

**CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS**

**BOARD MEETINGS:**

**Are held virtually or in person at the discretion of the CAN President  
CAN Board Meetings are open to the public**

**EXECUTIVE COMMITTEE MEETINGS:**

**Are held virtually or in person at the discretion of the CAN President**

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**BOARD MEETING**

**November 9, 2022**

**Board Members Present:** Chuck McFadden (President), Roman Jesien (Vice President), Jane Weeks (Treasurer), Tom Puglisi (Secretary), Andre Duerinckx, Rick Klepfer, Susan Olsen, Brad Rice, Dave Thatcher, and Judd Vickers, constituting a quorum of the Board with 10 of 12 members present.

**Board Members Not Present:** Mary Ellen Jesien and Sharon Smith.

**Total Members Present:** 34.

**Guests Present:** Mayor Stephen Rideout.

- 1. Opening Comments.** CAN President Chuck McFadden convened the meeting at 6:30 pm in the Dorchester County (Cambridge) Library meeting room at 303 Gay Street. Chuck welcomed all those present and invited everyone to introduce themselves. Over 30 persons did so.
- 2. Treasurer's Report.** CAN Treasurer Janes Weeks reported that CAN has \$3510.67 in its Treasury. She reported that CAN now has approximately 444 members.
- 3. Secretary's Report.** CAN Secretary Tom Puglisi noted that the minutes of the April 13 Annual Business Meeting were previously distributed and finalized via email and are available on the CAN website. He confirmed that CAN currently has 444 members.
- 4. Sierra Club Environmental Summit.** Susan Olsen reported that the Sierra Club's Lower Eastern Shore Environmental Summit will be held virtually on January 7 and 8, 2023. Additional details will be provided in upcoming CAN Newsletters and announced via the CAN email distribution list.

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- 5. Board of Directors Election.** Vice President Roman Jesien reported that he is responsible under CAN Bylaws for establishing a nominating committee and coordinating the annual election of Board members. Nominations must be forwarded to the Vice President no later than December 15. Elections will take place at the 2023 Annual Business Meeting. Terms of current Board members are listed below.
- a. **Term Ending at the 2023 Annual Meeting:**
    - i. Vice President, Roman Jesien (willing to continue for another term)
    - ii. Secretary, Tom Puglisi (willing to continue)
    - iii. Member at large, Sharon Smith (willing to continue)
    - iv. Member at large, Andre Duerinckx (willing to continue)
    - v. Member at large, Rick Klepfer (willing to continue)
  - b. **Term ending at the 2024 Annual Meeting:**
    - i. President, Chuck McFadden
    - ii. Treasurer, Jane Weeks
    - iii. Member at large, Mary Ellen Jesien
    - iv. Member at large, Dave Thatcher
    - v. Member at large, Judd Vickers
    - vi. Member at large, Susan Olsen
    - vii. Member at large, Brad Rice
- 6. Short Term Rental Ordinance.** Judd Vickers summarized the City's new Short-Term Rental (STM) Ordinance #1204, which establishes regulations for Air-BnBs and similar rentals. Under the Ordinance, a STM means the rental of a dwelling space for more than 3 nights within a calendar year. A Type 1 STM refers to owner-occupied rentals. The Type 1 license costs \$100 and is good for three years. A Type 2 STM refers to non-owner-occupied rentals. The Type 2 license costs \$200 and is also good for three years. Safety and parking requirements must be met, and applicable City taxes must be paid for each rental. Attendees expressed a variety of concerns about the Ordinance, including processes, enforcement, and unintended consequences. It was noted that the license process is expected to roll out sometime this calendar year using GOV-Pilot, although specific mechanisms for implementation and enforcement are yet to be established. Judd noted that CAN expressed a variety of concerns to the City Council about the proposed Ordinance prior to its adoption, including possible effects of the Ordinance on lodging for the Ironman and Eagleman events, but the Council chose to adopt the Ordinance as proposed. See CAN's October Newsletter including a copy of STM Ordinance #1204 available on the CAN website at <https://cambridgecan.org/category/can-newsletters/can-newsletters-2022/>
- 7. Mayor Rideout.** Chuck McFadden introduced and welcomed Mayor Steve Rideout to the meeting. Mayor Rideout responded to questions from the audience on the following issues.
- Mayor Rideout indicated that the most surprising thing he learned upon taking office was how busy the Mayor must be very day of the week in order to do the job well. He spends many hours listening to and attempting to address citizens' concerns,

attending community meetings and events, conversing with the City Manager on a daily basis, and reviewing documents related to City business. He indicated that he is now convinced that the City really needs a Mayor to handle all of this work and that it is too big a job for a Council Commissioner to perform on top of their other duties. However, he stressed that he loves meeting people, listening to their concerns, and finding solutions to problems whenever he can.

- Although Easton and Salisbury are considering banning plastic bags, this is not likely to be considered in Cambridge in the near future because Cambridge is facing many critical concerns that require thoughtful solutions and advocacy going forward. Examples include crime, infrastructure, literacy, the education system, and most especially the needs of children and families in our community. Systems for children and families here are simply not working effectively and finding solutions will be one of his primary areas of advocacy as Mayor.
- Mayor Rideout stressed the need to consider issues carefully with public input before rushing to quick solutions that may not be adequately researched, lack implementation mechanisms, or result in unintended consequences. He noted the concerns expressed at this meeting about the STM Ordinance and indicated that he will bring these concerns to the City Manager. He also suggested that curfew proposals now being discussed are extremely complicated and must be examined very carefully in order to be effective.
- An attendee suggested that the City Council and some City Commissions seem to be taking actions without consulting the community, and that certain City staff seem not to be welcoming of, or receptive to, citizen input. Mayor Rideout stressed that citizen participation is critical and must be encouraged, and that he will bring the concern about staff receptiveness to the City Manager. He noted that CAN is providing a service to the community by going to City meetings and disseminating information widely. He also indicated that he will continue to author his “Cambridge Matters” messages to the community from his new perspective as Mayor.
- Mayor Rideout noted the presence at the meeting tonight of Dr. Theresa Stafford, the newly elected District 2 Member of the Dorchester County Board of Education. He predicted, hopefully, that we will see positive change and improvement both on the School Board and the County Council as a result of yesterday’s election.
- An attendee stressed that the Boys and Girls Club and other organizations devoted to children are extremely important and strongly endorsed the Mayor’s priorities in this arena. The Mayor stated that he will soon convene a Forum to identify the most critical needs of our children and determine what resources might be available to provide funding to address those needs. He indicated that the local Management Board, through which certain monies flow, has recently moved to work under a nonprofit called Moving Dorchester Forward, which will allow the City to seek funding for children’s programs and other needs. He noted that Governor-elect Wes Moore seems to have very sound ideas about addressing the needs of children and that he

hopes these ideas will be translated into action by State agencies under the Moore Administration.

- Mayor Rideout stated that he will seek to enlist the Mayors of other communities in Dorchester County to work together to address community-wide needs.
- An attendee noted that Listening Sessions regarding utility rates and other issues are to be held soon. Utility rates were last raised about 10 years ago, but the City is facing about \$20 million in funding needed to repair the sewer and storm water systems. It is believed that water funds have been managed effectively in the past, but sewer funds have not been managed well. Mayor Rideout explained that Larry White is leading the Cambridge Shoreline Resilience Project, which is also seeking funds for sewer and storm water rehabilitation from the Federal and State Emergency Management agencies. Grants and low interest loans are also possible sources of funds to address these needs.
- Mayor Rideout explained that his legal authority as Mayor is to run City Council meetings, veto legislation, and declare emergencies. However, he suggested that his real authority stems from being able to inform citizens so that they can affect City Council actions.
- An attendee suggested hiring non-police peace officers to work in communities to supplement police activities. The Mayor indicated that this is an idea he has suggested because there is a crucial need to reestablish trust within the community both towards the police department and towards the City government overall.
- The Mayor explained that there has not been serious consideration of hiring paid professional fire fighters because the costs would be prohibitive. He clarified that real estate tax breaks are provided for those firefighters who live in the City. An attendee observed that what firefighters really want is new fire trucks and related equipment.
- Regarding infrastructure, it was noted that the City's Operating Budget is about \$15 million and that ARPA funds have been set aside for housing, non-profits, infrastructure, and reserves. The Mayor indicated that the lack of livable affordable and workforce housing is a major problem for Cambridge and communities across the Eastern Shore.

## **8. Adjournment**

The meeting was adjourned at 7:51 pm.