



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, November 18, 2025; 5:15 pm

PRESENT: Council Members: Richard J. "Rock" Cioni, Eugene Frazier, James Furstenberg, Brian Lepley.

ABSENT: Mayor Raymond Morriss

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Michael Cohen, City Solicitor; Ruth Davis-Rogers, Historic Preservation Coordinator; and Melinda Kelleher, Business Development/ Main Street Manager.

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

I. PRESENTATION ABOUT THE WAYFINDING STUDY

Ruth Davis-Rogers described Wayfinding as the process of orienting and locating a destination through effective systems for easy navigation. The Historic Preservation Plan identified issues with drivers exiting off the highway onto a slew of one-way streets. To address this issue, a grant application has been submitted to the Department of Housing and Community Development for \$30,000 to support Wayfinding consultants.

Ruth reviewed the plans submitted by Merje Consulting with help from the Steering Committee (see Handout). One issue identified was that limited time is available to navigate through signage when exiting the highway, and she pointed out that Cumberland has conflicting signage. Their suggestion is to have consistent signage and matching terminology, and to name the parking garages by the street name instead of using letter codes.

Due to limited funding, the initial focus will be on the downtown area, which is divided into three sections: shopping and dining, Canal Place, and historic features. Merje presented three design concepts that incorporate colors and finials to complement the existing features throughout the city. Additionally, Merje collaborated with Bobby Smith, City Engineer to finalize the coordinates for creating a map to guide visitors.

Funding is still being secured at this time. If the Council approves the plan, it will be added to the agenda for approval at the next meeting.

II. CITY ADMINISTRATOR UPDATES

Mr. Silka provided updates on projects and new developments:

- With the new website updates, please see the City Clerk for new photographs.
- December 18, 2025 at noon will be the City holiday luncheon.
- In regards to parking, as the kiosks reach the end of their useful life, they will be replaced with the ParkMobile App.

III. REVIEW OF THE PUBLIC MEETING AGENDA OF NOVEMBER 18, 2025

Mr. Silka highlighted points of interest on the agenda:

- Order #7 is in regards to the two recipients of the Choose Cumberland Grant Awards for \$10,000 each.
- Order #6 is authorizing the City Administrator to execute Community Development Block Grant agreements, due to the Mayor serving on the Board of the Allegany Museum.

IV. MAYOR AND CITY COUNCIL UPDATES

- The ribbon cutting for the Skatepark attracted a large crowd, with over 100 people present and many participating in the facility. The project was initiated by the community, and the positive response was remarkable.
- The Union Rescue Mission is a great investment because it is not only a place to feed people, but it also offers programs to help those in need get back on their feet.
- The ribbon cutting for the new Chessie Federal Credit Union on Industrial Blvd. is November 19, 2025, at 10:00 AM

With no further business at hand, the meeting adjourned at 5:52 p.m.
Respectfully Submitted,

Allison K. Layton
City Clerk

Minutes approved on December 2, 2025



Closed Session Minutes

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

2nd Floor Conference Room

Tuesday, November 18, 2025; 4:45 p.m.

On November 18, 2025, the Mayor and City Council met in public session beginning at 4:45 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 and to also receive legal advice regarding an agreement with TeaBow Residential, LLC. Authority to close the session is provided by Sections 3-305(b)(1)(i) and 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland.

MOTION: Motion to enter into Closed Session was made by Council Member Frazier seconded by Council Member Furstenberg, and was passed on a vote of 4-0.

PRESENT: Council Members Richard Cioni, Jimmy Furstenberg, Eugene Frazier, and Brian Lepley

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