



Mayor and City Council Of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. "Rock" Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilman Brian R. Lepley

City Administrator Jeffrey F. Silka
City Solicitor Michael Scott Cohen
City Clerk Allison K. Layton

MINUTES

M&CC Regular Public Meeting
57 N. Liberty Street, Cumberland, MD 21502

DATE: November 4, 2025

I. OPEN SESSION – 6:15 p.m.

II. Pledge of Allegiance

III. Roll Call

PRESENT:

Council Member Richard J. "Rock Cioni"
Council Member Eugene T. Frazier
Council Member James L. Furstenberg, III
Council Member Brian R. Lepley
President Raymond M. Morriss

Also Present: Jeffrey F. Silka, City Administrator; Allison K. Layton, City Clerk; Chief Pyles and Chief Adams;

IV. Presentations

1. Recognition of the promotion of Lieutenant Eric Bonner to Captain of the Cumberland Police Department

Chief Pyles addressed the audience and spoke of Eric Bonner and his career with the Police Department which began in 2002. A graduate of Allegany College, Fairmont State, University of Maryland and Castle's K-9 Training. He has held numerous positions that include patrol, K-9 handler, Corporal, Sergeant, Administrative Lieutenant and in 2024 promoted to Patrol Lieutenant. He is active in youth coaching for several sports. He is an integral part of the department and we are very appreciative for him serving as Acting Chief when needed.

V. Approval of Minutes

Motion to approve the minutes was made by Council Member Lepley, seconded by Council Member Furstenberg, and was passed on a vote of 5-0

1. Approving the Regular Session Minutes of October 7, 2025, Closed Work Session Minutes and Open Work Session Minutes of October 14, 2025 and the Closed Work Session Minutes of October 21, 2025

VI. Public Comments for Agenda Items Only

All public comments are limited to 5 minutes per person

No public comments were received

VII. New Business

(A) Ordinances

1. Ordinance 4029 (*1st reading*) – authorizing the transfer of 454-456, 458-460, 462, 464, 470, 472, 474-476 and 478-480 Baltimore Avenue to Christiansen Properties LLC for the purchase price of \$400

FIRST READING: The ordinance was submitted in title only for its first reading. Motion to approve the first reading and table until next meeting was made by Council Member Cioni, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

2. Ordinance 4030 (*1st reading*) - authorizing the transfer of 114-116 Winton Place to Mardoce LLC for the purchase price of \$100

FIRST READING: The ordinance was submitted in title only for its first reading. Motion to approve the first reading and table until next meeting was made by Council Member Lepley, seconded by Council Member Frazier, and was passed on a vote of 5-0.

B. Orders (Consent Agenda)

Mr. Silka reviewed each item on the Consent Agenda and Mayor Morriss called for questions or comments. Motion to approve each item was made by Council Member Frazier, seconded by Council Member Lepley, and was passed on a vote of 5-0.

1. Order 27,883 - accepting the proposal from Laurel Auto Group Inc. for a 2026 Ford Expedition, including upfit, at a cost not to exceed \$59,412.60
2. Order 27,884 - authorizing the execution of a grant agreement with Maryland Historical Trust to accept grant funding in an amount not to exceed \$11,790 to be used for the preparation and nomination of the Dumbhundred Historic District to the National Register of Historic Places, and authorizing the City Comptroller to accept these funds
3. Order 27,885 - authorizing the execution of an Easement Agreement by and between the Mayor and City Council of Cumberland and Kacey Barb for the property located at 215 Cumberland Street to facilitate the replacement and construction of the Cumberland Street Bridge in exchange for \$1,500, and allowing the terms of the Easement Agreement to be modified by consent of the

City Engineer and City Solicitor for the sake of clearing up any title issues, without further action on the part of the Mayor and City Council

4. Order 27,886 - accepting certain bids received for the "2025 Sale 7 of Surplus Vehicles and Equipment on GovDeals" and rejecting all other bids
5. Order 27,887 - accepting the proposal from Percy Public Affairs, LLC to provide lobbying and government relations services for the term of November 2, 2025 through November 1, 2026 in the amount not to exceed \$45,000
6. Order 27,888 - authorizing the execution of an Outdoor Dining/Outdoor Seating Lease Agreement with Frank and Stein's Beverage DBA Downtown D'Atri Pasta & Subs, Elizabeth Scramm DBA Gus & Oliver Children's Boutique, Azadarmaki Glolamreza DBA Azad's and Queen City Creamery and Deli for the use of the public right of way immediately in front of and adjacent to the property for a term effective November 1, 2025 through October 31, 2026
7. Order 27,889 - authorizing Change Order No. 2 with Upright Fence Co. for additional gates and fencing needed beyond the original scope of the flood repair project at the Gene Mason Sports Complex in the amount not to exceed \$5,320, bringing the new total not to exceed \$46,955
8. Order 27,890 - approving the SWOT Analysis and accompanying goals and strategic initiatives derived from the Mayor and City Council Goal Setting Session
9. Order 27,891 - approving a Historic District Tax Incentive Program credit for property at 138 Baltimore St. (Tax No. 14-004343), owned by CG Enterprises, based on total eligible project costs of \$503,677 for a Property Tax Credit of \$50,368 valid for 5 years, along with a property tax assessment freeze for a period of 4 years
10. Order 27,892 - approving Change Order No. 1 with Carl Belt, Inc. for additional work at several locations within the project scope due to site limitations and conditions for the Downtown ADA Improvements (Project 16-21-M), in the not to exceed amount of \$69,510.19, bringing the new project total to \$223,720.19
11. Order 27,893 - accepting the sole source proposal from Roblee Historic Preservation, LLC for the update to the Maryland Inventory of Historic Places documentation for the Dumbhundred District in the not to exceed amount of \$11,790

IX. Public Comments

All public comments are limited to 5 minutes per person.

Alan Septoff – updated the Safe Haven initiative and advised that the group is obtaining additional signatures on the petition to present to the Mayor and City Council for a formal vote. The Council advised that discussions and consideration have taken place about the request.

VIII. Adjournment

With no further business at hand, the meeting adjourned at 6:32 p.m.

Minutes approved on November 18, 2025

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk