



The City of Cambridge - Council Meeting Minutes August 8, 2022

The City Commission held its regularly scheduled meeting on Monday, August 8, 2022, at 6 p.m. The meeting was located at the City Council Chambers at 305 Gay Street in Cambridge, Maryland. 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, Police Chief Mark Lewis, Fire Chief Adam Pritchett, 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 408-418-9388 and entering the meeting number and password: Meeting Number 2555 16109336; Password 5808.

Commission President Lajan Cephas asked for a moment of silence for the youth in our community and the police department. Then Pledge of Allegiance followed.

Agenda

1. Commission to approve or amend agenda as presented.

Motion to approve the agenda with amendment to take out item 15, the discussion of a fire truck purchase for further discussion at a later work session. A motion was made by Commissioner Roche and seconded by Commissioner Malkus. Approved 4:1 Motion withdrawn by Commissioner Roche.

Motion to add item 15 back to the agenda, and approve agenda as amended. Motion to approve the agenda as amended by Commissioner S. Cephas and seconded by Commissioner Harrington. Approved 5:0

Presentations from the Public - NONE

Consent Calendar

2. July 25, 2022, Meeting Minutes
3. Mr. Sergio Martinez is requesting to have "First Annual Andy Perez Car and Bike Show Extravaganza" on August 27th, 2022. Event will be held at his location at 1001 Goodwill

Ave. Time of event 9 am to 8 pm. He previously sent in the application and was approved by the Council, but the event had to be rescheduled.

4. Arete Beauty is requesting to have “Drug Overdose Awareness Day” event on September 17, 2022. Event will be held in the city lot on the corner of Race St and Cedar St. Time of event is noon till 6 pm.
5. Dorchester County Health Department is requesting to have “Dorchester County Hispanic Heritage Month Walk-Up” event on September 17, 2022. Event will be held between Cross St to Cedar St along Pine St. Time of event will be 2 pm till 6 pm.
6. Mr. Bill Christopher is requesting to have “Mid-Shore Goes Purple Together” event on September 24, 2022. Event to be held at the parking lot of Long Wharf Park. Time of event is noon till 3 pm.
7. Ms. Michelle Barnes is requesting to have “Expo / Launch Sweet Sensations by Shagg” event on September 24, 2022. Event will be held in the city lot on the corner of Race St and Cedar St. Time of the event will be estimated at 11:30 am till 3 pm.
8. Chesapeake College Cambridge Center is requesting to have “Lift Truck Training” on October 22, 2022. Event will be held in the city parking lot behind the college. Time of event is from 9 am till 1 pm.
9. Letter of support for the Easter Shore Conservancy (ESLC) – Pat Escher

Commissioner S. Cephas wanted to make sure that No.#2 has the correction of the July 25, 2022, minutes to have under Agenda Motion was approved 5:1 to correction approved 5:0. Motion seconded by Commissioner Harrington. Approved 5:0

Motion by Commissioner Roche with the amendment to the Consent Agenda, seconded by Commissioner Malkus. Approved 5:0

Ordinances for First Reading

- 10. 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 CITY OF CAMBRIDGE.**

Ordinance was read by City Attorney, Patrick Thomas

Ordinances for Second Reading

- 11. ORDINANCE NO. 1196 — AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND REPEALING ORDINANCE NOS. 881, 882, AND 934 REGARDING THE BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF CAMBRIDGE HISTORIC PRESERVATION COMMISSION; PROVIDING THAT THE TITLE OF THIS ORDINANCE**

SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO THE CITY OF CAMBRIDGE HISTORIC PRESERVATION COMMISSION.

Ordinance was read by City Attorney, Patrick Thomas

Motion to open the Public Hearing for Ordinance No. 1196, by Commissioner S. Cephas and seconded by Commissioner Harrington. Approved 5:0

Nobody asked to speak.

Motion by Commissioner S. Cephas to close the Public Hearing for Ordinance No. 1196, seconded by Commissioner Malkus. Approved 5:0

Motion by Commissioner S. Cephas to adopt Ordinance No. 1196 was seconded by Commissioner Roche. Approved 5:0

- 12. ORDINANCE NO. 1197 — AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 4.5 OF THE UNIFIED DEVELOPMENT CODE FOR THE PURPOSE OF REQUIRING THAT CONTRACTS FOR THE SALE OF REAL PROPERTY WITHIN THE CAMBRIDGE HISTORIC AREA OVERLAY DISTRICT INCLUDE A STATEMENT OF THAT FACT; REQUIRING SELLERS OF SUCH PROPERTY TO PROVIDE BUYERS WITH CERTAIN INFORMATION; AND GENERALLY RELATING TO REAL PROPERTY WITHIN THE CAMBRIDGE HISTORIC AREA OVERLAY DISTRICT.**

Motion to open the Public Hearing for Ordinance No. 1197, by Commissioner S. Cephas and seconded by Commissioner Roche. Approved 5:0

Ms. Suzie Hayward (Mid-Shore Board of Realtors) would like to have this document in the sales contract of all City properties and also disclosed in the listing portion of the sellers. October 1st is the time that the realtors get their updated information from the State of Maryland and other groups would be a great addition.

Mr. Charles McFadden (Belvedere Ave, Cambridge) spoke that the C.A.N. group has been contacting new and not so new residents in the West End Area that they are now living in the Historic Preservation District and there are certain rules to be followed.

Motion by Commissioner S. Cephas to close the Public Hearing for Ordinance No. 1197, seconded by Commissioner Roche. Approved 5:0

Motion by Commissioner S. Cephas to amend the Ordinance to also include that the seller of the property and at time of listing or sale, shall disclose that the property is / is not in the Historic Preservation District overlay. Motion withdrawn.

Motion by Commissioner S. Cephas to table this Ordinance No. 1197 pending further clarification of the wording to a later meeting, was seconded by Commissioner Roche. Approved 5:0

13. ORDINANCE NO. 1202 — AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 9.2 AND TABLE 1: PERMITTED USES BY ZONING DISTRICT OF THE CITY'S UNIFIED DEVELOPMENT CODE FOR THE PURPOSES OF PROVIDING THAT DRY CLEANING PLANTS SHALL BE A PERMITTED USE IN THE INDUSTRIAL ZONING DISTRICT AND DEFINING DRY CLEANING PLANTS; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO DRY CLEANING PLANTS IN THE CITY OF CAMBRIDGE

Motion to open the Public Hearing for Ordinance No. 1202, by Commissioner S. Cephas and seconded by Commissioner Roche. Approved 5:0

Nobody asked to speak.

Motion by Commissioner S. Cephas to close the Public Hearing for Ordinance No. 1202, seconded by Commissioner Roche. Approved 5:0

Motion by Commissioner S. Cephas to adopt Ordinance No. 1202 as written and was seconded by Commissioner Harrington. Approved 5:0

Old Business

14. CWDI Board Appointments

City Manager Thomas Carroll spoke that about 20 applicants for the positions with the CWDI Board. He noted that the skills would need to be in the area of economic development, marketing, law, real estate, etc.

Motion by Commissioner Roche to have Council President Cephas and Commissioner Malkus with Tom Carroll to be on the CWDI Review Committee. They will review the applications and report back to the City Council with the top 5 applicants. The motion was seconded by Commissioner Harrington. Approved 5:0

15. Discussion of Fire Rescue Truck Purchase and Presentation by the Rescue Fire Company

Mr. Adam Pritchett gave a presentation of the Rescue Fire Departments equipment, which includes one ladder truck, one rescue truck, four engine trucks and one hazmat truck and other various rescue and safety equipment. He compared our city to others with the same size and population. He made the presentation for the Council and citizens to understand the age of the equipment and how the future purchase of a rescue truck will benefit the city

for the next 25 to 30 years, by increasing the size to accommodate all the equipment needed for a rescue and the age of the truck. Rescue Fire Dept receives some funding from the Dorchester County and from the State of Maryland 508 Funds. After more discussion, the Council decided to have the Rescue Fire Dept. to continue to repair their trucks.

Motion from Commissioner Harrington to proceed with the purchase of a new rescue truck as the budget allows. The motion was seconded by Commissioner Malkus. Approved 5:0

New Business

16. Utility Rate White Paper and Presentation – deferred until the August 22nd meeting.
17. Housing Contract Renewal – Ms. Yvette Robinson is the current Housing Specialist for the City.

Motion by Commissioner S. Cephas to renew the Housing Contract and to have Ms. Yvette Robinson at that position, seconded by Commissioner Harrington. Approved 5:0

Meetings

ARPA Non-profit Review Committee at 6 p.m. on Thursday, August 18, 2022, at the Council Chambers.

ARPA Non-profit Review Committee at 6 p.m. on Thursday, August 25, 2022, at the Council Chambers.

Public Comments

Mr. Charles McFadden (Belvedere Ave., Cambridge) wanted to thank the Council for making a decision on approving the new rescue truck, knowing that it will not become in service for a few years. He hopes that the Council will also review the applicants for the ARPA funds to the non-profits as they did this decision.

Mrs. LaShawn Foster (Southside Dr., Cambridge) wanted to thank the Council and the Rescue Fire Dept. for their hard work in making their decision tonight. She hopes that the Council spreads the budget to every ward of the city.

Ms. Adrian Holmes (Maryland Ave., Cambridge) wanted to thank the Rescue Fire Dept. for their presentation and the information giving to this Council to approve the purchase. She also gave an update of the Day of Resilience with the Ambassadors and number of buses planned to come to the three-day event.

Dr. Theresa Stafford (Rock Dr., Cambridge) congratulated the Council and the Rescue Fire Dept. for the approval of the new purchase of a truck. She also stressed that she attended the West End Committee's recent meeting at Gerry Boyle Park about the need for more police presence in that area. She mentioned that she has for many years stressed the need for more police presence in the areas of Greenwood Ave and Ward 2.

Ms. Mya Woods (Governors Ave., Cambridge) also congratulated the Council and the Rescue Fire Dept. for the purchase. She also wanted to thank the persons who attended her recent Zoom meeting and for providing their feedback. She would like some more information on the Leonard Lane Park that has been talked about in the community.

Mr. Jermaine Anderson (Cambridge) wanted to express the need to also have Dorchester County to help with some of the funding with the Rescue Fire Dept.

Ms. J. Churchill (Teal Ln., Cambridge) also wanted to express her gratitude to moving forward with the purchase of the rescue truck and hopes this Council will work just as hard with the ARPA funds and the Capital Improvement as they move forward with other city purchases and contributions.

Department / Division Head Reports

Chief Lewis thanks all who attended the Night Out event, which had over 700+ participants.

City Manager Comments

Mr. Tom Carroll expressed the amount of \$389,000.00 for the Leonard Lane Park from the State of Maryland and the Green Street policy that our Planning Department has in mind.

Commissioner's Comments

Ward 1 expressed a need to have Pine Street on the top of the paving list and other calm areas in the City.

Ward 2 expressed the reasons for the new Leonard Lane Park and the focus group that is working with the Planning Department to make it happen.

Ward 3 – none at this time

Ward 4 stated that more support from the residents with less complaints without solutions and to have more feedback with solutions or ideas for the Council to make their discussions more productive and accountable.

Ward 5 responded that the Rescue Fire Dept. had an informative presentation and answered a lot of their questions. He also expressed the City Cemetery was also receiving improvements in the next few months.

Adjourn

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

I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, August 8, 2022, insofar as I personally am aware.

Lajan Cephas

Commission President