



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

AGENDA

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

DATE: May 06, 2025

OPEN SESSION – 6:15 PM

Pledge of Allegiance

Roll Call

Statement of Closed Meeting

Presentations

1. Recognition of the Baltimore Street Project Workgroup for the Baltimore Street Revitalization Project being awarded two State awards

Proclamations

1. Proclaiming May 2025 as Historic Preservation Month in Cumberland

Director's Reports

(A) Police

1. Police Department Monthly Report for March 2025

(B) Utilities - Flood, Water, Sewer

1. Utilities Division Water/Sewer Monthly Reports for April 2025

Approval of Minutes

1. Approving the Closed Session Minutes, Open Work Session Minutes and Regular Session Minutes of April 15, 2025 and the Open Work Session Minutes of April 22, 2025

Public Hearings

1. A third public hearing for the 2025-2029 Community Development Block Grant (CDBG) Consolidated Five Year Plan/2025 Annual Action Plan accompanied by mention of the proposed Substantial Amendment #1 04112025

Public Comments – FOR AGENDA ITEMS ONLY

All public comments are limited to 5 minutes per person

Unfinished Business

(A) Ordinances

1. Ordinance 4008 (*2nd and 3rd readings*) - 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

New Business

(A) Resolutions

1. R2025-05 (*1 reading only*) - granting the Western Maryland Scenic Railroad Corporation, Inc. a property tax credit for the 2025-2026 tax year, as provided for by Section 9-302(b)(4) of the Tax Property Article of the Annotated Code of Maryland

(B) Orders (Consent Agenda)

1. Order 27,703 - executing a donation agreement between the Mayor and City Council and 5 National Hwy, LLC for the donation of the parcel of real property at 491 Baltimore Avenue and the improvements thereon, if any, to the City, and accepting the deed effecting the transfer of said property
2. Order 27,704 - granting the City's attorneys and the City Solicitor the authority to consent to changes to the draft of the Fourth Amended and Restated Tolling Agreement with CSX Transportation, Inc. which they believe to be in the best interest of the City
3. Order 27,705 - approving a Historic District Tax Incentive Program credit and assessment freeze for property at 305 Washington St. (Tax No. 06-042007) owned by Hemlock Leasing LLC, based on total eligible project costs of \$81,390 for a Property Tax Credit of \$8,139 valid for 5 years and a Property Tax Assessment Freeze for 3 years
4. Order 27,706 - authorizing the execution of an agreement with SADA Systems, Inc., for one year of Virtru Encryption Services for Google Mail/Drive in the not to exceed amount of \$28,887.07
5. Order 27,707 - authorizing the renewal to the MOU with the Maryland Department of Information Technology for the renewal of the Maryland State Fiber Internet Service currently serving the City at a cost not to exceed \$56,000 per year for a term of five years with automatic five year renewals
6. Order 27,708 - accepting the 2025 Analysis of Impediments to Fair Housing Choice in the City of Cumberland, which provides findings and a potential plan of action to determine how Community Development Block Grant Program (CDBG) funds can be leveraged to affirmatively further fair housing and to address impediments in Cumberland

7. Order 27,709 - approving a Historic District Tax Incentive Program credit for property at 208 Washington St. (Tax No. 06-029736) owned by Mike Clark, based on total eligible project costs of \$14,565.73 for a Property Tax Credit of \$1,456.57 valid for 5 years
8. Order 27,710 - approving a Historic District Tax Incentive Program credit and assessment freeze for property at 619 Washington St. (Tax No. 06-035418) owned by Mary Margaret Dusenbery, based on total eligible project costs of \$270,800 for a Property Tax Credit of \$13,540 valid for 5 years and a Property Tax Assessment Freeze for 6 years
9. Order 27,711 - authorizing the execution of an Outdoor Dining Lease Agreement with Phat Boy Ramen LLC (DBA Mad Hatter Boba Emporium) and The Arcadian 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 6, 2025 through May 6, 2026
10. Order 27,712 - authorizing the execution of Change Order No. 1 with Harbel Inc., for additional work not specified in the original contract for replacing three bearing anchor bolts, a design oversight, for the Marion Street Bridge Repairs (City Project 2023-12-BRDG) in the amount of \$16,192.07, bringing the new contract value to \$269,412.07
11. Order 27,713 - authorizing the execution of a reimbursement and release agreement with Cogeco US (PEN) LLC for the restoration and paving work on George Street from Baltimore Street to Queen City Drive and portions of Dexter Place for a lump sum payment to the City of \$77,185
12. Order 27,714 - authorizing the acceptance of a FY25 Strategic Demolition Fund Grant, administered by the Maryland Department of Housing and Community Development, in the amount of \$200,000 which will be utilized to assist with the “Central Avenue Gateway Project”
13. Order 27,715 - rejecting the bid from Tyler Thompson for the purchase of 461 Goethe Street, originally approved by Ordinance 3978 and approved on June 4, 2024 due to the failure to make the final payments necessary to complete the purchase of said property
14. Order 27,716 - authorizing the City Administrator to enter into a fixed price electricity supply agreement for a term up to three (3) years beginning in November of 2025 for City Assets in Maryland and Pennsylvania

Public Comments

All public comments are limited to 5 minutes per person

Adjournment