



Mayor and City Council of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. "Rock" Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilwoman Laurie P. Marchini

City Administrator Jeffrey F. Silka
City Solicitor Michael Scott Cohen
City Clerk Allison K. Layton

MINUTES

M&CC Regular Public Meeting
Allegany Museum, 3 Pershing Street

DATE: July 2, 2024

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 Laurie P. Marchini
President Raymond M. Morriss, President

Also Present: Jeffrey F. Silka, City Administrator; Allison K. Layton, City Clerk; Chuck Ternent, Chief of Police; Shannon Adams, Fire Chief; Media Representatives

IV. Statement of Closed Meeting

On June 11, 2024, the Mayor and City Council met in closed session at 4:30 p.m. in the Second Floor Conference Room of the Allegany Museum at 3 Pershing Street to discuss the development of parcels on the former Memorial Hospital site and to receive legal advice regarding the same. Authority to close the session is provided by Sections 3-305(b)(4) and (7) of the General Provisions Article of the Annotated Code of Maryland.

V. Approval of Minutes

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

Approval of the Closed, Work and Regular Session Minutes from June 18, 2024

Public Comments - Agenda Items Only

No Public comments

All public comments are limited to 5 minutes per person

VI. New Business

(A) Ordinances

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

1. **Ordinance 3985** (*1st reading*) - authorizing the execution of (1) a contract for exchange of real estate for the exchange of certain surplus real property owned by the Mayor and City Council of Cumberland located at 454 Goethe Street for the real property owned by James W. Wormack and Joyce E. Wormack at 415 Central Avenue, (2) a deed for the purpose of conveying the property and (3) such supplemental documents as may be required to affect the transaction

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.

2. **Ordinance 3986** (*1st reading*) - authorizing the transfer of three parcels of real property located at 406, 410 RR and 412 Goethe Street to Dawn Hite for the purchase price of \$300

FIRST READING: **Motion** to approve the first reading and table until next meeting was made by Council Member Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

3. **Ordinance 3987** (*1st reading*) - authorizing the transfer of the parcel of real property located at 469 Goethe Street to Justin Lamp for the purchase price of \$500

FIRST READING: **Motion** to approve the first reading and table until next meeting was made by Council Member Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

4. **Ordinance 3988** (*1st reading*) - authorizing the transfer of the parcel of real property located at 111 South Street to Covenant Keeper, Inc. for the purchase price of \$2,150

FIRST READING: Motion to approve the first reading and table until next meeting was made by Council Member Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

5. **Ordinance 3989** (*1st reading*) - authorizing the transfer of the parcel of real property located at 526 Broadway Circle to James and Terry Froelich for the purchase price of \$2,001

FIRST READING: Motion to approve the first reading and table until next meeting was made by Council Member Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

6. **Ordinance 3990** (*1st reading*) - authorizing the transfer of the parcel of real property located at 424 Goethe Street to Jonathan Pressman for the purchase price of \$7,000

FIRST READING: Motion to approve the first reading and table until next meeting was made by Council Member Furstenberg, seconded by Council Member Cioni, 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 accept each item was made by Council Member Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

Motion to accept Order 27,499 was made by Council Member Marchini, seconded by Council Member Furstenberg, and was passed on a vote of 4-0

1. **Order 27,492** - authorizing the contract renewal with Link Computer Corporation for the renewal of the Muni Link Utility Billing System for a one-year term beginning July 1, 2024 in the amount not to exceed \$46,029.12
2. **Order 27,493** - authorizing the City Administrator to approve Change Order No. 2 to City Project "Operation and Maintenance of the Heat Drying Facilities for Sludge Processing", through New England Fertilizer Company (NEFCO), in the increased amount of \$245,000 to inform and update the yearly cost of the 15-year contract to its current pricing of \$1,250,000

3. **Order 27,494** - authorizing the City Administrator to approve Change Order No. 1 to City Project “Constitution Park Trails Project” (2022-32-RECR), in the increased amount of \$1,425 to cover additional Administrative Fees and Insurance, bringing the new contract value to \$379,761.82
4. **Order 27,495** - authorizing the City Administrator to execute Change Order No. 3 with Triton Construction for additional tree removals, excavation, replacement of collapsed sewer lines and relocation of existing water service line for the Baltimore Street Access Project (City Project 12-16-M), in the amount of \$120,225.94, bringing the new contract value to \$14,902,660.94
5. **Order 27,496** - authorizing the City Administrator to execute Change Order No. 2, with Harbel, Inc. due to the need for additional concrete repair discovered after the project began, for the repair of Bridge A-C-01 McMullen Bridge (City Project 18-16-BR), in an increased amount of \$23,933.78, bringing the total contract price not to exceed \$526,888.31
6. **Order 27,497** - executing a donation agreement between the Mayor and City Council and Matthew J. Hunt, for the donation of the parcel of real property at 212 Baltimore Street and the improvements thereon, if any, to the City
7. **Order 27,498** - authorizing payment to various community groups from the hotel/motel tax receipts in an amount not to exceed \$45,000 when added to the community groups detailed in Order 27,499 also dated July 2, 2024
8. **Order 27,499** - authorizing payment to various community groups from the hotel/motel tax receipts in an amount not to exceed \$45,000 when added to the community groups detailed in Order 27,498 also dated July 2, 2024
9. **Order 27,500** - authorizing the execution of an Outdoor Dining Lease Agreement with Coney Island Lunch, Inc. DBA Curtis Coney Island Famous Weiners 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 July 1, 2024 through October 31, 2025

Mayor Morriss stated that he would be abstaining from voting on Order 27,499 due to his position on the board for the Canal Place and the Allegany County Museum.

VII. Public Comments

Dana Tinnen signed up but passed

All public comments are limited to 5 minutes per person

VIII. Adjournment

With no further business at hand, the meeting adjourned at 6:34 p.m.

Minutes approved on July 16, 2024

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk