



Mayor and City Council of Cumberland

Mayor Raymond M. Morris
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 Street Cumberland, MD 21502

DATE: April 15, 2025

OPEN SESSION – 6:15 PM

Pledge of Allegiance

Roll Call

Statement of Closed Meeting

Presentations

- [1.](#) Recognizing Patrolman First Class Austin H. Groves as the 2024 Cumberland Police Department Officer of the Year, Cpl. Ashley Davis as the 2024 Top Gun winner and PFC Jacob Garrison as the 2024 DUI Award Recipient
- [2.](#) Administering the Oath of Office to Patrol Officer Isaac Delaney and Patrol Officer Colby Fleming

Director's Reports

(A) Administrative Services

- [1.](#) Administrative Services Monthly Report for March 2025

(B) Public Works

- [1.](#) Maintenance Division Monthly Report for March 2025

(C) Fire

- [1.](#) Fire Department Monthly Report for March 2025

(D) Utilities - Flood, Water, Sewer

- [1.](#) Utilities Division Water and Sewer Department Monthly Reports for March 2025

Approval of Minutes

1. Approving the Regular Session Minutes of March 4, 2025 and the Closed Session Minutes, Open Work Session Minutes and Regular Session Minutes of April 1, 2025

Public Comments – FOR AGENDA ITEMS ONLY

All public comments are limited to 5 minutes per person

New Business

(A) Ordinances

1. Ordinance 4008 (*1st reading*) - authorizing the execution of a first amendment to the Infill Development Agreement with Teabow Residential LLC for the purpose of amending the agreement dated April 2, 2024 for the purpose of extending certain deadlines, changing the permitted use of 252 E. Elder St, altering the remedies available in the event of a default, increasing the number of dwelling units and other incidental matters

(B) Orders (Consent Agenda)

1. Order 27,693 - waiving the permitting and tap fees for building, water and sewer for the Allegany County Habitat for Humanity's building project at 12 Maple Street
2. Order 27,694 - authorizing appointments to the Human Relations Commission and the Downtown Development Commission
3. Order 27,695 - lifting the provisions of Section 11-113 of the City Code to allow open containers of alcohol within a defined area of the downtown area for the Friday After Five events on June 13 and July 11 from 5 PM to 12 AM, the Winter Festival on December 13 from 5 PM to 10 PM and the New Year's Eve Celebration from 9 PM on December 31, 2025 through 1 AM on January 1, 2026; notwithstanding, that open glass containers shall not be permitted
4. Order 27,696 - authorizing the Mayor to execute all documents necessary for the Dumbhundred District, also known as Stony Battery, to apply for nomination to be placed on the National Register of Historic Places
5. Order 27,697- declaring certain City-owned property at 8 Marion St., 112 Springdale St. and 443 SE Central Ave. to be surplus and authorizing them for sale
6. Order 27,698 - accepting the report of the City Administrator advising that, with regard to the proposed public right of way closure for a portion of Alley 144, he observed no damages caused to the adjacent property owners as a result of the closure, and any added value would be formally determined by the Maryland Department of Assessments and Taxation
7. Order 27,699 - authorizing the bids from Belt Paving, Inc. and/or IA Construction Corporation for the purchase of Black Top Materials for Spring Street Paving Projects in the not to exceed amount of \$150,000, based on product availability when needed

- [8.](#) Order 27,700 - waiving permit fees associated with the cost of the building project, with the exception of any and all utility tap fees associated with the Allegany County Public Schools project at Washington Middle School
- [9.](#) Order 27,701 - accepting the bid from Carl Belt, Inc. to provide Design-Build services for Odor Covers at the Water Reclamation Facility for the sludge holding tank (City Project 2025-02-WRF) in the amount not to exceed amount of \$376,090
- [10.](#) Order 27,702 - revising and restating Order No. 27,214, passed on April 4, 2023 to add that the City Administrator is authorized to offer a "Bulk" Discounted lease rate of \$25.00 per month for up to thirty-six months for an individual or entity that enters into a new 12 month contract for a minimum of 15 spaces, with the other items in the original Order remaining in place
- [11.](#) Order 27,703 - accepting the donation of the real property at 491 Baltimore Avenue (Tax ID 35-002006) from 5 National Highway LLC

Public Comments

All public comments are limited to 5 minutes per person

Adjournment

File Attachments for Item:

1. Recognizing Patrolman First Class Austin H. Groves as the 2024 Cumberland Police Department Officer of the Year, Cpl. Ashley Davis as the 2024 Top Gun winner and PFC Jacob Garrison as the 2024 DUI Award Recipient

Council Agenda Summary

Meeting Date: April 15, 2025

Key Staff Contact: Chief Chuck Ternent

Item Title: CPD Officer of the Year Award, Top Gun Award & DUI Award

Summary of project/issue/purchase/contract, etc for Council:

Recognize Patrolman First Class Austin H. Groves as the 2024 Cumberland Police Department Officer of the Year. Recognize Cpl. Ashley Davis as the 2024 Top Gun winner and PFC Jacob Garrison as the 2024 DUI Award Recipient.

Amount of Award:

Budget number:

Grant, bond, etc. reference:

File Attachments for Item:

2. Administering the Oath of Office to Patrol Officer Isaac Delaney and Patrol Officer Colby Fleming

Council Agenda Summary

Meeting Date: April 15, 2025

Key Staff Contact: Chief Chuck Ternent

Item Title: Oath of Office

Summary of project/issue/purchase/contract, etc for Council:

Mayor Raymond Morriss to administer the Oath of Office to Patrol Officer Isaac Delaney and Patrol Officer Colby Fleming.

Amount of Award:

Budget number:

Grant, bond, etc. reference:

File Attachments for Item:

. Administrative Services Monthly Report for March 2025

Administrative Services Monthly Report for March, 2025

2025

Honorable Mayor and City Council
City Hall
Cumberland, Maryland 21502

Dear Mayor and City Council Members:

The following report is submitted by the Department of Administrative Services for the month of March, 2025.

Information Technology Department

March 2025

Johnna Byers, Director

Statistics

228 new help desk requests
119 help desk requests resolved

Activities

Major department initiatives in the past month include:

- Coordinate Parking System replacement project
- Assist with police mobile data terminal issues
- Assist with body camera issues
- Assist with Time and Attendance HR Project
- Continue FY26 budget process

Parks and Recreation

March 2025

Ryan Mackey, Director

- Meetings attended:
 - Parks and Rec Board Meeting – March 3
 - Special Events Committee Meeting – March 4
 - Wycliffe Site meeting for camera system – March 4
 - 2025 Summer Food Service Training – March 4
 - Community Resource Board at FCI – March 6
 - Skatepark E and S meeting – March 19
 - Capital Equipment Meeting – March 24
 - Trails E and S meeting – March 31
- Events:
 - Pavilion Rentals have started
 - Field Usage has started
- Upcoming:
 - Skatepark Groundbreaking
 - Playground Ribbon cutting
 - Easter Egg Hunt
 - Arbor day with the Afterschool Program

□

□

Community Development Report

March 2025

CODE COMPLIANCE

Kevin Thacker, Code Compliance Manager

Noted Activity:

840 Kelly RD - \$260,000.00 fiber upgrade

3 Pershing St. - \$160,000.00 basement rehab improvements

7 N. Liberty – \$160,000.00 commercial interior gut

903 Harding Ave - \$59,427 total investment with rehab grant award of \$15,000

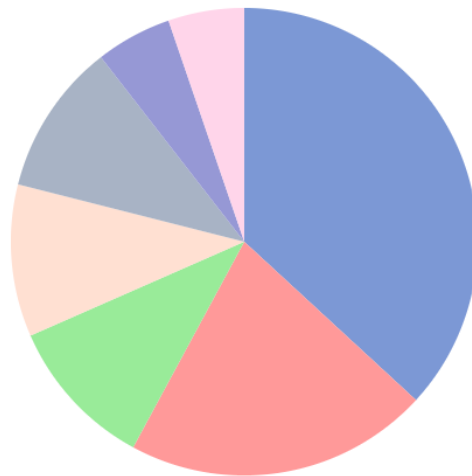
Code Enforcement Activity:

39 new cases received – 9 of those are still open

19 violations were found

15 cases have been resolved

Open Date From: 03/01/2025
Open Date To: 03/31/2025



Violations by Violation Type		
■	Dwellings, yards and lots to be kept clean	7 36.8%
■	Licensing of rental dwelling units	4 21.1%
■	Permits and certificates	2 10.5%
■	Registration of agents	2 10.5%
■	Duties of owner and operator	2 10.5%
■	Standards for good repair and safe condition	1 5.3%
■	Order to vacate	1 5.3%

Permits/Reviews & Rental Licenses:

47 Total Permits/Reviews were issued

66 Rental Inspections were completed

Building

Residential.....1
Commercial.....6

Miscellaneous

Residential.....3
Commercial.....1

Occupancy

Residential 2
Commercial 4

Signage

Residential 0
Commercial 3

Electrical

Residential.....4
Commercial.....5

Plumbing

Residential.....1
Commercial.....1

Utility

Residential 1
Commercial 0

Demolition

Residential 1
Commercial 1

Public ROW

Issued6

Rental Licenses

Issued18

Rental Inspections

Passed 55
Failed 11

Plans, Reviews, Amendments and Appeals

(ZA, RPR, SR, ZMA, ZTA, SRA)

(Type) Issued0

Certificates of Appropriateness

Issued..... 6

Request for Change/Amendment

Issued..... 1

Revenue from 'Issued' Permits/Reviews:

Building Permits\$3,128.12
Miscellaneous Permits46.00
Occupancy Permits121.00
Sign Permits193.85
Utility Permits3,370.00
Plan reviews, Amendments & appeals.....0.00
Zoning Classification Détermination (info request)0.00
Municipal Infractions (citations).....0.00
Certificates of Appropriateness (COA-ROA).....182.00
Rental Licenses (new & renewal)925.00
Paid Rental Inspection Requests0.00

TOTAL\$7,965.97

Demolition Bonds Collected.....\$0.00

COMMUNITY DEVELOPMENT PROGRAMS:
Lee Borrer, Senior Community Development Specialist

CDBG-CV

CARES ACT CDBG Monthly Report	Amount Funded	Expended	Funds Remain
CV3 AYEP Youth Center Rehabilitation	\$190,050.73	\$185,004.28	\$5,046.45
CV Constitution Park Improvements/Trails	\$14,153.74	\$14,153.74	\$0.00
CV Constitution Park Improvements/Playground	\$63,300.40	\$0.00	\$63,300.40
TOTAL CDBG CV BALANCE			\$68,346.85
B20MW24001 Award (1st rd)	\$476,251.00		
B20MW24001 Award (3rd rd)	\$119,910.00		

Post September 2024 CDBG

Updated draw \$596,161.00
 % Balance 11.46%

All CARES ACT CDBG funds have been committed. Two activities, which are underway, remain open. We are on track to exhaust all funding by June 30, 2025 before the 2026 HUD deadline.

Regular CDBG

Community Development Block Grant Program	March 2025 Report	Original Budget	Lifetime Funds Exp	Remaining Balance
AYEPS Youth Center Facil Rehab	2020	\$4,753.75	\$4,753.75	\$0.00
2020 Grant Totals		\$4,753.75	\$4,753.75	\$0.00
2021 Grant Totals				
AYEP Youth Center Rehab	2022	\$10,000.00	\$9,965.71	\$34.29
Gilchrist Security for Transi Housing	2022	\$30,820.00	\$30,708.00	\$112.00
2022 Grant Totals	2022	\$40,820.00	\$40,673.71	\$146.29
AYEPS Youth Center Facil Rehab	2023	\$20,000.00	\$19,875.00	\$125.00
Admin	2023	\$117,000.00	\$91,411.18	\$25,588.82
Ind Cost	2023	\$12,000.00	\$8,461.00	\$3,539.00
FH	2023	\$11,000.00	\$8,979.54	\$2,020.46
YMCA Gil Trans Shelter Ext Elect/Safe/Cam	2023	\$124,935.00	\$119,796.00	\$5,139.00
FAI ALU Roof	2023	\$18,026.00	\$18,000.00	\$26.00
FAI Water Tank Imps	2023	\$60,000.00	\$0.00	\$60,000.00
FAI Gen Installation LEC	2023	\$18,000.00	\$0.00	\$18,000.00
Assoc Char Short Term	2023	\$11,435.00	\$5,642.00	\$5,793.00
2023 Grant Totals		\$392,396.00		\$120,231.28
Baltimore St Redesign Ph 5 Areas	2024	\$330,000.00		\$330,000.00
Alleg Youth Enrichment Youth Center Rehab	2024	\$24,000.00		\$24,000.00
Admin	2024	\$113,818.00	\$44,792.15	\$69,025.85
IC	2024	\$15,182.00	\$5,580.00	\$9,602.00
FH	2024	\$11,000.00	\$4,018.00	\$6,982.00
ACDSS Emerg Rental Assistance	2024	\$10,000.00		\$10,000.00
ACDSS Emerg Sewer/Trash Assistance	2024	\$10,000.00		\$10,000.00

SOAR Program	2024	\$26,500.00		\$26,500.00
PHA JFV Tot Playground Installation	2024	\$40,000.00		\$40,000.00
FCRC Dom Viol Intervention	2024	\$24,500.00	\$19,140.05	\$5,359.95
Targeted Foot and Bike Patrol	2024	\$4,960.00		\$4,960.00
YMCA Food Program	2024	\$8,000.00	\$2,695.72	\$5,304.28
Parks and Recreation Improvements	2024	\$159,535.00		\$159,535.00
2024 Grant Totals		\$777,495.00	\$76,225.92	\$701,269.08
			Total All Yrs	\$821,646.65
March 2025 CDBG Report				
Balances:	Year	IDIS grant rpt		
\$0.00	2020	\$389.26		
\$0.00	2021	\$3,151.48		
\$146.29	2022	\$829.11		
\$55.04	2022 PI	\$201.33		
\$120,231.28	2023	\$236,480.16		
\$701,269.08	2024			
\$68,346.85	2020 cv			
\$0.00	OLD 20 21			
\$120,432.61 20 21 22 23				
\$890,048.54 Total All 20,21,22,23, PI, CV				
\$821,701.69 Total Regular Funds				

**post March 2025 Draw.

April 2025 Monthly report

4/7/2025

2024 annual activities are underway in various stages of development. Public services are spending down funds while public facilities projects are progressing somewhere between the environmental review process, HUD release of funds and the contracting phases. This summer and fall will be busy with construction projects as expected. All regular 2020 annual action plan funds have now been expended and added to the 2021 annual action plan which has been complete for several months.

A substantial amendment public notice will be posted on April 11, 2025 amending several annual action plans to re-allocate unused block grant funds from 2022, 2023 and 2024 in order to move them on to shovel-ready project budgets.

The new 2025 CDBG Citizen Participation Plan is complete and adopted. The new 2025 Analysis of Impediments to Fair Housing Choice study is in draft form available for comment from March 21, 2025 through April 21, 2025. Development of the 2025-2029 Consolidated Community Development Block Grant Five Year plan is underway and staff is busy coordinating with the consultants on the job, Ochoa Urban Collaborative, and choosing project recommendations for the 2025 Annual Action Plan based upon the needs and market assessments.

The draft consolidated plan will be available on May 6, 2025 for comment through June 6, 2025 and for adoption by Mayor and City Council on June 17, 2025. There will be a public hearing on May 6, 2025 regarding the draft plan. Presenters include staff and consultants.

Historic Planning/Preservation

March 2025

Ruth Davis-Rogers, Historic Planner/Preservation Coordinator

In addition to serving the public and answering daily questions and inquiries I did the following:

Historic Preservation Commission Meeting (HPC)

- Supported Sept. HPC Meeting scheduled for March 12th, 2025
- Reviewed and administered Certificate of Appropriateness permits/administrative approval.
- Consulted with building owners on projects requiring COA permits.

Meetings & Events

Attended

- Various city and dept. staff meetings
- DDC Monthly Meeting
- Wills Creek Advisory Mtg.
- Attended M&CC to present on the Dumbhundred District
- Staff/Consultant Mtg. for Comprehensive Plan
- Attainable Housing Meeting
- Meeting with AHS Historical Research
- Gave ALLCON presentation
- Merje Design (Wayfinding) Stakeholder Meeting

Grants, Tax Credits and Section 106 reviews

Administered/managed funding/grants for:

- Cumberland Wayfinding Plan
- Roof Replacement Program
- Choose Cumberland Relocation Package
- Mid-town Façade Grant
- Downtown NR Update
- DHCD Revitalization Funding Projects
- Conducted Section 106 Reviews (as needed) for various projects.
- Answered questions and processed paperwork (as needed) regarding tax incentives from both current and potential building owners.

Human Resources

April Howser, HR Officer/Justin Lam, HR Associate

- New Time & Attendance System Implementation
 - * Helped answer questions and fix minor issues with new system
 - * Ran payroll export tests with new system mirroring existing system
 - * Conducted training sessions for T&A
 - * Fully implemented T&A system for March 6th pay.
- Employee Benefit Investigations

- Internal Employee Investigations
- Administered FMLA Program for City
- Administered Workers Comp Program for City
- Administered City's Drug testing
- Bi-Weekly Payroll
- YMCA Enrollments
- Employee Inquiries & Updates
- Posted and Administered Job Postings on Indeed
- Employee Disciplinary Meetings
- Longevity Pay Reports
- Payroll & Position Promotions
- New Hire Interviews (Police, Public Works, City Clerk)
- New Employee Onboarding
- Continued support of prescription drug carrier – answered and relayed questions between employees & Liviniti
- Liviniti Claims Review Meeting
- Insurance Invoicing
- Milestone & Retirement Awards
- ACA Submission to IRS
- Administered Police Testing
- Attended Job Fair at ACM
- Posting, Interviewing and Hiring of Seasonal Employees
- Risk Management Meeting
- Reviewing, Editing and Drafting City Policies
- Fire Lieutenant Promotion Setup & Planning
- Health Insurance Utilization Review
- Gathered information & documents related to employment issues & uploaded documents to proper authorities

	31-Mar
Open positions	9
New Hires	1
Retirements	2
Resignations	1
Terminations	0
FMLA	5
Workers Comp	3
Elected Officials	5
FT Employees	259
PT Employees	13
Contractual Employees	5

Comptroller's Office

Financial Activity Report

March 2025

Mark Gandolfi, City Comptroller

Attached for your review is a Cash Flow Summary for the month of March 2025.

On March 1, 2025, the City had a cash balance of \$12.5 million (\$8.0 million invested in a value money market program and \$4.5 million participating in a sweep program at First United Bank). Disbursements exceeded disbursements by \$2.4 million resulting in a cash balance of \$10.2 million at March 31, 2025 (\$7.8 million invested in a value money market program and \$2.4 million participating in a sweep program at First United Bank).

As of March 31, 2025, the significant tax receivable balances are reflected in the table below.

Taxes receivable (General Fund)						\$ 2,368,748
	Beg Balance	New Billings	Adjustments/ Abatements	Collections	Bad Debt	Ending Balance
FY 2025	\$ 1,598,865	\$ 12,961	\$ (17,542)	150,421	\$ -	\$ 1,443,863
FY 2024	568,703	9,786	(8,337)	40,163	-	529,989
FY 2023	247,291	19,424	(2,598)	46,934	-	217,183
FY 2022	34,462	16,113	(1,682)	-	-	48,893
FY 2021	32,364	1,568	(1,145)	24	-	32,763
FY 2020	42,827	-	(537)	28	-	42,262
FY 2019	10,602	-	(537)	32	-	10,033
FY 2018	10,517	-	(570)	-	-	9,947
FY 2017	8,418	-	(513)	-	-	7,905
FY 2016	7,499	-	(279)	-	-	7,220
FY 2015	6,462	-	(278)	-	-	6,184
FY 2014	4,796	-	(278)	-	-	4,518
FY 2013	1,996	-	-	-	-	1,996
Prior FY's	5,992	-	-	-	-	5,992
	<u>\$ 2,580,794</u>	<u>\$ 59,852</u>	<u>\$ (34,296)</u>	<u>\$ 237,602</u>	<u>\$ -</u>	<u>\$ 2,368,748</u>

The current year tax receivable balance is comprised of the following:

Real property (non-owner occupied)	\$ 786,855
Personal Property	230,438
Real Property (semiannual payments)	419,500
Real Property (Half Year)	7,070
	<u>\$1,443,863</u>

The City's liquidity position continues to be strong as illustrated in the following cash and investments table. Restricted cash is comprised primarily of American Rescue Plan Act (ARPA) funds received in advance and CSX funding restricted for capital projects.

Cash and Investment Summary		
March 31, 2025		
	Cash	Investments
Beginning Balance	\$ 12,475,845	\$ 20,553,395
Add:		
Cash Receipts	4,792,391	76,924
Investment Transfer	-	-
Less:		
Disbursements	7,128,489	-
Investment Transfer	-	-
Ending Balance	\$ 10,139,747	\$ 20,630,319
Restricted	\$ 3,010,715	\$ -

The table below illustrates cash restrictions and restricted investments associated with specific expenditures and/or capital projects.

Restricted Cash				
	3/1/2025	Increase	Utilization	3/31/2025
Police Seizures	\$ 55,720	\$ 24,467	\$ 667	\$ 79,520
Fire Department Donation	2,200	-	-	2,200
Bowers Trust	62,634	210	-	62,844
Mason Sports Complex Donation	2,080	-	-	2,080
Infill Development Allegany County	150,000	-	-	150,000
National Opioid Settlement	121,335	-	-	121,335
DDC	14	-	-	14
ARPA	990,467	3,330	-	993,797
Capital Projects	1,483,194	4,981	-	1,488,175
Demolition & Fiscal Agent Bonds	110,750	-	-	110,750
	\$ 2,978,394	\$ 32,988	\$ 667	\$ 3,010,715

Increases to ARPA, Capital Projects, and Bowers Trust are interest earnings.

Capital Projects are CSX funding for Fayette St. and Cumberland St. bridge replacements.

DDC restricted investment was funded through donations and is restricted for the purpose of maintenance of the Wes Han Fountain.

National Opioid Settlement is for opioid intervention in Cumberland.

Capital Projects and Associated Debt:

The tables below illustrate undrawn Maryland CDA bond proceeds as well as the accumulated debt and proceeds for the Combined Sewer Overflow (CSO) projects.

Available Bond Proceeds

	3/1/2025	Increase	Utilization	3/31/2025
CDA 2021	1,174,466	-	11,035	1,163,431
CDA 2023	1,341,184	-	-	1,341,184
CDA 2024	1,519,517	-	-	1,519,517
	\$ 4,035,166	\$ -	\$ 11,035	\$ 4,024,132

CSO Projects

	3/1/2025	Increase	Utilization	3/31/2025
Evitts Creek Phase 3 Debt	\$ 2,297,851	\$ -	\$ -	\$ 2,297,851
Evitts Creek Phase 3 Grant	5,418,560	-	-	5,418,560
Evitts Creek Phase 4 Debt	3,550,900	-	-	3,550,900
78" Pipeline Debt	19,941,232	-	-	19,941,232
78" Pipeline Grant	46,338,060	-	-	46,338,060
	\$ 77,546,603	\$ -	\$ -	\$ 77,546,603

CDA 2021 \$11K utilization is toward Queen City Drive concrete repairs.

Remaining CDA 2021 funds are primarily allocated to Baltimore Street redevelopment (\$477K), 5-ton dump truck (\$196K), Marion Street bridge (\$300K) and Decatur Street lighting (\$140K). Remaining CDA 2023 funds consist primarily of an ambulance (\$385K), 5-ton dump truck (\$190K), water filtration building design (\$466K), cross connections (\$33K), anaerobic digester (\$75K) and WWTP roof replacements (\$61K). Remaining CDA 2024 funds are primarily allocated to paving (\$319K), sewer lining (\$360K), and an ambulance (\$364K).

The following three projects are major upgrades to the combined sewer collection system. Evitts Creek Phase 3 is in the engineering phase with necessary funding in place. Phase 3 project cost is estimated at \$7.5

million and is funded with \$5.4 million in grants and \$2.3 million in loan with \$1.1 million being forgivable. Phase 3 is on hold pending CSX granting site access. Evitts Creek Phase 4 is in the planning phase and has most of the funding in place. Phase 4 project cost is estimated at \$4 million and is funded with \$3.6 million in loan with \$1.5 million being forgivable. The 78" pipeline project is pending Army Corp of Engineers approval and private property easement and is anticipated to begin construction during FY26 or FY27. The total estimated project cost is \$67 million and is substantially funded with \$46.3 million in grants and \$20.0 million in loan with \$3.0 million being forgivable.

COVID-19:

The City received \$19,595,850 from the American Rescue Plan Act (ARPA). These funds were used to:

- Support public health
- Address negative economic impacts caused by the public health emergency
- Replace lost revenue
- Provide premium pay for essential workers
- Invest in water infrastructure

As of March 31, 2025, the City utilized \$19.5 million of the \$19.6 million ARPA award, obligated all funds by December 31, 2024 and is on target to fully expend all funds before December 31, 2026. Remaining projects include park improvements, residential property improvements, South End and Industrial Boulevard water main replacements, and 4" to 6" water line replacements.

Purpose	Awarded	Allocation					Total Remaining Project Funding
		Budgeted	Allocated Interest Earned	Utilized Interest Earned	Utilized ARPA Budget	Remaining ARPA Budget	
American Rescue Plan Act (ARPA)	\$19,595,850						
Premium Pay		\$ 833,952			\$ 833,952		
Revenue Loss		\$ 10,000,000			\$ 10,000,000		
Respond to the health emergency PPE							
General		\$ 29,269			\$ 29,269		
Facilities and Equipment		\$ 22,216			\$ 22,216		
Prisoner Processing Improvements		\$ 62,099			\$ 62,099		
HVAC Improvement at City Hall		\$1,707,301.81	\$ 47,640.00	\$ 47,640	\$ 1,707,302		
Community Programs							
Amphitheatre and Pavilion 1&2		\$ 174,350	\$ 1,824	\$ 1,824	\$ 174,350		
Pool Area		\$ 71,250	\$ 73,228	\$ 73,228	\$ 71,250		
Union Rescue Mission		\$ 749,000			\$ 749,000		
YMCA Bus Replacement		\$ 216,000			\$ 216,000		
Duck Pond Remediation		\$ 16,844	\$ 12,426	\$ 12,426	\$ 16,844		
City of Cumberland Park Signage		\$ -	\$ 69,676	\$ 69,676	\$ -		
Promoting the Community		\$ 32,386			\$ 32,386		
Janes Place for Abused Children		\$ 40,777			\$ 40,777		
DDC Assistance to Small Businesses		\$ 137,667	\$ 45,833	\$ 45,833	\$ 137,667		
Constitution Park Trail			\$ 73,261	\$ 73,261			
Demolition Assistance		\$ 20,000			\$ 20,000		
Community Development Property Improvement		\$ 210,883	\$ 62,480	\$ 62,480	\$ 210,883		\$ -
Affordable Housing Assistance		\$ 342,331	\$ 39,782	\$ 6,282	\$ 342,331		\$ 33,500
Skate Park - Mason Rec Complex			\$ 325,000	\$ 25,586			\$ 299,414
Park General Infrastructure			\$ 76,739	\$ -			\$ 76,739
Infrastructure Investments							
Water							
South End & Industrial Blvd Water Mains		\$ 4,824,486	\$ 69,742	\$ -	\$ 4,680,068	\$ 144,418	\$ 214,160
Replace 4" Water Lines with 6" (City-Wide)		\$ 105,037	\$ 140,390	\$ 14,894	\$ 105,037		\$ 125,496
Total:	\$19,595,850	\$ 19,595,850	\$ 1,038,020	\$ 433,128	\$ 19,451,432	\$ 144,418	\$ 749,310

American Rescue Plan Act (ARPA) Funding

Purpose	Amount	FY21 Utilization	FY22 Utilization	FY23 Utilization	FY24 Utilization	FY25 Utilization
Total Utilization						
Respond to the health emergency						
Community Programs	2,011,490		\$ 53,702	\$ 1,453,747	\$ 370,175	\$ 133,865
PPE						
General	29,269		\$ 21,983	\$ 7,286	\$ -	\$ -
Facilities and Equipment	1,791,616		\$ 20,000	\$ 27,166	\$ 1,379,482	\$ 364,968
Premium Pay	833,952		\$ 833,952	\$ -	\$ -	\$ -
Revenue Loss	10,000,000	\$ 1,224,870	\$ 2,925,043	\$ 2,925,043	\$ 2,925,043	\$ -
Infrastructure Investments						
Water	4,785,104			\$ 159,298	\$ 2,021,376	\$ 2,604,430
Total:	\$19,451,432	\$ 1,224,870	\$ 3,854,681	\$ 4,572,541	\$ 6,696,077	\$ 3,103,263

Respectfully submitted,

Jeffrey F. Silka
City Administrator

slb

File Attachments for Item:

. Maintenance Division Monthly Report for March 2025

**MAINTENANCE DIVISION REPORT
MARCH 2025**

Street Maintenance Report

Fleet Maintenance Report

Central Services Report

**PUBLIC WORKS/MAINTENANCE
STREET BRANCH
MONTHLY REPORT
MARCH 2025**

- Potholes and Citizen Reports
 - 26 service requests completed
 - 41 streets and 3 alleys repaired
- Street Maintenance and Utility Work
 - 55 tons cold mix utilized
- Snow Operations
 - Snow and ice control operations occurred for 2 days of the month
- Tree Removal and Pruning
 - 9 hazard trees were removed
 - 32 trees were trimmed
 - Tree Complaints and Tree Issues
 - Resolved and/or addressed 28 tree complaints and tree issues
 - Other Work
 - Shade Tree meeting
 - Henderson Ave. brush clearing
 - Fourth Street cleanup
- Street Cleaning Operations
 - Sweeper has been in full swing
 - All primary routes have been hit at least once
- Sign Work
 - 39 traffic control signs repaired / installed
 - 4 street name signs repaired / installed
 - 8 handicap signs repaired / replaced
 - 10 handicap signs removed / installed
- Miscellaneous
 - Queen City Drive repairs are approximately 75% complete for this year's phase
 - New Park facility installed
 - Playground install began at Constitution Park
 - Spring Park Cleanup has begun

Fleet Maintenance Monthly Report

March 2025

Department	Count of Maintenance Type
Battery	4
Police	2
Sewer	1
Street	1
Body Repair	5
Central Services	1
Fleet Maintenance	1
Street	1
Water Distribution	2
Brakes	1
Police	1
Diagnostics	2
Fire	1
Street	1
Exhaust	1
Police	1
General Repair	4
Street	3
WWTP	1
Lights and Electrical	2
Police	1
Street	1
No Start	1
Street	1
PM - Oil Change	30
Central Services	1
Engineering	1
Fire	1
Fleet Maintenance	1
Flood	1
Parks and Rec	2
Police	11
Sewer	2
Street	4
Water Distribution	4
WFP	1
WWTP	1
PM - Seasonal Service	2
Street	2

Snow Removal	7
Flood	1
Sewer	2
Street	1
Water Distribution	3
Steering/Suspension	1
Fire	1
Tires/Tire Repair	4
Police	1
Water Distribution	3
Welding and Fabrication	1
Street	1
Grand Total	65

**CENTRAL SERVICES
MONTHLY REPORT
MARCH 2025**

- **City Hall:** Installed new lights in the boiler room. Touched up paint in the IT Department from the construction. Put the rest of the Community Development old files in the dumpster. Replacing the lights on the flagpole. Made a catch pan for the new heat exchanger in the boiler room to keep floor dry. Worked on cleaning out the boiler room. Figuring out why the water pressure is very low in the Finance ladies' bathroom on the first floor at City Hall. Moved office furniture in two of the council offices. Put new data cable ends in the council offices. Changed lights around City Hall to blue for child abuse awareness month.
- **Municipal Service Center:** Fixed a light on the pole by the Water Department that is staying on all the time. Fixed a light in the sign room at the back of MSC. Started stripping the wax on the first floor at MSC to install the new flooring. Prepping the floors and lower walls for the new flooring and cove base at MSC and stripping the wax. Install a new water heater in the street department breakroom.
- **Public Safety Building:** Getting measurements to build framed and drywall partition walls in the sleeping quarters in the Fire Department 2nd floor PSB to help prevent a bed bug outbreak. Old partition walls are fabric. Picking up the carpet for the Police offices on the second floor. Lubricating the garage doors in the Fire Department. Putting the portable A/C units back in rooms 207 and 209. Put everything back in the Police and Fire at PSB on the first floor after waxing. Phone in the lobby of PSB was not working per IT. Helped IT figure it out. Moved things out of the way for the floors to be stripped and waxed on 3rd floor. Worked on the flashing on the top of the PSB Fire Department side that they hit with the ladder truck training. Fixed file cabinets in the Police Department file room. Adding lights in the 3rd floor Police side PSB men's bathroom, very dark. Fixing a toilet in the comms room at Fire Departments PSB. Will not stop running and can't find the water shut off. Repairing lights in the Fire garage at PSB. Hand full need replaced. Worked on AHU#2 at PSB cooling valve not operating with the computer. Working on installing sound absorbent stuff on the walls of the interview room 3rd floor PSB for the police Department. Moving some furniture for the police. Toilet on the 3rd floor PSB Engineering side is leaking. Have to remove it from the wall and replace the seal. Dry the floor and replace floor tile that came loose from the leak. Bathroom off the PSB lobby door knob is broken and has them locked out – needs fixed or replaced. The draw bar on door #6 in the Fire Department at PSB was coming loose, had to re-bolt and checked the others. Police sergeant called and said the mini split unit in the supervisor's area at PSB was making an unusually loud noise.
- **Fire Stations #2:** Checked on the boiler and garage door.
- **Downtown Area & Mall:** Helped DDC with the startup of the waterfall on the mall. Located and marked the power and lighting conduits on the Baltimore St. mall parking spots where the Street Department is adding 1 hour parking signs. Checked on the water fountain

at Baltimore St. and Liberty St., after call-in about water running all the time. Helped DDC unload a pallet of spare bricks for the mall in the cage at the garage.

- **Parks:** Finished up painting the Activities Building and started getting the floor ready for the tile. Installed the new flooring in the Activities Building. Replaced the lights at the Viaduct parklet that are not working. Installed the nets on the tennis courts at the Park. Fixed a hole in the wall at the Activities Building, installed door stops. Removed the toilets in the bathrooms to install the flooring and reinstalled the toilets. Replaced the expansion tank on the water heater at the lower building at Mason Complex that froze and broke over the winter. Replaced the copper supply line in the upper building at Mason Complex that froze and broke over the winter. Replaced a lot of broken water lines in the upper bathroom and concession building at Mason Complex and pulled grinder pump to get all the baby wipes out of the pump and pit. Fixed two of the toilets that broke free from the floor (loose). Fixed a urinal that was not flushing.
- **Traffic and Street Lights:** Reported 20 street lights for the power company to repair. Working on the crosswalks signal at the Maryland Ave., Virginia Ave., Lamont St. and Oldtown Rd. intersection.
- **Other areas:** CPR training, boiler inspection at PSB, City Hall and South End Fire Station. Worked on installing an outlet over by the George Washington HQ for the Police camera trailer (getting the power from the train station or old gazebo power).
- Monthly Safety Meeting – March 13, 2025
- PMs on all the pumps and motors at PSB, City Hall and MSC

File Attachments for Item:

. Fire Department Monthly Report for March 2025

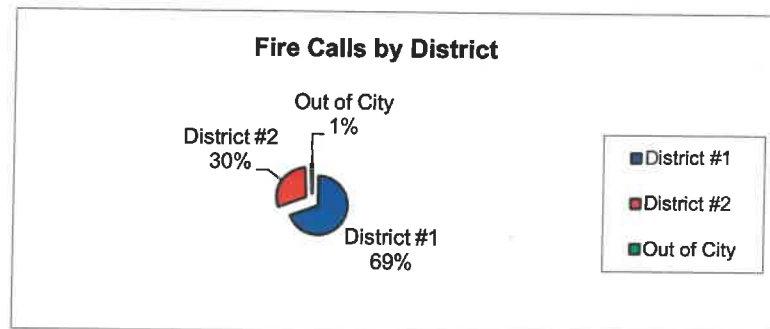
Report of the Fire Chief for the month of March 2025
Prepared for the Honorable Mayor and City Council and City Administrator

Cumberland Fire Department Responded to 111 Calls in February 2025

Responses by District:

District #1	84
District #2	36
Out of City	1
	121

Additional / Alarms: 0



Number of Alarms:

First Alarms Answered 121

Calls Answered Below:

Property Use:

Public Assembly	4
Educational	2
Institutional	5
Residential	66
Stores and Offices	4
Storage	0
Manufacturing	0
Basic Industry/Utility	3
Special Properties	37
	121

Type of Situation:

Fire or Explosion	8
Overpressure, Rupture	1
Rescue Calls	60
Hazardous Conditions	7
Service Calls	12
Severe Weather	0
Good Intent Calls	19
Other	1
False Calls	13
	121

Total Fire Service Fees for Fire Calls Billed by Medical-Claim Aid in March 2025:	\$1,170.00
Total Fire Service Fees for Fire Calls Billed by Medical-Claim Aid FY to Date:	\$12,560.00
Total Fire Service Fees for Fire Calls Paid in March 2025:	\$308.96
Total Fire Service Fees for Fire Calls Paid Fiscal Year to Date:	\$1,580.00
All Fire Service Fees for Fire Calls Paid in FY2025:	\$4,780.00

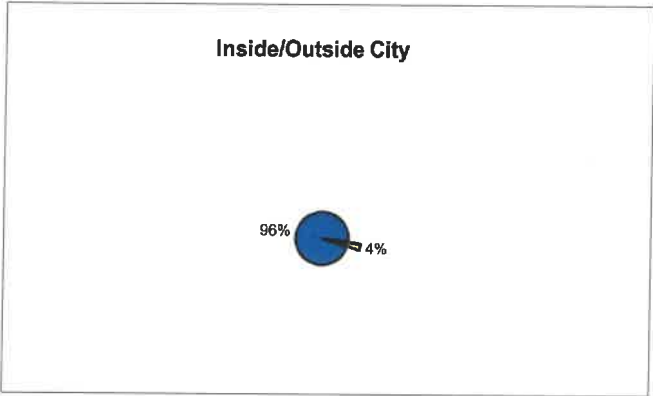
Total Fire Service Fees for Inspections and Permits Billed in March 2025:	\$1,000.00
Total Fire Service Fees for Inspections and Permits Paid in March 2025:	\$1,800.00

Total Fire Service Fees for Inspections and Permits Paid Fiscal Year to Date:

\$2,750.00

Cumberland Fire Department Responded to 475 Medical Emergency Calls:

In City Calls	456
Out of City Calls	19
Total	475



Total Ambulance Fees Billed by Medical-Claim Aid in March 2025:	\$183,872.50
Ambulance Fee Billed in FY2024:	\$2,110,926.67
Ambulance Fees Billed FY2025 to Date:	\$1,481,171.14

Ambulance Fees Paid

Ambulance Fees Paid in March 2025:	\$111,240.04
FY2025 Ambulance Fees Paid Year to Date:	\$821,653.50
Total Ambulance Fees Paid in FY2025:	\$1,051,045.96
(Includes all ambulance fees current and previous fiscal years)	

Cumberland Fire Department Responded to 6 Medic Assist Calls:

3 Medic Assist Calls in Allegany County
3 Medic Assist Calls outside of Allegany County
6

Allegany County DES	3
Wiley Ford VFD	2
Short Gap VFD	1
	6

Cumberland Fire Department Responded to 13 Mutual Aid Calls:

9 Mutual Aid calls within Allegany County
4 Mutual Aid calls outside of Allegany County
13

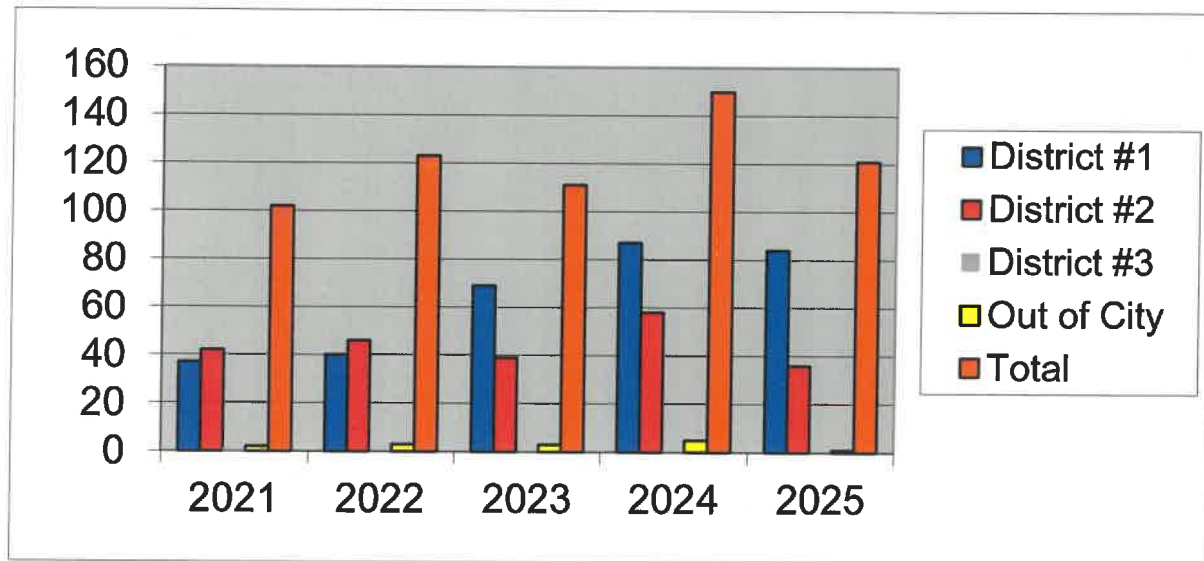
Allegany County DES	4
Cresaptown VFD	1
Flintstone VFD	4
	9

Wiley Ford, WV VFD	0
--------------------	---

Short Gap, WV VFD	1
Ridgeley, WV VFD	3
	4

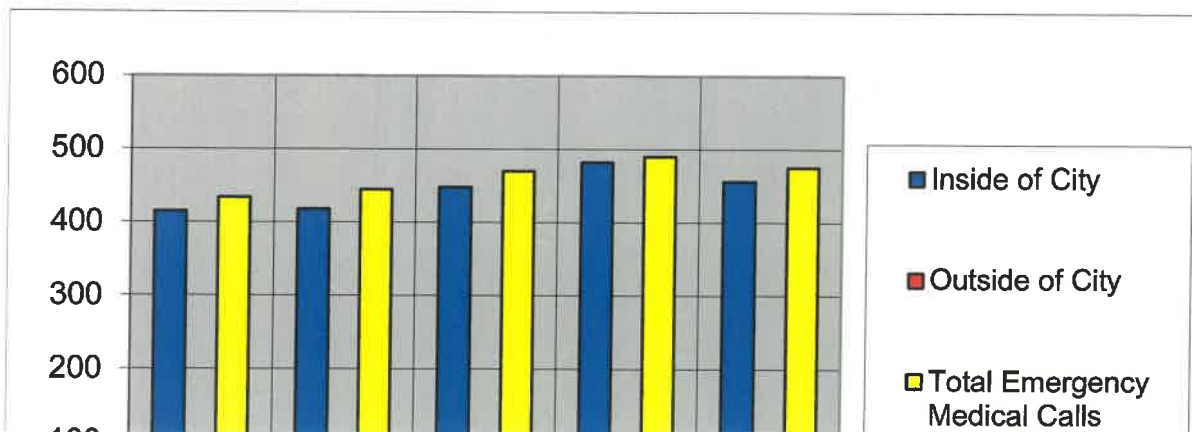
Fire Calls for the month of March over a Five-Year Period:

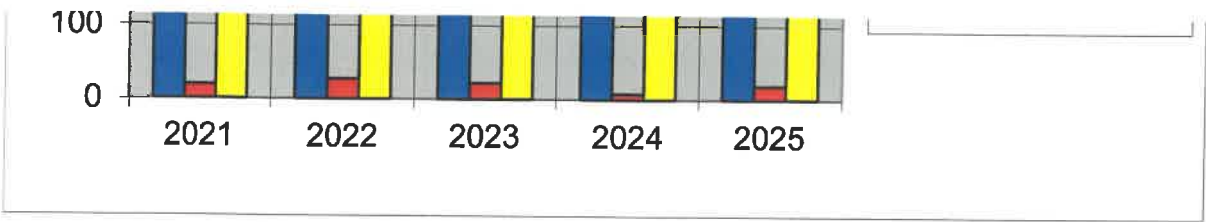
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
District #1	37	40	69	87	84
District #2	42	46	39	58	36
District #3	21	34	0	0	0
Out of City	<u>2</u>	<u>3</u>	<u>3</u>	<u>5</u>	<u>1</u>
Total	102	123	111	150	121



Ambulance Calls for the month of March over a Five-Year Period:

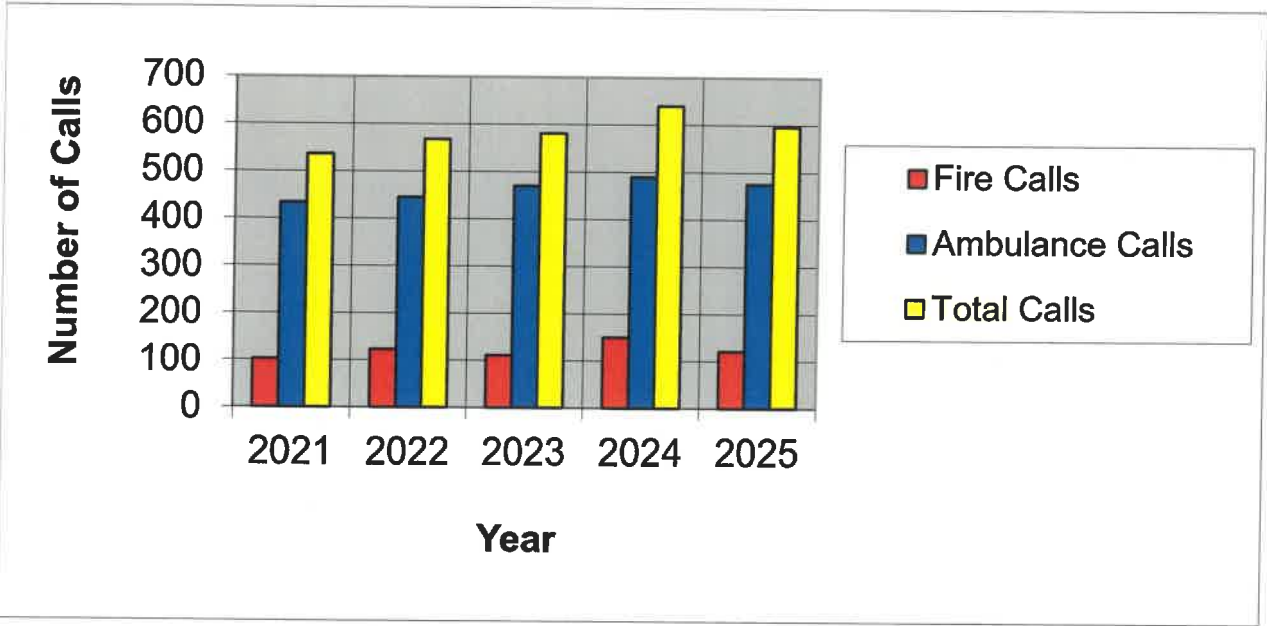
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Inside of City	415	418	448	482	456
Outside of City	<u>19</u>	<u>27</u>	<u>22</u>	<u>8</u>	<u>19</u>
Total Emergency Medical Calls	434	445	470	490	475





Fire and Ambulance Calls for the month of February over a Five-Year Period:

	2021	2022	2023	2024	2025
Fire Calls	102	123	111	150	121
Ambulance Calls	434	445	470	490	475
Total Calls	536	568	581	640	596



Training

Training Man Hours: 1232 hours
 Training Course Hours: 213 hours

- | | |
|-----------------------------|-------------|
| Radio Use & Procedures | Fire-Misc. |
| Truck 1 Training | Driver |
| Rescue Struts | Rescue |
| Rescue 1 | Fire-Misc. |
| Truck 1 Training | Fire-Misc. |
| Vehicle Maintenance | Driver |
| Truck 1 Training | Driver |
| BBP& HIPPA | Blood Borne |
| Rope & Rigging | Rescue |
| Drivers Training | Driver |
| Driver Training | Driver |
| Pro Pack Foan Eductor | Fire-Misc. |
| Blood Borne Pathogens/HIPPA | Blood Borne |
| Vehicle Maintenance | Driver |
| Paramedic Class | Paramedic |
| CERT | |
| EMT | |

Fire Prevention Bureau

Ancillary Duties	62
Complaints Received	1
Conferences Held	5
Correspondence	91
Inspections Performed	23
Investigations Conducted	2
Plan Reviews	9
Public Education	9
Burning Permits Issued	6

Personnel

On March 18, 2025 Christopher Shue, Dawson Ternent and Scott Matthews were recognized in a badge ceremony for completing training.

David L. Rice was hired March 2, 2025.

Statistic Compiled by Brandi Snyder, Fire Administrative Associate

File Attachments for Item:

. Utilities Division Water and Sewer Department Monthly Reports for March 2025

[illegible][illegible]

[illegible]**GRAND TOTAL**

1098

Sanitary Sewer Department Monthly Report



Mar-25

Calls Answered:	15
Service Lines Opened:	5
Owner's Trouble:	10
Traced Lines/ mains	78
Flushed Mains	3,885'
Mains Repaired/ Replaced	2-23'
Sewer Taps Installed	1
Cleaned Catch Basins	83
Cleanouts Installed	3
Televised Sewer Mains	11 16216'
Televised Sewer Lines	4-67'
Call Outs/ Overtime	5 calls 11 hrs OT
Weekly Check of Overflows, pits, etc....	4

George Chory

Supervisor

Water Usage:

608	12,000	Gals.
605	6,500	Gals.

File Attachments for Item:

1. Approving the Regular Session Minutes of March 4 2025 and the Closed Session Minutes, Open Work Session Minutes and Regular Session Minutes of April 1, 2025



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: March 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 Adams; Captain Burt

IV. Statement of Closed Meeting

On March 4, 2025, the Mayor and City Council met in public session beginning at 4:30 p.m. in the 2nd floor Conference Room in City Hall for the purpose of immediately closing the meeting to receive the advice of the City Solicitor and outside counsel regarding the entry into a new Tolling Agreement with CSX and to discuss threatened litigation pertaining to CSX with staff. Authority to close the session is provided by Sections 3-305(b)(7) and (b)(8) of the General Provisions Article of the Annotated Code of Maryland.

V. Presentations

1. Presentation of awards given in recognition of employee career milestones.

Joe Powell – Public Works Technician II. Mayor Morriss acknowledged Joe's 30 years of employment with the City and expressed appreciation for his service upon his retirement.

Rusty Pyles – Kenny Dawson spoke to Rusty's employment with the City and expressed how much he enjoyed working with him. A photo was taken with the Mayor and City Council members.

VI. Approval of Minutes

Motion to approve the minutes was made by Council Member Frazier, 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 February 18, 2025

VII. Public Comments - All public comments are limited to 5 minutes per person *There were no sign ups*

VIII. Unfinished Business

(A) Ordinances

1. Ordinance 4006 (*2nd & 3rd readings*) - providing for the closure of a 10-foot wide alley identified by the City as Alley 144, running from the Eastern right of way line of Seymour Street East to the Western right of way line of the 15-foot wide alley identified by the City as Alley 137, bound on both sides by lands owned by the Trustees of the Church of God

SECOND READING: The ordinance was submitted in title only for its second reading. Motion to approve the reading was made by Council Member Furstenberg, seconded by Council Member Lepley, 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.

IX. New Business

(A) Ordinances

1. Ordinance 4007 (*1st reading*) - providing for the issuance and sale of an aggregate principal amount not to exceed \$5,200,000 of general obligation bonds of the Mayor and City Council of Cumberland

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 Fraizer, seconded by Council Member Cioni, and was passed on a vote of 5-0.

(B) Orders (Consent Agenda)

1. Order 27,633 - accepting the bid from Victory Trenchless for CIP Sewer Lines on Beechwood in the amount of \$105,221.34, utilizing the Buyboard pricing agreement
2. Order 27,664 – authorizing appointments to the Human Relations Commission and the Administrative Appeals Board
3. Order 27,665 - granting the City's attorneys and the City Solicitor the authority to consent to changes to the draft of the Third Amended and Restated Tolling Agreement with CSX Transportation, Inc. which they believe to be in the best interests of the City

X. Public Comments

All public comments are limited to 5 minutes per person

Carla Riggor addressed the Mayor and City Council of Robert Kennedy Jr. and his plan to remove fluoride from City water across the country. She provided a report from Dr. Blalock on the negative affect's fluoride causes such as brain damage when mixed with aluminum, increased ADD and ADHD, lowers IQ, linked to Alzheimer's Disease, Lou Gehrig disease, Cancers, and bone diseases. Fluoride was not always in the water and was never meant for ingesting. The largest study conducted, which involved 39,000 school children, found no reduction in cavities. In fact, children living in communities without fluoride in their water have lower rates of cavities. Fluoride is found in tooth paste, medications and vaccines.

Dr. Dinola provided a handout to the Mayor and City Council, highlighting the rates of health issues associated with fluoridated versus non-fluoridated water. And went on to explain nutritional deficiencies and eating habits in children and how the access to sugary foods lowers your immune system for up to five hours. He pointed out the cost is \$400K and saving those funds could be used for a health program that he would like to be involved in, to help educate oral hygiene.

Bernie Miltenberger – President of the Pure Water Committee expressed how much the community enjoys Dr. DiNola, a holistic dentist. He referred to a book titled Matters of the Mouth which mirrors the manner in which Dr. DiNola practices. The National Academies of Science conducted a three-year study in 2006 a concern found in the study was of Neurotoxicity in children's brains. The EPA reported the hazardous level for reduction in IQ is 1.5 parts per million with

a 3-7% reduction. He ended by referencing Dr. Ladapo a Surgeon General in Florida had fluoride removed in 19 cities since November.

XI. Adjournment

With no further business at hand, the meeting adjourned at 6:46 p.m.

Minutes approved on_____

Raymond M. Morriss, Mayor _____

ATTEST: Allison K. Layton, City Clerk _____

Mayor and City Council of Cumberland

Closed Session Minutes

City Hall, 57 N. Liberty Street, Cumberland, MD 21502

2nd Floor Conference Room

Tuesday, April 1, 2025; 5:15 p.m.

On April 1, 2025, the Mayor and City Council met in public session beginning at 5:15 p.m. in the 2nd floor Conference Room of City Hall, for the purpose of immediately closing the meeting to discuss Board and Commission appointments. Authority to close the session is provided by Section 3-305(b)(1)(i) of the General Provisions Article of the Annotated Code of Maryland.

Persons in attendance included Mayor Raymond Morriss;

MOTION: Motion to enter into Closed Session was made by Council Member Furstenberg seconded by Council Member Cioni, and was passed on a vote of 5-0.

PRESENT: Raymond M. Morriss, President; Council Members Richard Cioni, Jimmy Furstenberg, Eugene Frazier and Brian Lepley

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison K. Layton, City Clerk; City Solicitor, Michael Cohen;



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 S. Cohen
City Clerk Allison K. Layton

Mayor and City Council of Cumberland

WORK SESSION

City Hall 2nd Floor Conference Room
57 N. Liberty Street
Cumberland, MD 21502
Tuesday, April 1, 2025; 5:30 pm

PRESENT: Mayor Raymond M. Morriss; Council Members: Richard Cioni, Eugene Frazier, James Furstenberg, Brian Lepley.

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Chief Ternent; Michael Cohen, City Solicitor; Chief Adams

Media: Hannah Fout, WCBC and Theresa McMinn, Cumberland Times News

I. DISCUSSION ON FEE CHANGES FOR THE CUMBERLAND FIRE DEPARTMENT

Mr. Silka initiated the discussion about increases in EMS rates and then handed it over to Chief Adams. Chief Adams distributed a copy of the current rates implemented in 2023. Medical Claim-Aid recommends a \$50 increase for the following ambulatory services:

- BLS- transport with minor medical first aid with an EMT
- ALS I – requires starting IVs and providing Cardiac monitoring
- ALS II – requires pushing medications or advanced procedures

- Mileage – increase from \$15-19 per mile

Research into fire billing indicated that the increases would align with the state fire marshal's guidelines. An increase in the absorbent fee from \$10 to \$20 has been implemented. Due to an increase in automatic alarm calls that businesses were not correcting, an adjustment to false alarm rates was implemented, resulting in a decrease in the number of false alarms calls.

The average amount of calls per day is 22 with 15 of those being transports.

All Councilmembers were in agreeance of the rate increases and Mr. Silka advised the Ordinance would be ready for adoption at the next Mayor and City Council meeting.

II. REVIEW OF THE PUBLIC MEETING AGENDA OF APRIL 1, 2025

Mayor Morriss reviewed the Agenda and inquired about employee milestones, Allison Layton advised six would be attending and two were unavailable.

Mr. Silka updated:

- Resolution 2025-04 is for the Cumberland Outdoor Club property tax credit per Maryland Code
- Order 27,688 needs to be removed from the Agenda because the project cannot be completed during the fiscal year.
- Order 27,682 is for accepting the bid for Burgmeier's Hauling, Inc. The bid timeframe has expired and a request for extension was sent to both respondents. Since only Burgmeier responded the Order will accept their bid for a three-year contract. Burgmeier will be handling the dumping so there will be no delays in pick-up with landfill closures.
- Order 27,686 the City of Cumberland Citizen Participation Plan was to receive Public input but have received none.
- Order 27,685 is for the rejection of bids for 26 E. Industrial Blvd. A previous bid was accepted but then later withdrawn from the bidder. The property was made available again but received a low

bid. The recommendation is to reject all bids and wait to market at a later time.

- Order 27,678 is for overtime and emergency visits

III. MAYOR AND CITY COUNCIL UPDATES

- Friday is the Skatepark dedication at 1:00 PM
- Mad Hatter is opening Friday at 10:00 AM
- Mayor Morriss attended the Civil Air Patrol banquet. He noted the work and leadership skills the youth exhibits
- An update from Rich Reinhardt indicates that some of the bills opposed will not pass. A meeting in May will provide an overview of the entire session.

IV. ADJOURNMENT

With no further business at hand, the meeting adjourned at 5:54 p.m.
Respectfully Submitted,

Allison K. Layton_____

City Clerk

Minutes approved on_____



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: April 1, 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; Lee Borrer, Community Development Specialist; Ruth Davis-Rogers, Historic Preservation Coordinator; Chief Adams; Chief Ternent

IV. Statement of Closed Meeting

The Mayor and City Council of Cumberland will meet in public session beginning at 5:15 p.m. in the 2nd floor Conference Room of City Hall on Tuesday, April 1, 2025, for the purpose of immediately closing the meeting to discuss Board and Commission appointments. Authority to close the session is provided by Section 3-305(b)(1)(i) of the General Provisions Article of the Annotated Code of Maryland.

V. Presentations

1. Presentation of awards given in recognition of employee milestone anniversaries.

Mayor Morriss spoke about Steven Grogg from the Fire Department with 30 years of service and also James Lindner with the Water Filtration plant for 10 years of service. Both were unable to attend.

Chief Ternent recognized and spoke about the employment of the following officers for the Police Department:

- Alexander Menges has been employed by the Police Department for 10 years and is currently assigned to Administration. A significant part of his career involved patrolling at night as a Corporal and Sergeant. We value his contributions and eagerly anticipate his continued presence with us.
- Alan Zapf has been employed by the Police Department for 10 years, currently assigned to Patrol. He is known and valued for his contributions to the youth group and community policing, Mayor Morriss added that Alan exemplifies community policing.
- Julie Wilhelm has served as an Administrative Assistant for the Police Department for 20 years. She is valued for her contributions and is appreciated for all she provides.

Chief Adams recognized and spoke about the employment of the following employees for the Fire Department:

- Noah Davis began his employment of 5 years on January 7, 2020. He always greets everyone with a smile and has been a valued asset to the department. We look forward to his continued service.
- Woody Nightengale began his 30 years of employment on January 24, 1995. He was unable to attend due to recovering from a medical procedure.
- Mr. Silka spoke about the 30 years of service that Chief Shannon Adams has provided to the Fire Department. He brings positivity to the department and has been instrumental in training and implementing modern techniques. The City of Cumberland is very honored to have him in his position as the department continues to expand.
- The Deputy Fire Chief spoke about Chief Adams, noting his dedication of 30 years to the department. At the beginning of his career, he served as a Fire Fighter medic, demonstrating a deep commitment to helping others and serving the community. His leadership has fostered positive changes, promoting teamwork and professionalism, which are greatly appreciated. We look forward to your continued success within the department.

2. Presentation from Merje Design regarding the Wayfinding Plan.

Ruth Davis-Rogers discussed the recent events in Downtown and suggested the need for a Wayfinding Plan. An application for grant funding was submitted to the Department of Housing and Community Development, along with a Nationwide RFP, which led to the hiring of Merje Design and turned the discussion over to them to provide their feedback.

Glen Swancack provided a recap noting that a meeting to present final design ideas to the Steering Committees will take place. He went on to explain that Wayfinding starts before a visitor arrives in the area, involving a prior search to locate landmarks and points of interest. Key factors considered in designing this plan include the following:

- Landmarks such as churches, the canal parkway and parking garages

- Parking maps and brochures
- Existing signs that need upgraded and relocated to reflect today's standards
- Arrival points to Downtown; currently, several entry points complicate navigation. Identifying these points can help people understand where they are upon arrival.
- Exits on I-68 to present a friendly image as a visitor enters the city.
- Districts and areas of Downtown; to direct a visitor to the District and from there points of interest in that District.
- Parking; such as how visitors are arriving and how to navigate them to parking garages and parking lots.
- Pedestrian and biking circulation and where their connection to the attractions is located.
-

A generic sign menu was presented to display all of the sign types that could be used as part of the system, including Gateway, district, vehicular, pedestrian, and parking signs. Three design options were provided to the steering committees, generating significant feedback. The first option was inspired by the railroad, the second was bright and art-themed, and the third was based on the architectural design of buildings downtown.

Madison reviewed the design feedback from the Steering Committee and a public survey and shared the opinions:

- The preferred choice was that of Option 1 which provided an easy-to-read typeface.
- Option 2 provided dark colored finial poles for easier recognition and incorporating brick for the architectural effect.
- Option 4 showcases the Gateway sign with artistic elements with finial designs for each district as well as vehicular direction.
- Kiosks would be painted and reused and the option to add additional kiosks in different locations.
- Bicycle information signs directing to points of interest off of the trail.

Mayor Morriss commended the initiative to incorporate feedback from the community, and we look forward to the outcome.

VI. Proclamation

1. Proclaiming the month of April, 2025 Fair Housing Month in Cumberland

Mayor Morriss read the proclamation, and presented it to Lee Borrer, Senior Community Development Specialist, along with several HRC Committee members.

VII. Approval of Minutes

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

1. Approving the Closed Session Minutes, Open Work Session Minutes, and Regular Session Minutes of March 18, 2025.

VIII. Public Comments for Agenda Items Only

No one signed up

IX. New Business

(A) Resolutions

1. Resolution R2025-04 (*1 reading only*) - - granting the Cumberland Outdoor Club a property tax credit for tax years 2024-2025 pursuant to Section 9-302(f) of the Tax Property Article of the Annotated Code of Maryland

READING: The resolution was submitted in title only for its reading.

Motion to approve the resolution was made by Council Member Fraizer, 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, with the exception of Order 27, 688, and Mayor Morriss called for questions or comments.

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

1. Order 27,678 - authorizing the Chief of Police to enter into a Memorandum of Understanding with the Family Crisis Resource Center to provide police overtime in an amount not to exceed \$8,500 for the purpose of providing Domestic Violence Response Team (DVRT) Follow-Ups
2. Order 27,679 - approving the sole source purchase from Diehl's Ford for a new 2025 Ford F-250 Pickup with Plow in the not to exceed amount of \$57,563, utilizing the Ford Government Discount Program, which is in accordance with the City Code Sec 2-171 (c) related to purchasing piggyback contracts
3. Order 27,680 - accepting the bid from Donegal Construction Corp. to provide mill, patch and paving work in various locations throughout the city in the estimated unit price amount of \$2.64 per square yard, not to exceed \$51,981.60
4. Order 27,681 - rescinding Order No. 27,667, originally approved on March 18, 2025 due to a misstated vendor name and approving the sole source proposal from Stertil-Koni USA, for the purchase of 4 new Stertil Koni 1085 mobile column lifts in an amount not to exceed \$59,785.16 with special pricing offered through Sourcewell Contract 121223-SKI, in accordance with City Code Section 2-171(c), which pertains to purchasing cooperatives and state and local government contracts (piggyback contracts)
5. Order 27,682 - accepting the bid of Burgmeier's Hauling, Inc., to provide twice a week curbside garbage and recycling collection for three years for an amount not to exceed \$2,416,711.80 (FY26), \$2,489,213.16 (FY 27) and \$2,563,889.52 (FY28) and bulk item pickup for three years for a rate of \$100/hour; accepting the bid of Burgmeier's Hauling, Inc. to provide landfill services for accepting the City's solid waste for a cost of \$60/ton (FY26), \$61.80/ton (FY27) and \$63.65/ton (FY28); and to provide Municipal Dumpster Services for three years at the Municipal Service Center (\$760/mo), Public Services Building (\$595/mo), Constitution Park Loop (\$506.50/mo) and Mason Sports Complex (\$506.50/mo) plus associated extra disposal charges; and rejecting all other bids
6. Order 27,683 - authorizing the first one year extension of the contract with Burgmeier's Hauling, Inc., for the transportation and disposal of grit, scum and

screenings from the John D. DiFonzo Water Reclamation Facility (City Project 11-21-WWTP) in the lump sum per month amount of \$3,644.88 for the contract period July 1, 2025 through June 30, 2026

7. Order 27,684 - declaring certain City-owned property at 420 Andrews Street to be surplus and authorizing it for sale
8. Order 27,685 - rejecting all bids received for the GovDeals Auction for 26 E. Industrial Blvd (Tax ID 06-041515)
9. Order 27,686 - adopting the City of Cumberland Citizen Participation Plan
10. Order 27,687 - authorizing the Mayor to notify the National Consortium to withdraw the City of Cumberland from the Motions for Leave to Amend against the PBM Defendants and to request that the PEC delete Plaintiff's name from the Plaintiff Case List Chart
11. Order 27,688 - accepting the sole source purchase from Schneider Electric USA, Inc. to purchase a new Master Control Center for the Water Reclamation Facility in the not to exceed cost of \$79,605
12. Order 27, 689 - authorizing the execution of easement agreements with the persons or entities listed with respect to the Evitts Creek CSO Phase IV (City Project 06-08-S), and authorizing the City Solicitor to take such action as is necessary or expedient to record these documents in the Land Records for Allegany County, Maryland; and authorizing the City Administrator to accept such other easement agreements as are required for the aforesaid project, and authorizing the City Solicitor to take the action set forth above with respect to those agreements
13. Order 27,690 - authorizing the execution of Change Order No. 5 to the original contract with Casey Smith, LLC, dba ServicePro, for the "Residential Grass Mowing Project" (City Project 14-22-M) to add/remove properties recently acquired or sold by the City for the decreased cost \$27,920, bringing the new contract value not to exceed \$33,690
14. Order 27,691 - authorizing the abatement of taxes and interest for City-owned properties
15. Order 27,692 - approving the purchase from Allegany Aggregates for specially mixed concrete materials for the road repairs on Queen City Drive in an amount not to exceed \$75,000

X. Public Comments

All public comments are limited to 5 minutes per person

Natalie Gerstein resides at 301 Henderson Avenue and is developing additional residential units. She attended to discuss 315 Bond Street, which faces her residence. The condition of the building is deteriorating, overgrown with debris, and occupied by squatters and teenage gatherings. She understood that the City planned to purchase and demolish the building but has recently learned that it will be sold instead. She believes that if we are reimagining Cumberland and providing Wayfinding, we need to take better care of our neighborhoods. She requests that if the plan is not to demolish the building, we please maintain and secure it.

Mayor Morriss updated that the City is going to look into what rehabilitation would look like and if that is not favorable, demolition would be the result.

Chris Meyers – greeted all in attendance and noted that he was present on behalf of Let's Beautify Cumberland to discuss the idea of having a Memorial Day parade and community celebration to salute community Veterans. The possible parade route would start on the West Side and end on Baltimore Street. Upon receipt of the permit application, the City expressed its concerns about the closure of Baltimore Street and asked that an alternate route be considered, a meeting that will take place later this month. He is asking for assistance in promoting the event.

Mayor Morriss thanked Chris and mentioned that having prior knowledge about which businesses will be open during the parade would be valuable.

XI. Adjournment

With no further business at hand, the meeting adjourned at 7:09 p.m.

Minutes approved on _____

Raymond M. Morriss, Mayor _____

ATTEST: Allison K. Layton, City Clerk _____

File Attachments for Item:

. Ordinance 4008 (*1st reading*) - authorizing the execution of a first amendment to the Infill Development Agreement with Teabow Residential LLC for the purpose of amending the agreement dated April 2, 2024 for the purpose of extending certain deadlines, changing the permitted use of 252 E. Elder St, altering the remedies available in the event of a default, increasing the number of dwelling units and other incidental matters

ORDINANCE NO. 4008

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, ENTITLED "AN ORDINANCE TO AUTHORIZE THE EXECUTION OF A FIRST AMENDMENT TO INFILL DEVELOPMENT AGREEMENT WITH TEABOW RESIDENTIAL LLC, FOR THE PURPOSE OF AMENDING THE INFILL DEVELOPMENT AGREEMENT DATED APRIL 2, 2024 BY EXTENDING CERTAIN DEADLINES, CHANGING THE PERMITTED USE OF THE PROPERTY AT 252 E. ELDER STREET, ALTERING THE REMEDIES AVAILABLE IN THE EVENT OF A DEFAULT, INCREASING THE NUMBER OF DWELLING UNITS, AND MATTERS INCIDENTAL THERETO."

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor be and he is hereby authorized to execute the First Amendment to Infill Development Agreement attached hereto as Exhibit A.

SECTION 2: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect on the date of its passage.

Passed this 15th day of April, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

FIRST AMENDMENT TO INFILL DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO INFILL DEVELOPMENT AGREEMENT (“First Amendment”), is made by and between **TeaBow Residential LLC** (“TeaBow”), a Washington, DC limited liability company, and **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and is effective upon the date of its completed execution, which date is hereinafter referred to as the “Effective Date.”

RECITALS

WHEREAS, the City and Teabow entered into an Infill Development Agreement (the “Agreement”) on or about April 4, 2024; and

WHEREAS, TeaBow has requested that changes be made to the Agreement, and the City has agreed to certain of those changes subject to the terms and conditions set forth hereinafter.

WITNESSETH:

NOW THEREFORE, in consideration of the sum of \$1.00, in hand paid by TeaBow to the City, the receipt of which is hereby acknowledged, and in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitals.** The Recitals set forth above are not merely prefatory. They are incorporated by reference in and form a part of this Agreement. Unless otherwise provided for herein, all terms defined in the Agreement shall have the same meaning in this First Amendment.

2. **Amendment to Section 2 of Agreement.** The City will not issue new building permits for any of the Properties requiring such a permit until such time as the following conditions are met:

- (i) TeaBow must complete the construction of the Property located at 301, 303, 305, 307, and 309 Arch Street, Cumberland, MD 21502. It must secure an occupancy permit for the structure(s) to be constructed on this Property no later than June 1, 2025.
- (ii) TeaBow must complete the construction of the Property located at 321, 323 and 325 Pennsylvania Avenue, Cumberland, MD 21502. It must secure an occupancy permit for this Property no later than April 30, 2026. TeaBow must obtain the required number of off-street parking spaces required by the City Code before an occupancy permit will be issued.

3. **Amendment to Section 5 of Agreement.** Section 5 of the Agreement is deleted and replaced with the following:

5. **252 E. Elder Street.** An assisted living facility shall be constructed on the Property located at 252 E. Elder Street. It must be under roof, connected to public utilities, and all HVAC units and equipment must be installed by April 30, 2026.

4. **Amendment of Section 7 of Agreement.** Section 7 of the Agreement is deleted and replaced with the following:

7. **Default; Remedies upon Default.**

7.1. **Default.** TeaBow shall be in default of the terms of this Agreement if:

(i) It has not secured an occupancy permit for the assisted living facility to be constructed at 252 E. Elder Street, Cumberland, MD 21502 on or before April 30, 2026;

(ii) It has not secured occupancy permits for all other Dwelling Units on or before April 30, 2027; or

(iii) It has otherwise breached the terms of this Agreement.

7.2. **Remedies upon Default.** If TeaBow has not secured occupancy permits for all Dwelling Units on or before April 30, 2027, it shall pay the City the assessed value of the land and improvements at 252 E. Elder Street, Cumberland, MD 21502. If TeaBow does not obtain an occupancy permit for a Dwelling Unit within one (1) year of the date of the issuance of a building permit, it shall refund the incentive payments it received for that Dwelling Unit in accordance with Section 4 of the Agreement. It shall pay the refund to the City no later than thirty (30) days after the one-year anniversary of the date of the issuance of the building permit. Additionally, in the event of a breach in the terms of this Agreement, the parties hereto may also pursue any legal or equitable remedies available to them under the terms of this Agreement or otherwise.

5. **Increase in Number of Dwelling Units.** The City had approved twenty-three (23) Dwelling Units on the seventeen (17) parcels, not counting 252 E. Elder Street, Cumberland, MD 21502 as one of the parcels, listed in the Exhibit A attached to and made a part of the Agreement. As of the date of this Amendment, Teabow has obtained building permits for thirteen (13) Dwelling Units on six (6) parcels. TeaBow shall provide the City with a list showing which parcels the remaining ten (10) Dwelling Units will be built upon no later than thirty (30) days from the date of this Amendment.

6. **Limited Modification.** Except as specifically modified by this First Amendment,

all terms and conditions of the Agreement remain unchanged, in full force and effect, and are hereby ratified and confirmed by the City and TeaBow.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the dates set forth below with the specific intention that it constitute an instrument under seal.

WITNESS/ATTEST:

TEABOW RESIDENTIAL LLC

By: _____ (SEAL)
Walter S. Bowman, Sr., Member

Date

**MAYOR AND CITY COUNCIL OF
CUMBERLAND**

Allison Layton, City Clerk

By: _____ (SEAL)
Raymond M. Morriss, Mayor

Date

EXHIBIT A

File Attachments for Item:

. Order 27,693 - waiving the permitting and tap fees for building, water and sewer for the Allegany County Habitat for Humanity's building project at 12 Maple Street

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,693

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the permitting and tap fees for building, water and sewer for the Allegany County Habitat for Humanity's building project at 12 Maple Street be and are hereby waived.

Raymond M. Morriss, Mayor



Board Members

*Eugene Frazier
George Lapp
Melissa Leydig
Steve MacGray
Kathy Miller
Kathy Rogers
Cindy Schartiger
Rae Ann Smith
Angel Yates*

February 21, 2025

Raymond M. Morriss, Mayor
City Council of Cumberland
City Hall
57 N Liberty St
Cumberland, MD 21502

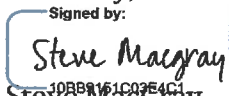
Gentlemen:

We are pleased to let you know that Allegany County Habitat for Humanity will be building its second house on our property on Maple Street starting this spring. We have appreciated your support of our projects through the years and we are requesting that you consider waiving the permitting and tap fees for building, water, and sewer and all other related fees at 12 Maple Street. A member of our Construction Committee will be in touch with Kevin Thacker to initiate the permitting process.

As you are no doubt aware, Allegany County Habitat for Humanity is a non-profit builder providing housing for families who have inadequate housing at present and are prepared to contribute to the construction of their home with sweat equity in a manner commensurate with their abilities. On completion of the build, we provide them with an affordable mortgage to purchase the home, and they become taxpayers.

Thank you for your consideration of this matter.

Sincerely,

Signed by: 
Steve MacGray
President
Board of Directors



RCVD

CLERK'S OFFICE
2025 APR 1 PM 2:26

Mailing Address

*Allegany County
Habitat for
Humanity
P O Box 3162
LaVale, MD
21504- 3162*

Telephone

301-687-1006-

File Attachments for Item:

. Order 27,694 - authorizing appointments to the Human Relations Commission and the Downtown Development Commission

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,694

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland,

THAT, the following appointments and reappointments to boards and commissions be and are hereby approved:

<i>Board/Commission</i>	<i>Member</i>	<i>Position</i>	<i>Term</i>
Human Relations Commission	Sandra Roeder	Seat 6	4/15/25-4/1/28
Downtown Development Commission	Ila Steelman	Seat 3	4/15/25-4/1/28

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: April 15, 2025

Key Staff Contact: Allison Layton / Ashley James

Item Title: Board and Commission Appointments

Summary of project/issue/purchase/contract, etc for Council:

Sandra Roeder for consideration for the Human Relations Commission

Resignation of Jamie Echefu with the recommended replacement by Ila Steelman for the Downtown Development Commission

Amount of Award:

Budget number:

Grant, bond, etc. reference:

File Attachments for Item:

. Order 27,695 - lifting the provisions of Section 11-113 of the City Code to allow open containers of alcohol within a defined area of the downtown area for the Friday After Five events on June 13 and July 11 from 5 PM to 12 AM, the Winter Festival on December 13 from 5 PM to 10 PM and the New Year's Eve Celebration from 9 PM on December 31, 2025 through 1 AM on January 1, 2026; notwithstanding, that open glass containers shall not be permitted

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,695

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland,

THAT, the provisions of Section 11-113 of the City Code, entitled "Open Containers of Alcohol," be and are hereby lifted for the "Friday After Five" events to be held June 13th, and July 11th, 2025 from 5:00 PM until 12:00 AM on those days, the Winter Festival to be held December 13, 2025 from 5:00 PM until 10:00 PM and the New Year's Eve Celebration event to be held on December 31, 2025 from 5:00 PM until 1:00 AM on January 1, 2026 within the confines of the following area:

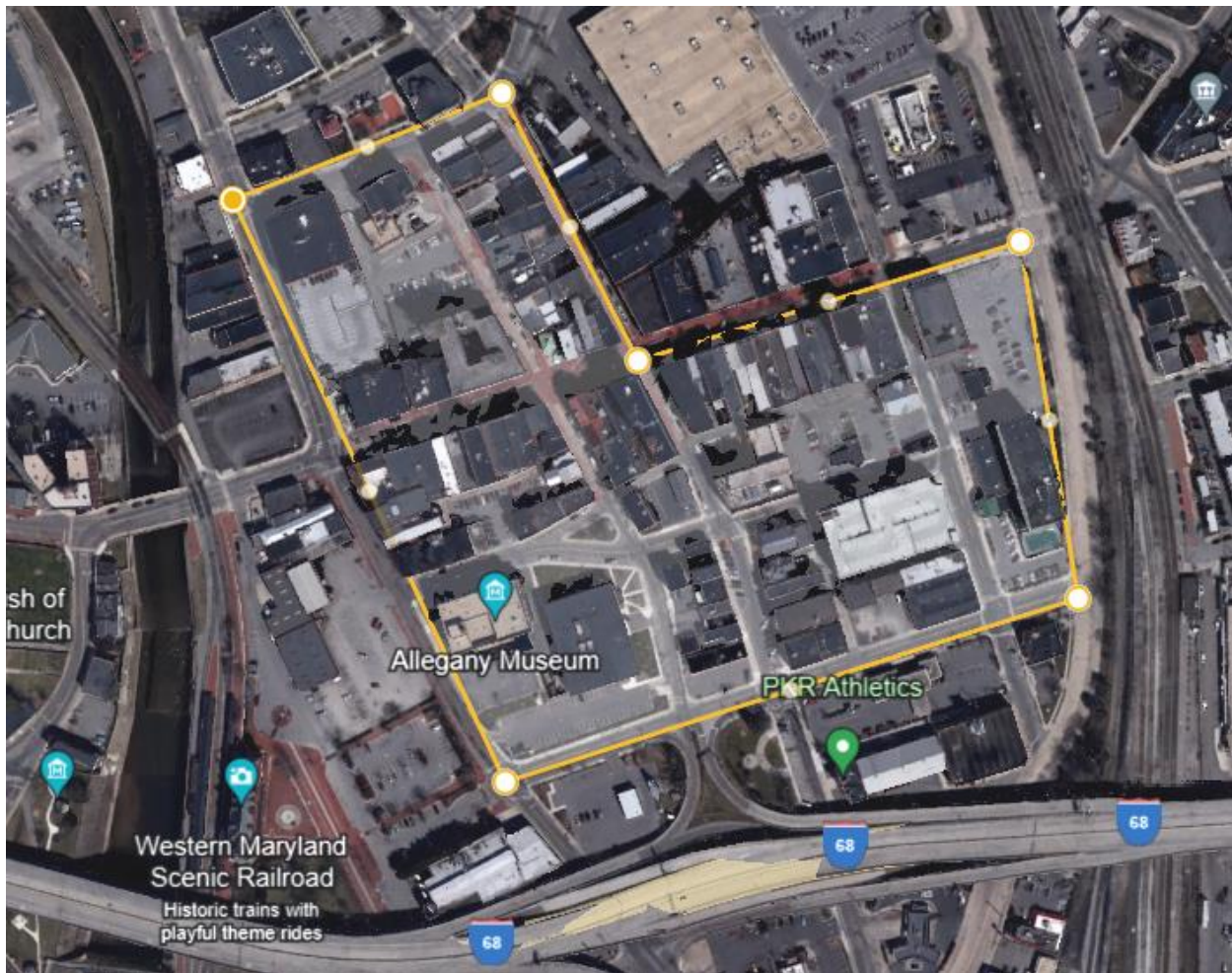
- S. Mechanic at Frederick Street south to W. Harrison Street;
- W. Harrison Street east to Queen City Drive;
- Queen City Drive north to Baltimore Street;
- Baltimore Street west to N. Centre Street;
- N. Centre Street north to Frederick Street;
- Frederick St. west to S. Mechanic Street;
- Centre Street from Frederick Street to W. Harrison Street;
- Liberty Street from Frederick Street to W. Harrison Street.

BE IT FURTHER ORDERED, that, notwithstanding the foregoing, open glass containers shall not be permitted in the area defined above and Section 11-113 (a) of the City Code shall remain in force and effect as to glass open containers of alcoholic beverages in that area.

Raymond M. Morriss, Mayor

**Map attached*

OPEN CONTAINER AREA



File Attachments for Item:

. Order 27,696 - authorizing the Mayor to execute all documents necessary for the Dumbhundred District, also known as Stony Battery, to apply for nomination to be placed on the National Register of Historic Places

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,696

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland,

THAT, the Mayor is hereby authorized to execute all documents necessary for the inclusion of the Dumbhundred District, also known as Stony Battery, to apply for nomination to be placed on the National Register of Historic Places.

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: 4/15/25

Key Staff Contact: Ruth Davis - Rogers

Item Title: *M&CC Order seeking approval for the Dumbhundred Historic District, also known as Stony Battery, to undergo the nomination process for listing on the National Register of Historic Places.*

Summary of project/issue/purchase/contract, etc for Council:

The Columbia Street Action Committee, a group of residents which promotes maintenance, beautification, and or other improvements to Columbia Street in pursuit of a more quality neighborhood for all, has reached out to the M&CC to request that they can pursue nomination as a National Register of Historic Places District with assistance from the city historic preservation planner.

File Attachments for Item:

. Order 27,697- declaring certain City-owned property at 8 Marion St., 112 Springdale St. and 443 SE Central Ave. to be surplus and authorizing them for sale

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,697

DATE: April 15, 2025

WHEREAS, the Mayor and City Council of Cumberland is the record owner of certain parcels of property identified herein; and

WHEREAS, the Mayor and City Council have determined that these properties are no longer needed for any public use and will be offered for sale to the general public;

IT IS, THEREFORE, ORDERED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, THAT:

1. The following properties are hereby declared to be surplus in accordance with the provisions of Section 1 of the Charter of the City of Cumberland:

- | | |
|--------------------------|----------------------|
| 1. 443 SE Central Avenue | Tax ID No. 22-007998 |
| 2. 112 Springdale Street | Tax ID No. 04-014502 |
| 3. 8 Marion Street | Tax ID No. 35-001727 |

2. After the passage of twenty (20) days from the date of this Order, the Mayor and City Council may pass an Ordinance authorizing the execution of a deed effecting the conveyance of any or all of the properties to a purchaser, and the City may proceed with the transfer of any or all of the properties in accordance with the terms of said Ordinance

Raymond M. Morriss, Mayor

File Attachments for Item:

. Order 27,698 - accepting the report of the City Administrator advising that, with regard to the proposed public right of way closure for a portion of Alley 144, he observed no damages caused to the adjacent property owners as a result of the closure, and any added value would be formally determined by the Maryland Department of Assessments and Taxation

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,698

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the report of the City Administrator, dated April 9, 2025, be and is hereby accepted, advising that, with regard to the public right of way closure for a street known as Alley 144, approved by Ordinance No. 4006 and initiated by the trustees of the Church of God, there were no damages caused to the adjacent property owner, and that any apparent added benefit to the property owner would be determined by the MD Department of Assessments and Taxation.

Raymond M. Morriss, Mayor



April 9, 2025

Allison Layton
City Clerk
City of Cumberland
57 N Liberty Street
Cumberland, MD 21502

With regard to Ordinance No. 4006, passed March 4, 2025, providing for the closure of a 10-foot wide alley identified by the City as Alley 144, running from the Eastern right of way line of Seymour Street East to the Western right of way line of the 15 feet wide alley identified by the City as Alley 137, the said alley to be closed being bounded on both sides by lands owned by the trustees of the Church of God.

Please be advised that on April 9, 2025, I did personally visit the site for the purpose of assessing damages and awarding benefits to abutting property owners resulting from the aforesaid closing.

MAYOR

RAYMOND M. MORRIS

COUNCIL

RICHARD J. CIONI, JR.
EUGENE T. FRAZIER
JAMES L. FURSTENBERG, III
BRIAN R. LEPLY

CITY ADMINISTRATOR

JEFFREY F. SILKA, ICMA-CM

CITY SOLICITOR

MICHAEL SCOTT COHEN

CITY CLERK

ALLISON LAYTON

The Alley is entirely bounded by property owned by the Church as shown on the Plat. Therefore, consistent with Section 127A of the City Charter, the entirety of the Alley shall be conveyed to the Church. As a result of my assessment, I have determined that there are no damages caused to the adjacent property owner as a result of this closure. Furthermore, there is no apparent added benefit to the property owner, but any added value to the property will be formally determined by the Maryland Department of Assessments and Taxation.

Respectfully,



Jeffrey F. Silka
City Administrator



MEMBER MARYLAND
MUNICIPAL LEAGUE (MML)

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 www.cumberlandmd.gov
VOICE (301)722-2000 • FAX (301)759-6438 • TDD (800)735-2258

File Attachments for Item:

. Order 27,699 - authorizing the bids from Belt Paving, Inc. and/or IA Construction Corporation for the purchase of Black Top Materials for Spring Street Paving Projects in the not to exceed amount of \$150,000, based on product availability when needed

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,699

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the bids from the following vendors be and are hereby accepted for the purchase of Black Top Materials for Spring Street Paving Projects in the not to exceed amount of One Hundred Fifty Thousand Dollars and No Cents (\$150,000), based on product availability when needed:

1) Belt Paving, Inc., PO Box 1002, Cumberland, MD 21502 in the unit price not to exceed \$72.75 per Ton; or

2) IA Construction Corporation, 24 Gibb Road, Franklin, PA 16323 in the unit price not to exceed \$73.50 per Ton.

Raymond M. Morriss, Mayor

Budget:
127.103.63000

Bids Received:

Belt Paving	\$72.75 per ton
IA Construction Corp.	\$73.50 per ton

Council Agenda Summary

Meeting Date: 4/15/2025

Key Staff Contact: Devin Burke

Item Title:

Order accepting the purchase of Bituminous Concrete Materials for Spring Street Department Paving Projects in excess of \$25,000. Not to Exceed \$150,000.

Summary of project/issue/purchase/contract, etc for Council:

Requesting an order to accept purchase of Black Top Materials from the following local vendors. Purchase will be made with the considerations of availability and price on the day of operations.

Belt Paving Inc. – \$72.75 per Ton

IA Construction Corp. – \$73.50 per Ton

These two organizations are the only local suppliers that can provide State Certified Asphalt Materials. Materials must be purchased locally due to their time sensitive installation requirements.

This material will be used to complete the Spring Paving Initiatives for the City Streets Department.

This purchase will be in accordance with the Purchasing Guidelines, *Sec. 2-171 Purchases of supplies, maintenance/repair contracts, professional service contracts and equipment. (a) Purchases requiring bidding.*

Amount of Award:

Not to Exceed \$150,000

Budget number:

127.103.63000

Grant, bond, etc. reference:

N/A



P.O.BOX 1002
CUMBERLAND, MD 21501-1002
Telephone 301-729-8994
Fax 301-729-0921

April 1, 2025

Mr. Devin Burke
Street & Public Properties Superintendent
City of Cumberland
215 Bowen Street
Cumberland, MD 21501-1702

Re: 2025 Bituminous Concrete Pricing

Dear Devin:

We are offering the following government pricing for 2025.

BASE MIXES:

SHA Certified HMA-19mm, Level 2, PG 64-22	\$68.50 per Ton
SHA Certified HMA-19mm, Level 4, PG 64-22	\$66.25 per Ton

SURFACE MIXES:

SHA Certified HMA-9.5mm, Level 2, PG 64-22	\$72.75 per Ton
SHA Certified HMA-9.5mm, Level 4, PG 64-22	\$71.25 per Ton
SHA Certified HMA-12.5mm, Level 2, PG 64-22	\$71.25 per Ton
SHA Certified HMA-12.5mm, Level 4, PG 64-22	\$69.75 per Ton

OTHER:

Cold Patch	\$140.00 Per Ton F.O.B Plant
Rerun	\$10.25 Per Ton F.O.B Plant

Due to potential fluctuations in asphalt and diesel fuel prices, we can only guarantee the above pricing thru April 30, 2025. If the market changes after this date, we reserve the right to adjust our prices accordingly. We will attempt to give at least a week's notice in the event of a price increase or decrease.

We are planning on opening our plant for the season on Monday, April 7, 2025.

We thank you for your past business and look forward to satisfying your future needs on upcoming projects.

Sincerely,

BELT PAVING, INC.

Jay Stanislawczyk
Vice-President

cc:	Jane Belt	Dave Madden	Clint Earnest
	Carl Belt, Jr.	Randy Cirillo	Ryan Kiefer
	Sean Fradiska	Tammy Shockey	Harry Hickie
	Mark Farris	Daniel Cirillo	Justin Shumaker

IA CONSTRUCTION CORPORATION - 2025 PRICING



Franklin Regional Office - (814) 432-3184 Fax (814) 437-0867

F.O.B. Per Ton - Effective March 1, 2025

PRODUCT	FRANKLIN 814-432-3184	CLARION 814-226-5671	WARREN 814-726-1370	LAFAYETTE 814-362-7307	ROCK CUT 301-724-8868
ASPHALT MATERIAL					
AC/20 (gallon)	6.00	6.00	6.00	6.00	-----
Superpave 9.5MM	80.00	80.00	80.00	80.00	73.50
Superpave 12.5MM	-----	-----	-----	-----	73.50
Superpave 19MM	68.50	68.50	68.50	68.50	68.50
Superpave 25MM	64.00	64.00	64.00	64.00	68.50
LIMESTONE					
#8 Limestone	30.00	30.00	-----	-----	-----
#57 Limestone	30.00	30.00	-----	-----	-----
#67 Limestone	30.00	30.00	-----	-----	-----
Limesand	30.00	30.00	-----	-----	-----
Limestone Shot	-----	-----	-----	-----	-----
GRAVEL					
#8 Gravel	-----	-----	-----	30.00	-----
#57 Gravel	30.00	30.00	30.00	30.00	-----
#67 Gravel	30.00	30.00	30.00	30.00	-----
#467 Gravel	-----	-----	-----	30.00	-----
Bit Sand	30.00	30.00	30.00	30.00	-----
AGG MIX	-----	30.00	30.00	30.00	-----

*****Asphalt prices are subject to change due to market fluctuation. We will inform you of any price increases or decreases that may become necessary during the year and adjust our prices accordingly.**

File Attachments for Item:

. Order 27,700 - waiving permits associated with the cost of the building project, with the exception of any and all utility tap fees associated with the Allegany County Public Schools project at Washington Middle School

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,700

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, all City permits associated with the cost of the building, with the exception of any and all utility tap fees, for the Allegany County Public Schools project at Washington Middle School be and are hereby waived.

Raymond M. Morriss, Mayor



108 Washington Street • P.O. Box 1724 • Cumberland, MD 21501-1724
Telephone (301) 759-2000 • www.acpsmd.org

Members of the Board of Education

Crystal M. Bender, President
Lori D. Lepley, Vice President
David A. Bohn, DC
Max A. Green
Linda M. Widmyer

Superintendent of Schools

Jeffrey S. Blank

January 23, 2025

Mayor and City Council
City of Cumberland
57 North Liberty Street
Cumberland, MD 21502

Re: Washington Middle School Addition

Dear Mayor Morris and Members of the City Council:

The requirements of the Blueprint for Maryland's Future have created the need for additional prekindergarten classroom space in several of the elementary schools located in Cumberland. Allegheny County Public Schools is making plans to construct a building addition at Washington Middle School to house an early childhood center for those prekindergarten students. Along with the building addition, major improvements to the existing site will be planned to improve the overall function of the campus. The construction documents for this project have been submitted to the Cumberland Community Development Department for review as well as the Maryland Department of Education and the Maryland Department of General Services. We would like to proceed with procurement and construction as soon as approval has been received from these agencies.

On behalf of the Board of Education, I would like to request that the City of Cumberland waive all building and utility permit fees associated with the project.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey S. Blank". The signature is written in a cursive style.

Mr. Jeffrey S. Blank, Superintendent

File Attachments for Item:

. Order 27,701 - accepting the bid from Carl Belt, Inc. to provide Design-Build services for Odor Covers at the Water Reclamation Facility for the sludge holding tank (City Project 2025-02-WRF) in the not to exceed amount of \$376,090

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,701

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the bid from Carl Belt, Inc., 11521 Milnor Avenue, Cumberland, MD 21502, to provide Design-Build services for Odor Covers at the Water Reclamation Facility for the sludge holding tank (City Project 2025-02-WRF) be and is hereby accepted in the amount not to exceed Three Hundred Seventy Six Thousand Ninety Dollars and No Cents (\$376,090.00).

Raymond M. Morriss, Mayor

Budget:
003.399.TP12.63000

Only Bid Received:

Carl Belt, Inc.	\$376,090.00
-----------------	--------------

Council Agenda Summary

Meeting Date: 4/15/2025

Key Staff Contact: Robert Smith

Item Title:

Award Design-Build For Odor Covers At the Water Reclamation Facility, City Project # 2025-02-WRF

Summary of project/issue/purchase/contract, etc for Council:

Award Design-Build For Odor Covers At the Water Reclamation Facility Contract to low responsive bidder, Carl Belt, Inc., in the lump sum cost of \$376,090.00.

This project includes the design of an odor cover for the sludge holding tank. After the design is complete, the contractor will mobilize and install/construct the odor cover. This project was originally larger in scope, however, due to funding it was reduced to just one sludge holding tank.

This project was advertised for bid on 2/10/25. Bids closed on 3/21/25, with one qualified bids being received. The low bidder was Belt Paving, Inc., with an acceptable bid of \$376,090.00.

The project is budgeted for this fiscal year, and utilizes City Funds

Amount of Award: \$376,090.00

Budget number: 003.399.TP12.63000

Grant, bond, etc. reference: City Funds

CARL BELT

INCORPORATED

C O N T R A C T I N G - - E N G I N E E R I N G

Telephone: 301-729-8900
FAX Number: 301-729-0163

11521 MILNOR AVENUE
UPPER POTOMAC INDUSTRIAL PARK

POST OFFICE BOX 1210
CUMBERLAND, MD 21501-1210

April 9, 2025

Cumberland WWTP Sludge Holding Tank #1 Odor Cover

RE: SLUDGE HOLDING TANK #1 ODOR COVER

Dear Mr. Smith,

Carl Belt Incorporated is pleased to present our proposal for the above referenced project. Our scope of work is as follows:

SCOPE OF WORK

- Collaborate with Design Engineer to design odor cover
- Mobilize
- Install odor cover for sludge holding tank #1 per design

1001 – Design Services:	\$40,500.00
2001 – Construction Services – Holding Tank #1:	\$335,590.00

TOTAL PRICE **\$376,090.00**

If you should have any questions regarding this quote, please do not hesitate to contact me.

Sincerely,
CARL BELT, INCORPORATED

Tristan Kimble

Tristan Kimble
Estimator/Project Manager

CARL BELT
INCORPORATED

File Attachments for Item:

. Order 27,702 - revising and restating Order No. 27,214, passed on April 4, 2023 to add that the City Administrator is authorized to offer a "Bulk" discounted lease rate of \$25.00 per month for up to thirty-six months for an individual or entity that enters into a new 12 month contract for a minimum of 15 spaces, with the other items in the original Order remaining in place

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,702

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, Order No. 27,214, originally approved on April 4, 2023 is revised and restated to authorize the City Administrator to offer a bulk discounted lease rate of Twenty Five Dollars and No Cents (\$25.00) per month for up to Thirty-Six (36) months for an individual or entity that enters into a new Twelve (12) month contract for a minimum of Fifteen (15) spaces; and

BE IT FURTHER ORDERED THAT, all other items approved in the Original Order shall remain in place.

Raymond M. Morriss, Mayor

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,214

DATE: April 4, 2023

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the City Administrator be and is hereby authorized to offer parking incentives, including free parking for the first two hours to hourly parking spaces in the George Street Garage and a bulk monthly parking incentive for an individual or entity entering into a new twelve (12) month lease for a minimum of five (5) spaces in the George Street Garage.


Raymond M. Morriss, Mayor

APR 04 2023

File Attachments for Item:

. Order 27,703 - accepting the donation of the real property at 491 Baltimore Avenue (Tax ID 35-002006)
from 5 National Highway LLC

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,703

DATE: April 15, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT the Mayor be and is hereby authorized to accept the donation from 5 National Highway LLC of the parcel of real property and the improvements thereon, if any, to the City:

- (i) 491 Baltimore Avenue, Cumberland, MD 21502
Tax ID No. 35-002006
Land Records Book 02280, Page 00266

BE IT FURTHER ORDERED, that the City shall accept the deed effecting the transfer of said property; and

BE IT FURTHER ORDERED, that the City Administrator and City Solicitor are jointly and severally granted the authority to grant extensions of time for the date of settlement and execute and deliver such documents as are necessary to facilitate or effect the closing for the subject property.

Raymond M. Morriss, Mayor