

The City Council met in regular session on Monday, March 11, 2019 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. Gracie Turner, Junior Girl Scout, led in the Pledge of Allegiance.

### **Closed Executive Session**

Mayor Victoria Jackson-Stanley reported that a closed Executive Session was held at 5:30 p.m. prior to the City Council meeting and was closed under Md. Code Ann., General Provisions § 3-305(b)(1)(i) and (ii) to discuss a personnel matter relating to a specific employee over whom this public body has jurisdiction.

### **Agenda**

1. Council to approve or amend agenda as presented.

Commissioner Cannon made a motion to amend the agenda to move the presentation by the City of Cambridge American Disability Act (ADA) Committee to Public Comment.

Commissioner Rideout asked that it be noted for the record that he is a member of the YMCA and that he submitted a disclosure form to the City Manager regarding agenda Item 3 but does not believe that it would be cause for a recusal.

A motion by Commissioner Hanson to approve the agenda as amended was seconded by Commissioner Cannon and approved 5:0

### **Public Comment**

8. SUBJECT: Presentation by City of Cambridge American Disability Act (ADA) Committee

Herve Hamon, City of Cambridge ADA Committee member, reported that the ADA Committee is launching an Accessibility Awareness Campaign to encourage business owners, citizens, and City Government to make Cambridge fully welcoming and accessible to persons with disabilities. Mr. Hamon provided a brief history on the American Disability Act and the goals of the committee to foster maximum accessibility in the Downtown Business District.

Jerry Burroughs, president of the City of Cambridge ADA Committee, requested support from the Council on the efforts proposed by the ADA Compliance Committee. Mr. Burroughs reported that the initial emphasis of the Accessibility Awareness Campaign will work to optimize accessibility to benefit residents and attract more customers to local businesses. Mr. Burroughs referenced a recent sidewalk condition survey and how it will be used to initiate a sidewalk improvement strategy based on a rating system to generate a priority list. That list will be presented to Council when funding for repairs and remediation is requested. Mr. Burroughs reported that the ADA

Committee meets monthly and has approximately 11 members. The Accessibility Awareness Campaign will kick off with the distribution of ADA Clearance Measuring Sticks designed by City employees and fabricated by vocational carpentry students from the Dorchester County Career and Technology Center. The measuring tool is designed to help business owners establish safe travel paths outside their stores and will be distributed in early Spring.

Kyle McKelvey, a high school student from the Dorchester County Career and Technology Center, was recognized for his contribution to the program and he reported to Council on how the ADA Clearance Measuring Sticks were made.

Commissioner Cannon thanked the Committee for their hard work.

Mayor Victoria Jackson-Stanley thanked Commissioner Cannon for his leadership with the ADA Committee.

### **Requests from the Public**

None.

### **Consent Calendar**

2. SUBJECT: Meeting Minutes from Council Meetings on February 25, 2019  
Recommendation: That Council approve as submitted.
3. SUBJECT: Request from the YMCA to hold the Heart of the Chesapeake Bike Tour on Saturday, July 20, 2019 between the hours of 6:00 am and 2:00 pm starting and ending at the YMCA  
Recommendation: That Council approve the request
4. SUBJECT: Request from Cambridge Main Street for a five (5) year "Seasonal Variance" from Planning & Zoning Commission for the use of the Long Wharf parking lot for the Cambridge Farmer's Market and for waiver of the annual \$200 application fee. The proposed schedule is Thursdays, April 25<sup>th</sup> through October 10, 2019 between the hours of 3:00 pm and 6:00pm.  
Recommendation: That Council approve the request
5. SUBJECT: Request from the Dorchester Chamber of Commerce to hang banners across the 400 Block of Race Street for Wellness in the Storm from April 1 through April 14, 2019 and Chamber Challenge Boat Docking from May 15 through May 30, 2019.  
Recommendation: That Council approve the request

Commissioner Cannon noted a correction to the February 25 minutes to reflect that he called for the meeting adjournment.

A motion by Commissioner Hanson to adopt the Consent Calendar as presented (Items 3, 4, and 5) and Item 2 as amended was properly seconded and approved 5:0.

**Ordinances for Introduction and First Reading**

None

**Ordinances for Second Reading, Public Hearing, and Adoption**

6. SUBJECT: Ordinance 1139 -- An Ordinance of The Commissioners of Cambridge, Maryland Amending § 5.1.4 of The City's Unified Development Code ("UDC") To Provide That Fences Shall Not Extend At A Height Exceeding Six Feet Forward of the Primary Rear Building Façade and Fences Extending Forward of the Primary Rear Building Façade Shall Not Exceed Four Feet in Height Subject to Certain Conditions; Providing That the Title of This Ordinance Shall be Deemed a Fair Summary and Generally Relating to Fences in the City of Cambridge.

Enforcement Authority: Pat Escher, A.I.C.P., Division Manager – Division of Planning, Housing and Economic Development, Department of Public Works

Recommendation: That Council:

- A. Give Ordinance No. 1139 a second reading by reading of title only;
- B. Open the public hearing, take public comment, and close the public hearing; and
- C. Pass Ordinance No. 1139.

Chip MacLeod read the title of the ordinance.

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

Craig Linthicum requested an amendment to allow for a six foot fence the entire distance that is the closest point to neighbor all the way to the back end of the lot.

Gerry Burroughs representing the Planning and Zoning Commission clarified that the fence height is four foot from the back of the property forward so the rest of the fence back would be six foot.

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

A motion by Commissioner Rideout to adopt Ordinance 1139 was seconded by Commissioner Hanson and approved 5:0.

7. SUBJECT: Ordinance 1140 -- An Ordinance of The Commissioners of Cambridge, Maryland Amending § 2.4.2(E) Of the City's Unified Development Code ("UDC") To Provide for The Replacement of Existing Nonconforming Multifamily Structures Within the Residential District That Are Damaged or Destroyed by Accidental or

Natural Causes or Other Causes Beyond the Property Owner's Control, Under Certain Conditions; Amending § 2.4.2(F) of the UDC Regarding the Timeframes for Abandonment and Discontinuance of Nonconforming Uses Of Structures and Situations; Amending Certain Provisions Of § 2.4 of The UDC For Clarity and Consistency and to Better State the City's Intent with Respect to Nonconformities; Providing That the Title of This Ordinance Shall Be Deemed A Fair Summary and Generally Relating to Nonconformities in the City of Cambridge.

Enforcement Authority: Pat Escher, A.I.C.P., Division Manager – Division of Planning, Housing and Economic Development, Department of Public Works

Recommendation: That Council:

- A. Give Ordinance No. 1140 a second reading by reading of title only;
- B. Open the public hearing, take public comment, and close the public hearing; and
- C. Pass Ordinance No. 1140.

Chip MacLeod read the title of the ordinance.

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

Portia Johnson asked for the definition of non-conforming.

Pat Escher, City Planner, reported that the ordinance pertains to non-conforming uses, non-conforming lots and non-conforming structures. The main thrust of the ordinance is from numerous calls to the City Planning and Zoning office regarding multi-family developments and if the building is destroyed can it be replaced within the period and time. The current language is vague and is also causing issues with larger apartment buildings trying to refinance.

Portia Johnson asked if the new properties on High Street are being considered under the ordinance. Ms. Johnson stated that the size of the building and size of the lots are non-conforming. The property size does not accommodate a driveway and there is limited street parking in that area.

Pat Escher, City Planner, advised Ordinance 1140 is a separate issue. The concerns with High Street have been heard by the Planning and Zoning Commission and the Council and a community work session is planned for May to further discuss as a community and to get clarity on the issue.

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

A motion by Commissioner Cannon to adopt Ordinance 1140 was seconded by Commissioner Rideout and approved 3:2.

**Old Business**

None

### **New Business**

9. **SUBJECT: Grant Application – Maryland State Arts Council, Technical Assistance Grant**

There was not enough information before Council to proceed. No action taken.

10. **SUBJECT: Presentation of Audit Report by TGM Group, LLC.**

Roy Geiser, CPA with TGM Group reviewed the draft audit report. He referred to page four and advised that the opinion is the highest level of assurance that can be given, and it is a clean opinion or unmodified. The Emphasis of Matter paragraph was explained as two new GASBs that were implemented this year and reflected in the financials. Page thirteen contains the Statement of Net Position that is a full accrual base of accounting and includes full business type activities and governmental activities. Mr. Geiser pointed out that the GASBs implemented over the last three or four years is the booking of liabilities that will be paid in the future for pension, length of service award program for the fire department, and other post-employment benefits. Page fourteen is the Statement of Activities for the City as a including governmental and business activities. The change in Net Position is the focus of the statement. Page fifty-five, Foot Note sixteen shows how the Emphasis of Matter flows through the financials. Page fifty-seven is the Budget to Actual and shows that the City was under budget this year due to timing of projects.

Commissioner Sydnor asked for clarification on the deficit for 2018 before the final draft is prepared.

### **Meetings**

### **Notices**

### **Mayor and Council**

Commissioner Cannon wished to thank the ADA Committee again for their efforts.

Oden Wheeler, Director of Public Works, gave an update on High Street. Mr. Wheeler reported that the installation of the laterals is complete, and the focus is now on installation of the new water line on the west side of the street. There are no issues to report on traffic control and there have been favorable comments from the public regarding the minimal street closure. Due to the weather the project is slightly behind, but they are working to catch up. Mr. Wheeler also provided an update on the 507 Race Street property that is now down. The property has been cleaned and back fill will start soon and then seeding.

Mayor Jackson-Stanley highlighted Census 2020 and ask that the city work toward getting 100% participation as a community. The form is available online or may be completed by

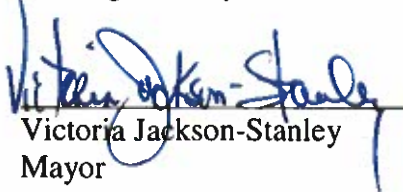
telephone or home visit. The Census Department has available positions starting at \$17 dollars per hour up to \$35.

**Public Comment**

**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 6:35 p.m. I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, March 11, 2019, insofar as I personally am aware.

  
Victoria Jackson-Stanley  
Mayor