



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 21, 2026

I. OPEN SESSION – 6:15 p.m.

II. Pledge of Allegiance

III. Roll Call

PRESENT:

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

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

IV. Statement of the Closed Meeting

On April 14, 2026, the Mayor and City Council met in public session beginning at 4:15 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to: (A) discuss pending litigation with CSX and to receive legal advice from the City Solicitor and the City's litigation attorney relative to the same, and (B) to discuss matters related to the recruitment of a new Fire Chief. Authority to close the session is provided by Sections 3-305(b)(1)(i), (7) and (8) of the General Provisions Article of the Annotated Code of Maryland.

On April 21, 2026, the Mayor and City Council met in public session beginning at 4:15 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to discuss: A) matters related to the reappointment of the City Solicitor and B) to receive legal advice from the City Solicitor relative to the availability of a particular tax credit. Authority to close the session is provided by Sections 3-305(b)(1)(i) and (b)(7) of the General Provisions Article of the Annotated Code of Maryland.

IV. Directors Reports

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

(A) Administrative Services

1. Administrative Services Monthly Report for March 2026

(B) Public Works

1. Maintenance Division Monthly Report for March 2026

(C) Fire

1. Fire Department Monthly Report for March 2026

(D) Police

1. Police Department Monthly Report for March 2026

(E) Utilities – Flood, Water, Sewer

1. Utilities Division Monthly Report for March 2026

V. Approval of Minutes

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

1. Approving the Closed Work Session Minutes, Open Work Session Minutes and Regular Session Minutes of April 7, 2026 and the Open Work Session Minutes of April 14, 2026.

VI. Public Comments for Agenda Items Only

William Taccino – spoke about Order 28,000 and inquired as to why the City was paying for repairs to the Washington Street Bridge that was damaged by a CSX train.

VII. Unfinished Business

(A) Ordinances

1. Ordinance 4046 (*2nd & 3rd readings*) - - authorizing the transfer of 842 Gephart Drive to Jason Mills for the purchase price of \$4,240

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

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

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

2. Ordinance 4047 (*2nd & 3rd readings*) - authorizing the transfer of 846 Gephart Drive to D'Andra Fazzalore for the purchase price of \$15,651

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

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

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

3. Ordinance 4048 (*2nd & 3rd readings*) - repealing Sections 13-166 to 13-188 of the Code of the City of Cumberland pertaining to bicycle ownership and operation and enacting new regulations covering that subject matter as Sections 13-166 to 13-172 of the City Code

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

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

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

VIII. New Business

(A) Ordinances

1. Ordinance 4049 – (*1st reading*) - authorizing the transfer of 414 Grand Avenue to Trustech Pro, Inc. for the purchase price of \$2,000

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

2. Ordinance 4050 (*1st reading*) - authorizing the transfer of 319 Columbia Street, 321 Columbia Street, 659 Greene Street, 661 Greene Street and 317 Cecelia Street to Christiansen Properties, LLC for the purchase price of \$300

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

3. Ordinance 4051 (*1st Reading*) - providing for the closure of a portion of Strathmore Boulevard, a portion of Longwood Drive and a portion of a 12-foot unnamed alley near Seton Drive, all being located within the City 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 Cioni, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

(B)Orders (Consent Agenda)

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

1. Order 27,989 - accepting the bid from Shaffer Construction Co., Inc. to perform sidewalk repairs to the Valley Street Parklet, including repairs to damaged, broken, or missing sidewalk and mandated ADA accessibility upgrades at a cost not to exceed \$30,000
2. Order 27,990 - approving the sole source purchase from DW OGG Equipment Co. for a new Massey Ferguson MF4710 Tractor in the not to exceed amount of \$64,433
3. Order 27,991 - authorizing the execution of an Outdoor Dining Lease Agreement with Lefty's Place for the use of the public right of way immediately in front of and adjacent to the property for outside cafe dining for a term effective May 1, 2026 through October 31, 2026
4. Order 27,992 - approving the amended site plan for City Lights American Grill's outdoor dining lease, effective May 8, 2026 through October 31, 2026
5. Order 27,993 - approving the second and final extension of a contract with Burgmeier's Hauling 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 not to exceed \$3,808.38 for the contract period July 1, 2026 through June 30, 2027
6. Order 27,994 - accepting the bids from Phoenix Solutions, LLC, Shannon Chemical Corporation, USALCO, LLC, Colonial Chemical Solutions, Chemstream, LLC and Univar Solutions for the Combined Chemical Bid FY27

(City Project 2022-31-UTIL) for use at the Water Reclamation Facility and Water Filtration Plant

7. Order 27,995 - approving the sole source purchase from Belt Paving, Inc. to provide mill, patch and paving work on Williams Street, Douglas and Broadway Extended in the estimated unit price of \$262,267.60
8. Order 27,996 - authorizing the execution of a Royalty Marketing agreement with Utility Service Partners Private Label, Inc. (d/b/a Service Line Warranties of America), subject to the review and approval of the City Solicitor, permitting them to offer to homeowners an optional warranty coverage for the repair, maintenance and replacement of sewer and water lines; the term for this agreement is set for an initial three years, with the option for an additional one year renewal upon mutual agreement
9. Order 27,997 - authorizing the execution of a "Third Amendment to Non-Standard Water Tank Lease with Option" with T-Mobile Northeast, LLC in order for new equipment to be installed by T-Mobile on City-owned property at 700 Bishop Walsh Road, and providing that T-Mobile shall pay an additional \$250 per month rent following the start of new construction at this site, and subjecting the additional amount to the annual escalation per the terms of the original lease
10. Order 27,998 - accepting the bid from low responsive bidder First Fruits Excavating to repair and restore multiple sidewalk areas throughout the City that have been disturbed due to utility installations, repairs or maintenance activities in the amount not to exceed 151,301.75, and rejecting all other bids
11. Order 27,999 - authorizing the execution of a Concession License agreement with Max Flanigan and Brea Ishler of the In Between Café for the operation of the concession area on the second floor of the Casino Building at Constitution Park Pool from May 1, 2026 through September 30, 2026, with a license fee of \$1,200
12. Order 28,000 - authorizing the Mayor to sign a fifth Amended and Restated Tolling Agreement with CSX Transportation, Inc., originally entered into on May 2, 2024 under Order No. 27,584, allowing for the dismissal of the Lawsuit against CSX Transportation, Inc. while still preserving all rights to claims, to allow both parties to continue discussing in good faith options for performing the Sewer Repair Work and to work toward a mutually acceptable plan

Public Comments (*Comments are limited to 5 minutes*)

Ed Taylor thanked the city for a **\$2,000 contribution** toward a 15-foot monument to be erected at St. Peter and Paul Cemetery.

William Taccino returned to discuss a sewer health hazard that he argues the City is ignoring or covering up. He also questioned police staffing levels and the legality of the city's ambulance billing practices.

Chris Myers raised concerns about ongoing construction downtown, arguing that the city lacks an ordinance requiring proper work-zone safety (cones/barriers), which forces pedestrians into the street and violates **ADA standards**.

Fire Chief Shannon Adams officially announced his retirement after **31 years of service**. The Mayor and Council expressed deep gratitude for his leadership and dedication to the department.

Adjournment

With no further business at hand, the meeting adjourned at 7:02 p.m.

Minutes approved on May 5, 2026

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk