

The City Council met in regular session on Tuesday, November 13, 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.

Presentation

Mayor's Certificate to Calvin Stack honoring his 50 years with Rescue Fire Company

Mayor Stanley read the certificate and presented it to Mr. Stack, one of our local heroes. Council thanked him for his dedicated service to the citizens of Cambridge.

Agenda

1. Council to approve or amend agenda as presented.

A motion by Commissioner Sydnor to approve the agenda as presented was seconded by Commissioner Rideout and approved 5:0.

Public Comment

Sharon Smith recently attended two meetings that the City hosted about some progress that was proceeding forward. One was the progress on Pine Street. It is long overdue. She believes the whole City is looking for some positive outcome from that effort. Her concern is that it is a registered Historic District and there is no Commission that protects the design guidelines. There are no design guidelines as there are for the Wards 1 and 3 Historic Preservation Districts. Habitat is a wonderful organization, but they are not preservationists. She is not aware that there is anything that is going to protect any of the historic architectural features on Pine Street as they go forward. She asked City Council to consider creating some sort of Historic Preservation Commission or expanding the scope of the current Historic Preservation Commission.

Barbara Collins, representing Newcomb and Collins Funeral Home, said their concern is the closing of High Street for mainly the beer fests sponsored by The High Spot. When the street closes, their business has to close. With funerals, you never know when the phone is going to ring and they never know when families are going to want funerals. Then there are the times they cannot have a funeral because the street closes at 11:00 am and does not re-open until 6:00 pm. It puts a stress on their business. It happens too often. The Christmas Parade is fine because it is an annual event. There is also the Dorchester Showcase and the IronMan and EagleMan. The Police Department works very well with them when the street is closed so they have access to the funeral home but there is a band playing that is heard inside when a preacher is trying to have a service. It just isn't right. Their concern is that it is being closed too often. She suggested the events be held at Long Wharf or Sailwinds. They are mainly promoting two businesses but shutting down her business.

Portia Johnson-Ennels thanked DPW for installing the 'no parking' signs on Cornish Drive. On Thursday, the City will be using the Empowerment Center. Normally, they ask people for a donation. In place of a donation, they are asking the City for in-kind services for things that need to be done in the center. They would like the floors done and some light painting. They will supply the materials; all they need is the manpower. They would like to decorate outside the Empowerment Center for Christmas and would like to include the Police Substation. She would like the Board to meet with someone from the City to discuss some things that are going on concerning the building itself. They have been in there for 16 years and there are some things that had to call DPW for like a leak in the ceiling which is not their responsibility. Commissioner Cannon offered the name of a person to contact who may have some people willing to help with the painting.

Charles McFadden, president of CAN, spoke about Ordinance 1135. They would like to take the position that they like the original ordinance. They like the framing of the fence being placed inside the yard with the nice side facing outward and they would like height restrictions on the fences.

Yvette Robinson invited the community to a community-involvement event on Thursday, November 15th from 5:30 pm to 7:30 pm at the Empowerment Center. This visioning session will get community input on planning and revitalization for the Pine Street Historic District. There will be a work session in City Council Chambers on Friday, November 16th at 11:00 am to talk about the Cambridge Revitalization Neighborhood Program.

Requests from the Public

2. Mike Krantz to discuss Group Mission Trips and their offer to Cambridge in conjunction with Neighborhood Revitalization

Since the early 1990s, Group Mission Trips has been working with and helping communities across the United States and the world with home repair. As a non-profit mission ministry, they work hard to bring meaningful service to the communities they serve. Since their beginning, thousands upon thousands of mission trip participants have racked up millions of volunteer hours serving people in need.

Council received brochures to give them more information and outlines what they could do for Cambridge. There is a \$20,000 commitment required from the City as the co-sponsoring local agency. All that money goes toward building materials. They estimate they will work on 65 different houses.

A motion by Commissioner Sydnor to refer this project to the City Manager and the Department of Public Works to find a source of the funds was seconded by Commissioner Rideout and approved 5:0.

3. Bill Christopher, Dorchester Chamber of Commerce, to give an update on Dorchester Goes Purple

Mike Sterling gave Council an update. They had a very positive response from the community. Scores of businesses, public service agencies, and homes participated by shining purple lights throughout the month of September. These purple lights have prompted many important conversations, particularly with our youth about the risks and dangers of opioid abuse. The committee distributed over 600 purple tee-shirts, 3500 wrist bands, 3000 flyers, 1000 window stickers, 30 daily purple messages on WHCP and on Facebook and around the community through the purple banner initiative. Gerry Boyle and IronMan put out 1500 IronMan volunteer tee-shirts that supported the campaign logo. There was even a purple boat parade. September is National Recovery Month. He thanked Sheriff Phillips, Chief Mark Lewis, Chief Les Hutton, and States Attorney Bill Jones. Many other people were instrumental in this campaign. There is so much more to be done so the campaign will continue next year.

Consent Calendar

4. SUBJECT: Meeting Minutes from Council Meetings on October 22, 2018
Recommendation: That Council approve as submitted.
5. SUBJECT: Municipal Government Works Month Proclamation
Recommendation: That Council approve Mayor Stanley signing the proclamation and forwarding it to the Maryland Municipal League as a requirement for Cambridge continuing to be "A Banner City"
6. SUBJECT: Request from Pleasant Day Medical Adult Day Care for permission to have a banner hung across Race Street from Thursday, November 15th through December 6th advertising the Festival of Wreaths
Recommendation: That Council approve the request
7. SUBJECT: Request from Patrick Fanning, High Spot, for permission to hold their Crawfish Boil and Muskrat Stew Fest in the 300 block of High Street or Cannery Way, on Sunday, February 24, 2019 between the hours of 1:00 pm and 6:00 pm (Event pre-approved with ASOP 45)
Recommendation: That Council approve the event subject to:
 - A. Holding the event in Cannery Way (anticipating High Street will be undergoing renovations)
 - B. Submission of a certificate of property and liability insurance naming the City as additional insured, acceptable to the City prior to event and
 - C. Submission of Liquor Board Certificate prior to the event.

A motion by Commissioner Hanson to approve Consent Calendar Items 4, 5, and 6 was seconded by Commissioner Cannon and approved 5:0.

A motion by Commissioner Hanson to approve Consent Calendar Item 7 with the event being held in Cannery Way was seconded by Commissioner Foster and approved 5:0.

Ordinances for Introduction and First Reading

None

Ordinances for Second Reading, Public Hearing, and Adoption

8. SUBJECT: Ordinance 1135 -- An Ordinance of the Commissioners of Cambridge, Maryland amending § 5.1.4 of the City's Unified Development Code ("UDC") to provide that: 1) fences shall not extend at a height exceeding six feet forward of the primary rear building façade; 2) fences extending forward of the primary rear building façade shall not exceed four feet in height subject to certain conditions; and 3) fences that have a side with exposed framing or similar features shall orient that side internal to the site; providing that the title of this Ordinance shall be deemed a fair summary and generally relating to fences in the City of Cambridge.

Recommendation: That Council

- A. Give Ordinance No. 1135 a second reading by reading of title only;
- B. Open the public hearing, take public comment and close the public hearing; and
- C. Adopt Ordinance No. 1135

Chip MacLeod read the title of the ordinance.

Commissioner Sydnor asked what predicated this request to change the ordinance. Pat Escher responded that it was brought to her attention via a building permit. He asked what ward it was in. Ms. Escher was not sure what ward it was in. Commissioner Sydnor said he thinks the City is becoming very intrusive in other peoples' property. If this was precipitated by one individual, then it doesn't seem a problem exists. We are creating a problem because citizens have talked to him about why we are dictating what they can and cannot do on their property. They feel they should have some freedom. They are told where they can put a shed and they must get permission for exterior changes. These renovations are inspected. He thinks we are going too far. If there is not a problem, why create one? If this is for the Historic District, the City pays someone to work with that district and therefore they can come up with guidelines that they want to use but you don't have to intrude upon other areas just because one area or one person would like to have this.

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

Charles McFadden, President of CAN, said they think the fence looks better when it is facing out. It would make the City look better. They are in favor of the original proposal.

Portia Johnson-Ennels said there already is an ordinance on the books about a six-foot fence. She asked why the City needs this ordinance. There are landlords that install fences at many different heights and it makes the neighborhood look bad. She asked if this would be corrected or if this is just toward the homeowners.

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

Mayor Stanley asked if current fences are grandfathered. Pat Escher said any fence that currently exists is grandfathered. The requirements are on maximum height. In your front yard, you have a maximum height of four feet. In the rear yard, you have a maximum height of six feet. The height determination is trying to allow people who have a different configuration of a building that have an addition in back, to still be able to construct a privacy fence of six feet as long as it is in the rear of the primary structure. Currently the way it is written, the rear of the house, which would be the addition, would not allow you to have a six-foot fence as is shown in the graphic between the addition and the primary building. You could only have a four-foot fence.

A motion by Commissioner Foster to reject this ordinance and keep the ordinance we have on the books was seconded by Commissioner Sydnor and approved 3:2.

Old Business

None

New Business

9. SUBJECT: Assignment to WBOC of MTS Broadcasting Lease Agreement with the City

Recommendation: The city manager recommends the city council assign to WBOC the MTS Broadcasting Lease Agreement with the City.

A motion by Commissioner Rideout to assign the MTS Broadcasting lease agreement to WBOC was seconded by Commissioner Hanson and approved 5:0.

10. SUBJECT: Bradford House

Recommendation: That Council review and accept Code Enforcement report for informational purposes.

Oden Wheeler reported that there have been numerous times when the elevator at the Bradford House got stuck. A community meeting was held with the residents of the Bradford House to listen to their concerns, and/or complaints. Commissioner Foster; Patrick Comiskey, City Manager; Oden Wheeler, Director of DPW; Susan Webb, Division Manager Building Services; Derick Johnson of DHCD; and representatives of the Bradford House Management attended the meeting. Our efforts in improving the living conditions for the residents of the Bradford House are long from being concluded. HUD and DHCD, who provide funding assistance to many residents, have been and will continue to be a major partner in this effort. Rescue Fire Company has been a valuable partner in our efforts in addressing the elevator and fire code violations within the facility. HUD reported that they will begin to hold funding if owners and/or management does not mitigate the violations to City standards and within our allotted time lines.

11. SUBJECT: Outstanding Invoices for Jess Jr.'s Body Shop

Recommendation: That Council appropriate \$17,131.94 from the unappropriated reserves and appropriate \$45,870.90 from Drug Forfeiture Fund to Cambridge Police Department Administration Vehicle Repairs and Maintenance account for the payment of \$63,002.84 to Jess Jr.'s Body Shop for prior years vehicle repair and maintenance work.

A motion by Commissioner Rideout that Council appropriate \$17,131.94 from the unappropriated reserves and appropriate \$45,870.90 from Drug Forfeiture Fund to Cambridge Police Department Administration Vehicle Repairs and Maintenance account for the payment of \$63,002.84 to Jess Jr.'s Body Shop for prior years vehicle repair and maintenance work was seconded by Commissioner Cannon and approved 5:0.

12. SUBJECT: Lease Agreement of Governors Hall with the American Legion

Recommendation: The city manager recommends the city council rent Governors Hall to the American Legion for free for the next year on the condition the legion continues to rent the facility to the public as they have done over the past two years. The lease includes the building, the parking lot, and the park grounds. The lease does not include the newly renovated wharf, the brick office building, or the property the city plans to lease to Cambridge Yacht Maintenance. The American Legion has the right to utilize the wharf; however, the City has first use of the wharf and the right to place conditions on the use by the American Legion.

Commissioner Hanson recused himself from the discussion as he is a member of the American Legion. He left to room.

A motion by Commissioner Sydnor that Council send out an RFP for a one-year renewable lease of Governors Hall (Sailwinds Park) for the area consisting of Governors Hall, the surrounding festival grounds and parking lot; excluding the area near Yacht Maintenance and the promenade; and with a notice to terminate in six months was seconded by Commissioner Foster and passed 3:1. Commissioner Hanson was out of the room. The RFP will come before Council prior to being released.

A motion by Commissioner Cannon that we not renew the lease with the American Legion and we return the equipment was seconded by Commissioner Foster and approved 4:0. Commissioner Hanson was out of the room.

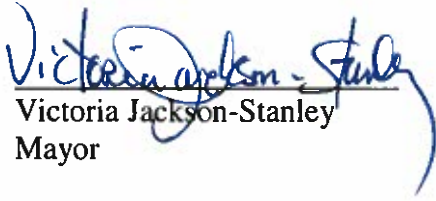
Notices

Friday, November 16th at 11:00 am in Council Chambers – Work Session on Cambridge Neighborhood Revitalization Program Consultant RFP Review & Presentation.

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 8:10 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Tuesday, November 13, 2018, insofar as I personally am aware.


Victoria Jackson-Stanley
Mayor