

**CAN Notes on City Commission Meeting
Monday, February 10, 2025 - 6:00 pm**

Attendees: Mayor Lajan Cephas and All Ward Commissioners

Agenda

1. Mayor and Commission to approve or amend agenda as presented.

Motion to accept Agenda as presented and seconded. All commissioners voted 5-0.

Consent Agenda

2. **Proclamations:** Richard Colburn, Black History Month, Charles Cornish Day
3. **Meeting Minutes**, January 22, 2025, Special Called Meeting
4. **Captain Antoine Patton, CPD** will hold “**Cambridge Police Easter Egg Hunt**” on **Saturday April 19, 2025**, from 12pm to 2pm at Gerry Boyle Park at Great Marsh.
5. **Christina Wingate-Spence, Executive Director of Main Street**, will hold the following events:
 - **The Cambridge Farmers Market is on Thursdays only from April 3, 2025, through November 20, 2025**, from 3pm to 6pm with a special Thanksgiving Market on Monday November 24, 2025, at Long Wharf. Please see the application for additional details.
 - **Taste of Cambridge on Saturday September 27, 2025**, from 12pm to 6pm from Poplar Street, Gay Street to Race Street. Road closure from 8am to 8pm. Please see the application for additional details.
 - **Main Street Trick or Treat on Friday October 24, 2025**, from 5pm to 8pm in the 400 and 500 blocks of Race Street, Poplar Street and 300 Block of High Street. Road closure from 4pm to 9pm. Please see the map for additional details.

Motion to accept Consent Agenda as presented and seconded. All commissioners voted 5-0.

Presentations from the Approved Guests

6. **Proclamations** Honoring:
 - a. Richard Colburn: Mayor Cephas read the proclamation about Richard Colburn. Earned the nickname of “Shore Senator”. A glowing tribute to Mr. Colburn who served in different capacities on the Eastern Shore and Cambridge.
 - b. Black History Month: Mayor Cephas read the proclamation about how Black History Month originated in February 1926, through the efforts of Dr. Carter G. Woodson, as a means of teaching African American history and the contributions of African Americans. President Ford declared the month of February as Black History month in the 1970s to honor the culture and rich history of black Americans.
 - c. Charles Cornish Day: Mayor Cephas read the proclamation about Charles Cornish and his community service. in 1946, Mr. Charles E. Cornish represented the second ward on the Cambridge City Council and was the first African American to serve as Commission President. He went on to have a long and distinguished career serving his community, the state and the nation. The first Saturday of February shall be observed as Commission President Charles Cornish Day.
7. **Citations** Honoring Former African American Elected Officials, Black History Month
 - Citations read for the honorees present: Lashon Foster, Gilbert Cephas
 - Additional honorees: Victoria Jackson-Stanley, Donald Sydnor, Edward Watkins, Octavene Saunders, Herbert St. Clair, Charles Cornish
8. **Michael Sieracki, Director of Horn Point Laboratory**
 - a. Presentation Topic: How Horn Point Laboratory Has and Can Interact with the Cambridge Community. Projects that Horn Point is involved in:
 - Supporting education of future environmental leaders
 - Founded in 1973; Land taken from the Choptank peoples; owned by the Dupont family in 20th Century.
 - In the 1960s, Hurricane Agnes came through and changed the system of the Susquehanna River and the Chesapeake Bay by rearranging seagrass, crab colonies, oyster beds, etc.
 - Dupont family said they would donate the land to the right college for free to study the effects of climate and such on the water bodies surrounding the Eastern Shore.
 - The University of Maryland Center for Environmental Sciences (UMCES) has a unique statutory mandate to conduct a comprehensive scientific program and apply predictive ecology for the improvement and preservation of Maryland's physical environment.

- Horn Point has a diverse program studying the biogeochemistry of the Bay, the inhabitants and the surrounding environment.
- Horn Point has the largest oyster restoration and hatchery system on the East Coast. Oyster restoration is popular all over the world. The laboratory produces between 600MM to 1 Billion baby oysters per year.
- Horn Point is involved in coastal resilience as well. Partnering with Cambridge Resilience project for the building of the living shoreline. The Resilience project is fully funded by FEMA. Designing a gray infrastructure for the living shoreline creating a living hybrid. The laboratory is very clear on using natural environment solutions to restore habitat and shoreline. Works with state and around the Bay with organizations concerning the shoreline restoration and resilience.
- The laboratory has:
 - The Science talk series begins soon. Two talks yearly in Cambridge and Easton about their work
 - There are Tuesday tours of the lab
 - Open house in October with hundreds of people coming
 - Provides summer paid internships
 - K-12 student/school programs in the summer – partnership with Shore Rivers and Toadfish Adventures.
- Mr. Sieracki would be interested in hearing from the city council about any new directions of engagement with the community in oyster aquaculture.

B. Summers, Ward 1:

- Met with Horn Point some months back [and was interested in determining if oyster processing or some other aspect of the oyster industry could bring jobs to the city.](#)
 - There are opportunities to create more tourism around oyster aquaculture. This could be in connection with Richardson Maritime Museum. Horn Point, Shore Rivers and Cambridge’s long heritage associated with watermen and their industries.
 - Could have Destination tours by creating an “Oyster Trail” where people could enjoy a meal of oyster fare along with educational and environmental presentation. Is excited about developing this prospect.

S. Lewis-Sisco, Ward 2:

- Thanked Mr. Sieracki for coming. Has talked with him and was glad to secure the first position from DCPS at Horn Point.
- Looking to expand that relationship with Horn Point on placement of students at the facility.

F. Stout, Ward 3:

- Asked about where the hybrid living shoreline would be located. Mr. Stieracki: All along the shoreline from Cambridge Creek at Long Wharf to Gerry Boyle Park. It is a huge project.

City Manager:

- There will be a work session with Larry White to educate the new commissioners about the Cambridge Resilience project.

S. Cephas, Ward 4:

- Always looked forward to field trips to Horne Point when in school.

B. Roche, Ward 5:

- Always appreciate Horn Point’s input.
- As commissioners, we can affect policy changes that impact the environment in a positive way. We must keep our precious waterways in mind to maintain clean water for future generations.
- Look forward to collaborating on making Cambridge “greener” and more environmentally conscious with projects around the city, such as:
 - Collecting rainwater and stormwater
 - Making sure our infrastructures are “greener” and making policies that are environmentally protective.
 - Using less pavement and parking spaces.
 - Keep roads in the center of town and away from the water.

Ordinances for First Reading - none

Ordinances for Second Reading – none

Old Business

9. Honorary Street Name for Mrs. Shirley Jackson

Council Agenda Report from Director of Public Works, Wayne Suggs dated December 5, 2024.

The Department of Public Services has received the first application for an honorary street name pursuant to a program council created in 2021. In this application, family and friends request the corner of Rigby Avenue and Stiles Circle be deemed, "Shirley S. Jackson Way."

Motion raised to open meeting for public hearing and seconded. All commissions voted 5-0.

- a. Public Hearing – No comments

Motion raised to close public hearing and seconded. All commissions voted 5-0.

Discussion

S. Cephas, Ward 4: Shirley S. Jackson Way will be a plaque put above the current name of the road.

B. Summers, Ward 1: Was the road chosen the street she lived on. Answer: Yes

S Lewis-Sisco, Ward 2: I was impressed with her work in the community. How long does the honorary plaque stay up? Answer: Forever.

F. Stout, Ward 3: I did not know Ms. Jackson but she was undoubtedly a big contributor to the community. What disqualifies an applicant from being chosen?

S. Cephas, Ward 4: Council can approve 3 applications a year according to ordinance. Sometimes it takes longer to get the honored person through the process because of a road involved or other issues worked out.

Motion raised to give the chosen road the honorary name of Shirley S. Jackson Way and seconded. All commissions voted 5-0.

New Business

10. Boards and Commissions, Appointment of Commissioner(s) as Liaisons

- a. Planning and Zoning Commission

Motion to have B Summers, Ward 1 to be liaison on the Planning and Planning Commission and S. Cephas, President & Ward 4, as the alternate and seconded. All commissioners voted 5-0.

- b. Historic Preservation Commission - Meets on Wednesdays

Motion to have Frank Stout, Ward 3 to be liaison on the Historic Preservation Committee and B. Summers, Ward 1, as the alternate and seconded. All commissioners voted 5-0.

- c. Traffic and Safety Committee - Meets every month, virtually on Thursdays.

B. Roche, Ward 5: Wants to be on this committee.

S. Lewis-Sisco, Ward 2: Would like to be the second liaison.

Motion to have Commissioner Roche, Ward 5 to be liaison on the Traffic and Safety Committee and Ward 2, Shay Lewis-Sisco, as the second liaison and seconded. All commissioners voted 5-0.

- d. Police Advisory Board - Meets every other month. In person and virtual on Wednesdays

S. Cephas, Ward 4 & President: Would like to stay on the Police Advisory Board.

F. Stout, Ward 3: Would like to be on the Police Advisory Board.

Mayor Cephas: Would like 2 commissioners per board.

Motion to have President Cephas to be liaison on the Police Advisory Board and Ward 3, Frank Stout, as the alternate and seconded. All commissioners voted 5-0.

11. Surplus Equipment

- a. Council Agenda Report from Director of Finance, Perry Peregoy

The Department of Public Services and the Cambridge Police Department are seeking to sell surplus equipment. This equipment is comprised of inoperable motor vehicles, or outdated vehicles put out of service when the City purchased new equipment. The staff's goal is to auction this equipment through GovDeals.com, consistent with how the City has sold excess/surplus equipment in the past. Getting rid of the 9 inoperable vehicles and 1 compressor, still titled to the city and will eliminate the liability of storing the inoperable equipment on city grounds.

B. Summers, Ward 1: 2 vehicles are old but have low mileage.

P. Peregoy: These vehicles have repairs that were too costly to do due to the age of the vehicle.

Motion to allow the disposal of surplus equipment by the Finance Department through the authorized process and seconded. All commissioners voted 5-0.

12. Authority to Add City Manager as Authorized Bank Signatures

- a. Council Agenda Report from Director of Finance, Perry Peregoy

We will now have 4 people who can authorize payments

Motion to make City Manager, Glenn Steckman an authorized signature on city checks and seconded. All commissioners voted 5-0.

City Manager: There are 5 banks used for city accounts. This can be changed and warrants a discussion.

S. Cephas, President & Ward 4: As a banker, an account can be opened to finance something.

1. **B. Summers, Ward 1:** As a businessperson, [I am in favor of consolidating the city's bank accounts to the one bank that offers the best banking terms. In light of the overnight sweep feature that the City Manager is exploring to increase interest revenue. Less banking relationships are also easier to administer. The banking relationship can be reviewed every 3 years or some period of time.](#)

Motion to consolidate bank accounts to get the best rate and seconded. Commissioners voted 4-0; 1 abstain.

City Manager: Will come back with a plan to consolidate bank accounts.

13. Letter of Support, Support of HB 232/SB 346, The Maryland Bottle Bill

- a. Example of Letter of Support (attached to agenda packet for 021925 city council meeting).

The Maryland Bottle Bill is under consideration by the 2025 Maryland General Assembly, and it will benefit local governments in many ways, by reducing beverage container litter, reducing plastic pollution, diverting large numbers of beverage containers from landfills and incinerators to recycling centers, lowering costs of processing solid waste and recycling.

Mayor Cephas: This would include glass and plastic bottles. Should save the city money, create jobs and provide a cleaner community.

Motion to open discussion about sending letter of support to state delegates. Commissioners voted 5-0.

Discussion

B. Summers, Ward 1: Attended Sierra Club meeting with President Cephas. Supportive of reduction of trash in community. The meeting demonstrated how the bottle return can be handled through a vending machine set up or a collection point.

Mayor Cephas: There will be a hearing on this bill on Friday, February 14. Will take effect in 2028.

B. Roche, Ward 5: I would like to have a better understanding of the logistics of this bill.

Sending a letter to the state delegates that the city of Cambridge is in favor of this Bottle Bill.

Motion to approve letter of support and seconded. Commissioners voted 3-1. One abstains.

Meetings

All meetings posted on the city website.

Motion to approve all meetings and seconded. Commissioners voted 5-0.

Public Comment – none

Department/Division Head Reports – none

B. Summers, Ward 1: Asked Police Chief if he has the report that shows how Cambridge stacks up to the other municipalities in the state of Maryland. Answer: No, not yet.

City Manager Comments

14. **Administrative Report from City Manager** Glenn Steckman from February 7, 2025

- City Manager and Brian Roche, Ward 1, met with Alpha Genesis after their presentation at the last council meeting to follow up with them.
- Snow expected Tuesday, Feb 11, is 3 – 8 inches. A Snow emergency will be declared at 12 noon tomorrow, Feb 11, 2025.
- People have been tripping on the stairs at city hall. The city engineer put a railing in to help people into the building.
- The City Manager will have Saturday hours to be available to citizens.
- Wants to keep meetings at a reasonable length. Closed for Presidents' Day on Feb 17. Wants to set up a meeting for Feb 18 to do department presentations (This one will cover Public Works and City Engineering).
- We need to talk about the Designated Legislative Grants as well. We have been told we should talk about infrastructure grants.
- We must have a work session to go over the Resiliency Program that is going on in Cambridge. It will be a lengthy discussion.

S. Cephas, Ward 4 & President: Would like to do work sessions on Mondays at 5 PM or 5:30 PM.

Motion raised that Mondays are reserved for work sessions or regular commission meeting starting as early as 5 PM and seconded.

Discussion

S. Lewis-Sisco, Ward 2: Is 5 PM the earliest people can meet? Can we meet earlier?

B. Roche, Ward 5: The submitted paperwork for the city council meeting needs to be read before the meeting commences. We cannot go over things line by line. Come to the city council meeting with questions.

City Manager: I don't want to see the commissioners burned out. We have 3 new commissioners, and we have been having executive meetings after the commissioner meetings.

F. Stout, Ward 3: Can we get a report for the packet before the Friday before the meeting?

City Manager: I will check with our staff to see if we can get the paperwork out on Thursdays.

Commissioners voted to reserve Mondays as a work session day as needed. Voted 5-0.

Commissioners' Comments

B. Summers, Ward 1:

- On the board of Main Street and they are having the Spring Fling Celebration at the and House which is their annual fund raiser on Feb 26.
- As a new commissioner, still trying to figure things out. Hearing from constituents:
 - How do items get on the agenda
 - Talk of higher fees on vacant properties. It would be good for us to discuss that.
 - I understand we have a HUD grant. There is a budget associated with that grant. Can the budget be modified? [Regarding the \\$1.8M HUD grant for housing issues, I want to use some of these funds to hire a Tenant Advocate to work with residents on promoting Maryland's Tenant Bill of Rights, lease agreement terms, housing code issues, and rental assistance. For example, a Tenant Advocate would address the issues at Bradford house and Conifer Village.](#)
 - Want to spearhead having a dog park at Cannery Park and not sure how that moves forward.
 - Zoning issues and concerns, particularly 1112 Locust Street in Ward 1. Would like to have a discussion on these concerns.
 - [I am advocating restarting 2-on-2 meetings between City Commissioners and County Council members on a regular basis. Communication between the city and the county is important to solve mutual issues and concerns.](#) I have spoken to the county council and Ricky Travers. He is on board.
 - CWDI city appointees should provide quarterly updates to the city council.
 - In one of our work sessions, would like to talk about the city hall renovation process.
 - How do we update our HPC standards?
 - [New building materials may be well suited for historic renovations. The city's list of approved materials may need to be updated. Warren's Woodworks or some other local material supplier could be an advisor to the city on materials. Green materials are important but also other aspects to consider as well.](#)
 - Would like to talk about restoring the Wallace Building in cooperation with the library.
 - Interested to know how the county tax that city residents pay is calculated. There may be adjustments required.

S. Lewis-Sisco, Ward 2:

- [Ward 2 Spring clean-up March 3-6](#)
- [Thank you to Brent Summers for bringing up CWDI appointees. Questioned how things get to City Council agenda before Public notices that go out on behalf of council. Did have candidates reach out and hopes consideration is made in maintaining diversity on the CWDI board.](#)
- [Thank you, Mayor Cephas, for bringing the bottle bill to the City Council to have a discussion.](#)
- [Attended the legislative directive for district 37 meeting in Annapolis. It was very insightful, and I was able to meet the state delegates.](#)
- I did a walk- through of the Alpha Genesis site with Frank Stout, Ward 3, to get a better understanding of their project.
- [Attended County council and Resiliency project update recently.](#)
- Looking forward to having other organizations come forward to share with us the educational opportunities they have for our students and the community.
- [Expressed appreciation to Charles Cornish, community, and city staff.](#)

Mayor Cephas:

- Visited an elementary school in the district and explained to them what the mayor does.

- Brought a check for \$2500 to the girls Vikings basketball team. They were excited to receive the check and thanked everyone in the city for it.
- Town hall meeting with Delegate Sample-Hughes and Maryland Senator Chris Van Hollen on Wednesday February 12th at 6:00. You must register ahead of time for the zoom call.

Closed Session

15. A closed Session specifically, to discuss the acquisition of real property for a public purpose.

Motion raised to approve going into closed session and seconded. Commissioners voted 5-0.

Adjourn 8:08 PM

Notes taken by CAN member, A. Kennedy