIONAL REQUIREMENTS IN THE DOWNTOWN WATERFRONT DEVELOPMENT DISTRICT - CORE SUBDISTRICT; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO ZONING IN THE CITY OF CAMBRIDGE.**

- a. **Give Ordinance No. 1184 a second reading by title only**
- b. **Public Hearing:** No one called in for the public hearing.

On a motion by Commissioner Spuddy Cephas and a second by Commissioner Malkus, Ordinance 1184 was approved on a 5-0 vote.

Old Business

16. Resolution No. 21-13 Beasley Market Grant Agreement – Community Legacy Program

On a motion by Commissioner Spuddy Cephas and second by Commissioner Harrington, this agreement was approved 5-0.

17. Resolution No. 21-14 Maces Lane Community Center Grant Agreement – Strategic Demolition Program

On a motion by Commissioner Spuddy Cephas and a second from Commissioner Malkus, this was approved on a 5-0 vote.

18. Proposed Amendment to Hyatt Master Development Plan.

Sandy McAllister and Ken Eaton spoke in favor of the amendment. Commissioner Roche asked that amenities such as a swimming pool be required. Millison Pitts of Willow Condominiums spoke about a six-month rental minimum. Erin Girard representing METCO advised the amendment would not have an adverse impact on any of the properties he represented. Bob Brennan with METCO was also present.

Commissioner Malkus proposed amending the plan to include the Willow Oaks Condominium proposal and the inclusion of a reasonably sized in-ground swimming pool constructed either prior to or in concurrence with the main project construction. Commissioner Roche seconded the motion, and the proposed amendments were adopted 5-0.

Commissioner Malkus made the motion to adopt the findings of fact and the recommendations as amended. The motion was seconded by Commissioner S. Cephas and adopted 5-0.

New Business

19. Sewer Line Replacement Bids – Cambridge Creek Project

On a motion by Commissioner Harrington and a second by Commissioner Roche, this was approved on a 5-0 vote.

20. Resolution No. 21-15 DNR Waterway Improvement Project Grant Agreement

On a motion by Commissioner Malkus and a second by Commissioner Roche, this agreement was approved on a 5-0 vote.

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21. National League of Cities Membership
On a motion by Commissioner Sputty Cephas and a second by Commissioner Harrington, Council agreed to join the NLC membership, this was approved on a 5-0 vote.
22. Commission President Lajan Cephas asked to have Danielle Dockins replace Portia Ennels as the ward 2 representative of the housing task force. This was approved 5-0. Commissioner Harrington asked that Susan Webb replace Mr. Farrow. This was approved 5-0. The mayor asked that Jerry Burrows be placed on the task force. This was approved 5-0.

Meetings

The mayor announced the need to have a closed session meeting on Monday, July 19, 2021, at 6:00 p.m.

The City of Cambridge Board of Appeals public meeting will be held on Tuesday, July 27, 2021, at 6:00 pm at Commission Chambers 305 Gay Street Cambridge, Maryland.

Public Comment

A citizen asked that the city improve the drainage at Academy and Light Streets. Charles Kilman, the antique store operator on Poplar Street stated he was against closing the street.

Ann Damianos, 606 William Street, spoke against closing the Poplar Street.

One of the Deep Harbor Masters Association officers, Carlos, introduced himself to the commission.

Department or Division Head Comments

National Night Out August 3rd at the community swimming pool
Coffee with a Cop at the Starbucks on August 14th

Commissioner's Comments

Mayor's Comments

Closed Session – This meeting will be closed under General Provisions Article 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; (2) to consult with counsel to obtain legal advice.

On a motion by Commissioner Jameson and a second by Commissioner L. Cephas, the city commissioners voted 5-0 to go into closed session at 10:10 p.m.

Commissioners left closed session at 10:17 p.m.

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Adjourn

A motion by Commissioner Malkus seconded by Commissioner S. Cephas to adjourn was approved unanimously.

With no further business, Mayor Andrew Bradshaw adjourned the meeting just after 10:17 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, July 12, 2021, insofar as I personally am aware.



Andrew Bradshaw
Mayor