



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: February 17, 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 February 10, 2026, the Mayor and City Council of Cumberland met in public session beginning at 4:00 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to consider proposals for the location, expansion or retention of particular businesses at the Messick Road and Memorial Hospital sites and a potential proposal for a business incubator. Authority to close the session is provided by Section 3-305(b)(4) of the General Provisions Article of the Annotated Code of Maryland.

On February 17, 2026, the Mayor and City Council met in public session beginning at 4:00 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to A) discuss personnel matters relating to the recruitment of the Fire Chief position; B) discuss the acquisition of real property for a public purpose and matters directly related to the acquisition; C) to seek advice from the City Solicitor regarding the Rules and Regulations for the Governance of the Mayor and City Council of Cumberland and to discuss potential changes to their terms; and D) discuss a settlement prior to potential litigation pertaining to a dispute over the amounts owed for utilities from a particular customer. Authority to close the session is provided by Sections 3-305(b)(1)(i), (b)(3), (b)(7) and (b)(8) of the General Provisions Article of the Annotated Code of Maryland.

IV. Directors Reports

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

(A) Administrative Services

1. Administrative Services Monthly Report for January 2026

(B) Public Works

1. Maintenance Division Monthly Report for January 2026

(C) Fire

1. Fire Department Monthly Report for January 2026

(D) Police

1. Police Department Monthly Report for January 2026

(E) Utilities – Flood, Water, Sewer

1. Utilities Division Monthly Report for January 2026

V. Approval of Minutes

Motion to approve the minutes was made by Council Member Lepley, seconded by Council Member Frazier, 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 February 3, 2026, and the Closed Work Session Minutes of February 10, 2026.

VI. Public Comments for Agenda Items Only

All public comments are limited to 5 minutes per person.

No comments were received

VII. New Business

(A) Resolution

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

1. R2026-01 - (*1 reading only*) - A resolution authorizing and empowering the Mayor and City Council of Cumberland to issue, sell and deliver a general obligation installment bond in original principal amount not to exceed \$7,358,958, the proceeds of the sale to be used and applied for the public purpose of financing or reimbursing costs of public projects

(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 27,955 - amending Order No. 27,809, originally approved on August 6, 2025, to remove the previously approved price per yard for each of the vendors due to market fluctuations for the purchase of Concrete Material, with any purchases competitively based on best price and product availability at the time of need; and holding the not to exceed amount at \$100,000.00, expiring as of June 30, 2026
2. Order 27,956 - authorizing naming opportunities for the trees in the Main Street district under the guidelines that a naming opportunity is \$500 and lasts for the life of the tree, with the proceeds being utilized exclusively to support the care and maintenance of the trees, seasonal plantings and landscaping on Baltimore Street and the Liberty Street and CBIZ Plazas
3. Order 27,957 - accepting an FY25 Program Open Space grant from the Maryland Department of Natural Resources Board of Public Works in the amount not to exceed \$30,000 to be used for Gene Mason Sports Complex park upgrades
4. Order 27,958 - authorizing the City Administrator to execute a Deed reverting the real property and improvements thereon located at 102-104-106 Altamont Terrace from Abiye S. Williams to the Mayor and City Council of Cumberland as permitted by deed dated January 16, 2024 (Allegany County Land Records Book 2946, Page 230) whereby the obligations set forth have failed to be fulfilled and Williams has not satisfied the requirements of the Deed of transfer of said property
5. Order 27,959 - instituting a fee structure for City of Cumberland Right of Way (Dumpster) Permits, broken down into Rights of Way not controlled by parking fees or time restrictions at a fee of \$25 per week, \$100 per month and no charge for a one day Right of Way Occupation permit; and for Rights of Way within a fee-controlled parking space or time-controlled space, the daily permit fee shall be \$8/day, \$40/week and \$160 month, effective April 1, 2026
6. Order 27,960 - accepting the bid from Main Line Commercial Pools for a replacement liner to the pool and wading pool (City Project 2025-24-RECR), in the amount not to exceed \$329,000

Public Comments

Russell Shorto – inquired of the progress with the Washington Street bridge based on the emails the neighborhood association received between the City and CSX. His concern is the seriousness of removing two blocks of Washington Street.

Mayor Morriss advised that continued negotiations with CSX for the Cumberland, Fayette, and Washington Street bridges are in progress however, CSX is firm on the clearance of 21'.9" height. He affirmed that the City is not interested in removing any properties.

John Read – signed up but not present to speak

VIII. Adjournment

With no further business at hand, the meeting adjourned at 6:38 p.m.

Minutes approved on March 3, 2026

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk