



# 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

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## MINUTES

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

DATE: December 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; Chief Pyles and Chief Adams;

#### **IV. Statement of Closed Meeting**

The Mayor and City Council of Cumberland met in public session beginning at 4:15 p.m. in the 2<sup>nd</sup> floor Conference Room of City Hall on Tuesday, December 16, 2025 for the purpose of immediately closing the meeting to A) discuss Board and Commission appointments, B) receive legal advice from the City Solicitor relative to the terms and conditions of a particular lease agreement and C) receive the advice of the City Solicitor regarding the Tolling Agreement with CSX. Authority to close the session is provided by Sections 3-305(b)(1)(i) and (b)(7) of the General Provisions Article of the Annotated Code of Maryland

#### **V. Presentations**

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

Chief Pyles discussed Barry Fickes's career background before he began employment with the Cumberland Police Department in 2002. He advanced through the ranks and was promoted to Lieutenant on November 9, 2025.

Chief Pyles discussed Jason McCoy's career background before he began employment with the Cumberland Police Department in 2011. He was named Police Officer of the Year in 2013 and served in multiple roles, including supervisory.

A photo was taken with the Officers and the Mayor and City Council Members.

#### **IV. Directors Reports**

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

##### **(A) Administrative Services**

1. Administrative Services Monthly Report for November 2025

##### **(B) Public Works**

1. Maintenance Division Monthly Report for November 2025

##### **(C) Fire Department**

1. Fire Department Monthly Report for November 2025

##### **(D) Police Department**

1. Police Department Monthly Report for November 2025

##### **(E) Utilities- Flood, Water, Sewer**

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

#### **V. Approval of Minutes**

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

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

#### **VI. Public Comments for Agenda Items Only**

*All public comments are limited to 5 minutes per person.*

*No comments were received*

## **VII. Unfinished Business**

### **(A) Ordinances**

1. Ordinance 4031 (*2<sup>nd</sup> & 3<sup>rd</sup> readings*) - authorizing the transfer of Walnut Island to Sheila Brant for the purchase price of \$15,032

**SECOND READING:** Motion to accept the second reading was made by Council Member Frazier, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

2. Ordinance 4032 (*2<sup>nd</sup> & 3<sup>rd</sup> readings*) – authorizing the transfer of 10 E. Fourth Street to Nelson Rivera for \$1,500

**SECOND READING:** Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Cioni, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

3. Ordinance 4033 (2<sup>nd</sup>&3<sup>rd</sup> readings) - authorizing the transfer of 26 E. Industrial Blvd. to Jonathan Pressman for the purchase price of \$7,500

**SECOND READING:** Motion to accept the second reading was made by Council Member Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

4. Ordinance 4034 (2<sup>nd</sup>&3<sup>rd</sup> readings) - authorizing the transfer of 112 Springdale Street to BAM Realty LLC for the purchase price of \$1,113

**SECOND READING:** Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Cioni, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

5. Ordinance 4035 (2<sup>nd</sup>&3<sup>rd</sup> readings) - authorizing the transfer of 215 Knox Street and 217 Knox Street to Covenant Keeper, Inc. for the purchase price of \$2,000

**SECOND READING:** Motion to accept the second reading was made by Council Member Frazier, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

6. Ordinance 4036 (2<sup>nd</sup>&3<sup>rd</sup> readings) - authorizing the transfer of 222 N. Lee Street to Bruce Carter for the purchase price of \$750

**SECOND READING:** Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

7. Ordinance 4037 (2<sup>nd</sup>&3<sup>rd</sup> readings) - authorizing the transfer of 840 Gephart Drive to Phillips, Edwards and Grace, LLC for the purchase price of \$5,286

**SECOND READING:** Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

**THIRD READING:** The ordinance was submitted in title only for its third reading and was passed on a vote of 5-0.

## **VIII. 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

**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 Frazier, seconded by Council Member Furstenberg, 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 Lepley, seconded by Council Member Frazier, and was passed on a vote of 5-0.

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

**IX. Public Comments**

*No comments were received*

**X. Adjournment**

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

Minutes approved on January 6, 2026

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk