



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: September 16, 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; Shannon Berry, Assistant to the City Clerk, Acting Chief Bonner and Chief Adams;

IV. Statement of Closed Meeting

The Mayor and City Council of Cumberland met in public session beginning at 4:30 p.m. in the 2nd floor Conference Room of City Hall on Tuesday, September 16, 2025 for the purpose of immediately closing the meeting to discuss personnel matters in regard to the recruitment of a Chief of Police, and to consult with staff and also obtain legal advice about threatened litigation regarding water service provided to certain outside-City water customers. Authority to close the session is provided by Sections 3-305(b)(1)(i), (b)(7) and (b)(8) of the General Provisions Article of the Annotated Code of Maryland.

V. Directors Reports

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

(A) Administrative Services

1. Administrative Services Monthly Report for August 2025

(B) Public Works

1. Maintenance Division Monthly Report for August 2025

(C) Fire Department

1. Fire Department Monthly Report for August 2025

(D) Police Department

1. Police Department Monthly Report for August 2025

(E) Utilities- Flood, Water, Sewer

1. Utilities Division Water/Sewer Monthly Report for August 2025

VI. Approval of Minutes

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

1. Approving the Closed Session Minutes, Open Work Session Minutes, and Regular Session Minutes of September 6, 2025

VII. Public Comments for Agenda Items Only

All public comments are limited to 5 minutes per person

No public comments were received

VIII. New Business

(A) 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 Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

1. Order 27,835 - declaring a certain Cumberland Police Department Vehicle to be surplus property and authorizing it for sale, trade in, scrap or disposal
2. Order 27,836 - accepting the purchase agreement from Timbrook Chrysler, Dodge, Jeep, Ram for the purchase of a 2023 Jeep Grand Cherokee at a final cost of \$23,499
3. Order 27,837 - accepting the bid from Ameri-Seal LLC to perform milling of City streets in support of the Street Department's Fall paving operations in the amount not to exceed \$95,000
4. Order 27,838 - accepting the proposal from Victory Trenchless for the continuation of CIPP sewer line rehabilitation on Beechwood Drive, Williams Street, and additional locations as determined by the Sewer Department Superintendent in the amount not to exceed \$339,094, in accordance with City

Code Section 2-171(c), which pertains to purchasing cooperatives and state and local government contracts

5. Order 27,839 - authorizing naming opportunities for the benches and the waterfall on Baltimore Street under the guidelines that a bench opportunity is \$1,000 and lasts for the useful life of the bench, and the waterfall opportunity will either be \$5,000 for a five year naming right or \$10,000 for a ten year naming right with the proceeds being utilized exclusively for the maintenance of Baltimore Street amenities
6. Order 27,840 - authorizing the execution of a Fiscal Agent and Grant Agreement by and between the Maryland Department of Housing and Community Development (DHCD) and the Mayor and City Council of Cumberland regarding the disbursement and use of \$120,000.00 in funding for the "Messick Road Sewer Extension"; and further authorizing the City Comptroller to accept said grant funds and the Mayor and City Administrator to execute all paperwork necessary for the disbursement, receipt, and use of funds
7. Order 27,841 - accepting the proposal from Belt Paving, Inc. to provide, mill, patch and paving work on Mechanic Street (City Project 2025-16-PVG) in the total amount not to exceed \$31,919.34, utilizing pricing obtained through the Maryland State Highway Administration's (SHA) existing contract in accordance with City Code Section 2-171(c)
8. Order 27,842 - approving a change in traffic flow for Ascension Street, converting from two-way traffic to one-way traffic with traffic entering from Williams Street to Baker Street and also Jefferson Street, converting from two-way traffic to one-way traffic with traffic entering from Baker Street to Maryland Avenue; Parking will remain allowable on one side of the street on both Ascension and Jefferson Streets
9. Order 27,843 - accepting the sole source proposal from Bortek Industries for the purchase of one Demo Dulevo D6 Street Sweeper in the total amount not to exceed \$325,000, in accordance with City Code Sec 2-171(c) relating to purchasing cooperatives and piggyback contracts
10. Order 27,844 - authorizing the execution of an Operating Assistance Grant Program grant agreement with the Maryland Department of Housing and Community Development (DHCD) regarding DHCD's provision of a total amount not to exceed \$25,000 in grant funds to the City to be used for operating support through the Main Street Improvement Program, and authorizing the City Comptroller to accept these funds

11. Order 27,845 - authorizing Special Taxing District residential exemptions for 27 N. Centre Street in the amount of \$355.91, 50-52N.Centre Street in the amount of \$313.34 and 43-45 N. Liberty Street in the amount of \$220.63.
12. Order 27,846 - authorizing the execution an Engineering Procurement & Installation Agreement by and between the Mayor and City Council of Cumberland and Centrica Business Solutions Services, Inc., relative to the installation and maintenance of ground and roof mounted solar arrays located at 400 E. Offutt Street at a contract price not to exceed \$4,241,351.96
13. Order 27,847 - authorizing the execution of a Solar PV Maintenance & Production Guarantee Agreement with Centrica Business Solutions Services, Inc., relative to the annual maintenance of ground and roof mounted solar arrays located at 400 E. Offutt Street at an annual contract price not to exceed \$21,902 with the annual maintenance agreement commencing on the date notified in writing by Centrica that all of the conditions in respect of the systems have been met and shall continue for an initial term of five years with automatic renewal for up to two successive renewal terms of five years each unless earlier terminated in writing as specified in the contract terms

IX. Public Comments

All public comments are limited to 5 minutes per person.

Brandon Fisher is speaking of 211 & 213 Pennsylvania Avenue. The unresolved issue has led to a severe infestation of roaches that cannot be ignored. The property was declared uninhabitable as of August 29, 2025, and multiple other houses are now facing the infestation, including residents on Seymour Street. He has spent \$800 in chemicals and professional services to treat his own residence.

The issue has been reported for the past two years. The code states that all yards must be free of trash to prevent rodent and vermin infestations. He inquired as to why the landlord had just been cited this past week and why they did not address the situation sooner, as it would not be in the worsened condition it is today. He invited the Council Members to speak with him after the meeting to review photos and documentation of the issue.

Mr. Silka advised that he would speak with Code Enforcement and find out how to resolve the issue.

Robert Parks is speaking about the water/sewage/trash bills he receives. He lives alone and receives a bill for \$100, yet he only puts out one bag of trash a month. For the past three weeks, his water has been yellow. After the water department flushed the hydrant, they advised him to run his water for 45 minutes to clear the line, a procedure that would result in his expense. He also inquired about his sewage cost of \$41.35.

Mayor Morriss advised that the water and sewer rates are based on the consumption as indicated by the meter. The trash rate is based on the contract with Burgmeier, and the rate was increased to meet the administered rate.

Evan D'Atri is speaking of the abandoned properties they live next to at 124 & 126 Arch Street. The conditions of the homes have caused mice to chew through the walls, putting his children and animals at risk. Raccoons and possums have been digging under their fence. A large tree is also growing onto the fence. There are videos of people entering and exiting the house, including children. The police and the City have been contacted with little response. He is asking the city to take the issue seriously.

Mayor Morriss advised that the issue would be reviewed.

Mat Lima is discussing a fifth-wheel trailer that he has purchased and would like to park closer to town, inquiring about the applicable restrictions.

Mayor Morriss advised that zoning would not allow for a trailer park in the City, but he would look into the matter to confirm.

Michael Mudge wanted to advise that he verified the Mayor and City Council's word concerning Ordinance 4019 regarding small events and confirmed that he organized a prayer vigil for Charlie Kirk and our Nation's most recent events on short notice, without being advised to obtain a permit or provide insurance. The event was successful with over 200 in attendance, and he thanked the City for its collaboration.

Mayor Morriss asked Michael to please dispel the rumor that he advised the event needed to move from Baltimore Street to City Hall. Michael confirmed there was no truth to that remark, and he would be sure to rectify the statement.

IX. Adjournment

With no further business at hand, the meeting adjourned at 6:47 p.m.

Minutes approved on October 7, 2025

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk