



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

AGENDA

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

DATE: December 16, 2025

OPEN SESSION – 6:15 PM

Pledge of Allegiance

Roll Call

Statement of Closed Meeting

Presentations

1. Recognition of the Promotion of Sgt. Barry Fickes to Lieutenant and Sgt. Jason McCoy to Lieutenant

Director's Reports

(A) Administrative Services

1. Administrative Services Monthly Report for November 2025

(B) Public Works

1. Maintenance Division Monthly Report for November 2025

(C) Fire

1. Fire Department Monthly Report for November 2025

(D) Police

1. Police Department Monthly Report for November 2025

(E) Utilities - Flood, Water, Sewer

1. Utilities Division Water/Sewer Monthly Reports for November 2025

Approval of Minutes

1. Approving the Open Work Session Minutes and the Regular Session Minutes of December 2, 2025

Public Comments – FOR AGENDA ITEMS ONLY

All public comments are limited to 5 minutes per person

Unfinished Business

(A) Ordinances

1. Ordinance 4031 (*2nd and 3rd readings*) - authorizing the transfer of Walnut Island to Sheila Brant for the purchase price of \$15,032
2. Ordinance 4032 (*2nd and 3rd readings*) - authorizing the transfer of 10 E. Fourth Street to Nelson Rivera for \$1,500
3. Ordinance 4033 (*2nd and 3rd readings*) - authorizing the transfer of 26 E. Industrial Blvd. to Jonathan Pressman for the purchase price of \$7,500
4. Ordinance 4034 (*2nd and 3rd readings*) - authorizing the transfer of 112 Springdale Street to BAM Realty LLC for the purchase price of \$1,113
5. Ordinance 4035 (*2nd and 3rd readings*) - authorizing the transfer of 215 Knox Street and 217 Knox Street to Covenant Keeper, Inc. for the purchase price of \$2,000
6. Ordinance 4036 (*2nd and 3rd readings*) - authorizing the transfer of 222 N. Lee Street to Bruce D. Carter for the purchase price of \$750
7. Ordinance 4037 (*2nd and 3rd readings*) - authorizing the transfer of 840 Gephart Drive to Phillips, Edwards and Grace, LLC for the purchase price of \$5,286

New Business

(A) Ordinances

1. Ordinance 4038 (*1st reading*) - authorizing and empowering Mayor and City Council of Cumberland to issue and sell (1)(A) general obligation bonds and (B) general obligation bond anticipation notes, each in an aggregate principal amount not to exceed \$7,550,000, and (2) general obligation refunding bonds subject to the limitations provided for herein, in order to finance, reimburse or refinance costs of certain projects

(B) Orders (Consent Agenda)

1. Order 27,912 - authorizing the execution of an Outdoor Dining/Outdoor Seating Lease Agreement with Daniel Malamis (DBA Cafe' Mark) 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
2. Order 27,913 - approving the purchase from Target Solutions Learning, LLC for the Vector Solutions management platform in the amount not to exceed \$12,635 for use by

the Cumberland Fire Department for training, compliance and documentation management

3. Order 27,914 - rescinding the bid from Isniqui Nokshiqi for a 2010 GMC Sierra 1500 from the “2025 Sale of Surplus Equipment on GovDeals”, originally authorized by Order No. 27,886, due to non-compliance with bid procedures; and accepting the bid of Barbara Shaffer for said vehicle
4. Order 27,915 - 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 an amount not to exceed \$20,000 in grant funds to be used for consulting services for a Real Estate Development Plan to assist with downtown Cumberland’s Revitalization Strategy, and authorizing the Comptroller to accept these funds
5. Order 27,916 - approving budget appropriations and transfers for fiscal year 2024-2025
6. Order 27,917 - authorizing the execution of the FY26 ENOUGH Grant Program agreement with the Maryland Governor’s Office for Children for a total amount not to exceed \$210,000 in grant funds to the City of Cumberland, in partnership with the Local Management Board of Allegany County, Inc., for the period November 1, 2025 through September 30, 2027; and authorizing the Comptroller to accept these funds
7. Order 27,918 - accepting the proposal from Micro-Tech Designs to perform PLC Replacement at the Water Reclamation Facility, including materials and labor for the GBT Panel and Dewatering Building Panel at a cost not to exceed \$66,186
8. Order 27,919 - declaring real property known as 6 Oldtown Road as surplus property to be offered for sale
9. Order 27,920 - adopting the 2024 Cumberland Planning and Commission Annual Report
10. Order 27,921 - authorizing Special Taxing District residential exemption for 55 Baltimore Street in the amount of \$353.14
11. Order 27,922 - authorizing the abatement of City Real Property taxes and interest for the properties at 301 E. Oldtown Rd., 229 Columbia St., 413 Broadway St., and 404 Chestnut St.
12. Order 27,923 - authorizing the execution of an Interconnection Agreement by and between the Mayor and City Council of Cumberland and Centrica Business Solutions Services, Inc., relative to the installation of a small generator facility with EDC's Electric Distribution System to be used for Level 2,3 and 4 interconnection requests as set forth in the Maryland Standard Small Generator Interconnection Rule
13. Order 27,924 - authorizing the Mayor or City Administrator to execute a Capital Projects Grant Agreement between the Mayor and City Council of Cumberland and the State of Maryland, acting through the Board of Public Works, to provide funding for the “Evitts Creek Phase IV Project” (City Project 06-08-S) in the amount not to exceed \$500,000
14. Order 27,925 - authorizing the City Administrator to increase staffing at the Water Reclamation Facility for FY26 with the hiring of 2 additional Operators-in-Training,

bringing the number to 11 operators as the City will assume operations at the Heat Drying Facility and discontinue operations with the use of a third-party vendor

15. Order 27,926 - authorizing the acceptance of a FY26 Program Open Space Local Share Grant, administered by the Maryland Department of Natural Resources Board of Public Works, in the amount of \$225,000 for restoration of the Fairmont Avenue Playground
16. Order 27,927 - accepting the proposal from Downtown Redevelopment Services for a Real Estate Development Plan to include market and demographic analysis, Downtown property assessment and programming and Redevelopment concepts and final plan in the amount not to exceed \$20,000 utilizing previously awarded grant funding from a Technical Assistance Grant Program through the Maryland Department of Housing and Community Development
17. Order 27,928 - granting a 90 day extension on the Fourth Amended and Restated Tolling Agreement with CSX Transportation, Inc., originally approved on May 6, 2025 by Order 27,704, which is believed to be in the best interests of the City

Public Comments

All public comments are limited to 5 minutes per person

Adjournment