



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, January 20, 2026; 5:00 pm

PRESENT: Mayor Raymond M. Morriss; Council Members: Richard J. “Rock” Cioni
Eugene Frazier, James Furstenberg (By Telephone), Brian Lepley.

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

Media: Hannah Fout from WCBC

Public: Frank Clark

I. UPDATE ON THE HOME SERVICE LINE WARRANTY PROGRAM

Mr. Silka referenced a previous conversation regarding the program that provides insurance for water and sewer line coverage. A revised agreement has been drafted for Council to review for approval.

II. DISCUSSION ON PARKING AT THE WILLS HOTEL

Mr. Silka advised that parking is ready to be secured and that 25 spaces are requested in the Frederick Street garage. A three-year lease is recommended for these spaces at a cost of \$25 per month. In addition to the spaces, a loading zone would be allocated on Liberty Street. The suggestion was made to designate an area of Liberty Street for loading only, with no parking.

III. DISCUSSION ON THE HISTORIC PRESERVATION BOUNDARY CHANGE

Mr. Silka advised that he received a letter from the owner of the old brewery requesting the boundary change. If approved, the Ordinance process can be put in place.

IV. DISCUSSION ABOUT UPDATING THE CITY SEAL ON CITY BUILDINGS

Mr. Silka advised that the cost to replace the current city logos on the Public Safety Building and City Hall is \$3,800 and will be added to the FY27 budget. Some examples of uplighting for the buildings were presented and agreed upon. Estimates will be presented at a later discussion and will be applied to next year's budget.

V. DISCUSSION ON THE EMPLOYEE RECOGNITION SURVEY RESULTS

Mr. Silka discussed and distributed the survey sent to employees for feedback. Of 260+ employees, 79 responded. A suggestion was made to consider a different approach to recognition, and Council agreed to revisit it at a later meeting.

VI. CITY ADMINISTRATOR UPDATES

Mr. Silka advised of the Planning Commission meeting that will be rescheduled for next month, as well as an additional meeting scheduled for the 250th parade on June 27th.

VII. REVIEW OF THE PUBLIC MEETING AGENDA OF JANUARY 20, 2026

Order No. 7 refers to raising the Day camp price for the 2nd and 3rd child.

VIII. MAYOR AND CITY COUNCIL UPDATES

PACE is scheduled for this Thursday & Friday in Annapolis.

With no further business at hand, the meeting adjourned at 5:43 p.m.

Respectfully Submitted,

Allison K. Layton
City Clerk

Minutes approved on February 3, 2026



Closed Session Minutes

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

2nd Floor Conference Room

Tuesday, January 20, 2026; 4:15 p.m.

On January 20, 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 Board and Commission appointments and an employment issue update; and to receive legal advice from the City Solicitor relative to potential litigation regarding a contract with Teabow Residential LLC. Authority to close the session is provided by Sections 3-305(b)(1)(i) and (ii) and (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 Lepley, and was passed on a vote of 4-0.

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

ABSENT: Raymond M. Morriss, President

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