



Mayor and City Council of Cumberland

Mayor Raymond M. Morris
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: December 02, 2025

OPEN SESSION – 6:15 PM

Pledge of Allegiance

Roll Call

Statement of Closed Meeting

Presentations

1. Presentation of City Star Awards

Approval of Minutes

1. Approving the Closed Session Minutes, Open Work Session Minutes, and the Regular Session Minutes of November 18, 2025

Public Comments – FOR AGENDA ITEMS ONLY

All public comments are limited to 5 minutes per person

New Business

(A) Resolutions

1. Resolution No. 2025-09 (*1 reading only*) - granting the Cumberland Outdoor Club a property tax credit for tax years 2025-2026 pursuant to Section 9-302(f) of the Tax Property Article of the Annotated Code of Maryland

(B) Ordinances

1. Ordinance 4031 (*1st reading*) - authorizing the transfer of Walnut Island to Sheila Brant for the purchase price of \$15,032
2. Ordinance 4032 (*1st reading*) – authorizing the transfer of 10 E. Fourth Street to Nelson Rivera for \$1,500

3. Ordinance 4033 (*1st reading*) - authorizing the transfer of 26 E. Industrial Blvd. to Jonathan Pressman for the purchase price of \$7,500
4. Ordinance 4034 (*1st reading*) - authorizing the transfer of 112 Springdale Street to BAM Realty LLC for the purchase price of \$1,113
5. Ordinance 4035 (*1st reading*) - authorizing the transfer of 215 Knox Street and 217 Knox Street to Covenant Keeper, Inc. for the purchase price of \$2,000
6. Ordinance 4036 (*1st reading*) - authorizing the transfer of 222 N. Lee Street to Bruce Carter for the purchase price of \$750
7. Ordinance 4037 (*1st reading*) - authorizing the transfer of 840 Gephart Drive to Phillips, Edwards and Grace, LLC for the purchase price of \$5,286

(C) Orders (Consent Agenda)

1. Order 27,901 - authorizing the execution of an Outdoor Dining/Outdoor Seating Lease Agreement with Mixx 112 Boutique LLC DBA Myla and Maple for the use of the public right of way immediately in front of and adjacent to the property for a term effective November 1, 2025 through October 31, 2026
2. Order 27,902 - adopting the City of Cumberland Wayfinding Plan
3. Order 27,903 - awarding an increment of the Choose Cumberland Relocation Package grant to Jessica Peters in an amount not to exceed \$20,000 (City match \$10,000, Grant \$10,000), with the cumulative programmatic City amount not to exceed \$100,000, utilizing grant funds received from the Maryland Department of Housing and Community Development
4. Order 27,904 - authorizing the execution of a contract of sale with Dennis Landis for the purchase of the property at 404 Chestnut Street for the amount not to exceed \$1,000
5. Order 27,905 - declaring miscellaneous office furniture to be surplus and authorizing it to be recycled or scrapped
6. Order 27,906 - authorizing the execution of Change Order No. 3 with Harbel, Inc. for costs associated with stabilizing the bridge prior to closure and scaffolding rental costs along with removing unused line items and costs approved in Change Order No. 1 that were not performed for Bridge A-C-10 Marion Street Bridge (City Project 2023-12-BRDG) in the amount not to exceed \$22,011.19, bringing the total project cost not to exceed \$391,786.25
7. Order 27,907 - approving the sole source proposal from Carl Belt, Inc. for additional work to install curb ramps at the Harrison and George Street intersection as part of the Downtown ADA Improvements II (Project 16-21-M), in the not to exceed amount of \$55,358.31
8. Order 27,908 - rescinding Change Order No. 1, originally approved by Order 27,892 on November 4, 2025 and approving a revised Change Order No. 1 with Carl Belt, Inc. for additional work at several locations within the project scope due to site limitations and

conditions for the Downtown ADA Improvements (Project 16-21-M), in the not to exceed amount of \$14,151.87, bringing the new project total to \$168,361.87

9. Order 27,909 - authorizing the execution of Change Order No. 2 with Carl Belt, Inc. for reconciliation of original quantities per the actual work performed in the project scope for Downtown ADA Improvements Contract (City Project 16-21-M) in the amount not to exceed \$12,891.53, bringing the total project cost not to exceed \$181,253.40
10. Order 27,910 - authorizing appointments to the Downtown Development Commission and the Human Relations Commission
11. Order 27,911 - authorizing the Comptroller to accept the 2025 Rocky Gap/Allegany County Local Development Council Grant in an amount not to exceed \$20,000 in grant funds to be used for the purchase of decorative fencing for outdoor dining areas at downtown dining establishments

Public Comments

All public comments are limited to 5 minutes per person

Adjournment