



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

File Attachments for Item:

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



Closed Session Minutes

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

2nd Floor Conference Room

Tuesday, November 18, 2025; 4:45 p.m.

On November 18, 2025, the Mayor and City Council met in public session beginning at 4:45 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 to also receive legal advice regarding an agreement with TeaBow Residential, LLC. Authority to close the session is provided by Sections 3-305(b)(1)(i) and 3-305(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 Furstenberg, and was passed on a vote of 4-0.

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

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



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: November 18, 2025

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 Closed Meeting

The Mayor and City Council of Cumberland met in public session beginning at 4:45 p.m. in the 2nd floor Conference Room of City Hall on Tuesday, November 18, 2025 for the purpose of immediately closing the meeting to discuss board and commission appointments and to also receive legal advice regarding an agreement with TeaBow Residential, LLC. Authority to close the session is provided by Sections 3-305(b)(1)(i) and 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland.

V. Proclamations

1. Proclaiming Saturday, November 29, 2025 as Small Business Saturday in the City of Cumberland
Mayor Morriss read the proclamation into record and presented it to Becky McClarran, a photograph was taken with the Mayor and City Council Members
2. Proclaiming November 2025 to be Municipal Government Works Month

IV. Directors Reports

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

(A) Administrative Services

1. Administrative Services Monthly Report for October 2025

(B) Public Works

1. Maintenance Division Monthly Report for October 2025

(C) Fire Department

1. Fire Department Monthly Report for October 2025

(D) Police Department

1. Police Department Monthly Report for October 2025

(E) Utilities- Flood, Water, Sewer

1. Utilities Division Water/Sewer Monthly Report for October 2025

V. Approval of Minutes

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

1. Approving the Open Work Session Minutes and Regular Session Minutes of November 4, 2025, and the Closed Session Minutes of November 5, 2025

VI. Public Comments for Agenda Items Only

All public comments are limited to 5 minutes per person

No public comments were received

VII. Unfinished Business

(A) Ordinances

1. Ordinance 4029 (*2nd and 3rd readings*) – authorizing the transfer of 454-456, 458-460, 462, 464, 470, 472, 474-476 and 478-480 Baltimore Avenue to Christiansen Properties LLC for the purchase price of \$400

SECOND READING: Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

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

2. Ordinance 4030 (*2nd and 3rd readings*) - authorizing the transfer of 114-116 Winton Place to Mardoce LLC for the purchase price of \$100

SECOND READING: Motion to accept the second reading was made by Council Member Cioni, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

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

VIII.

A. 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 27,894 - authorizing the execution of an Outdoor Dining/Outdoor Seating Lease Agreement with Corner Tavern and Cafe', Mise En Place, Ottaviani's Tasting Room, and Ristorante Ottaviani 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 27,895 - accepting the proposal from Laurel Auto Group Inc. for one 2025 Ford Police Interceptor vehicle at a cost not to exceed \$45,290
3. Order 27,896 - approving the use of Construction Inspector Jim Wilson to provide onsite technical advice for the Evitts Creek Phase IV - Interceptor

Sewer (City Project 06-08-S) on a day to day basis at an hourly rate of \$40/hr for up to 1,250 hours, not to exceed \$50,000

4. Order 27,897 - authorizing the execution of a Memorandum of Understanding by and between the Mayor and City Council of Cumberland and the Allegany County Board of Education, Maryland empowering the City, through the City of Cumberland Police Department, to remove disruptive individuals from Board buildings or grounds pursuant to Md. Code Educ. § 26-102(d)(2) when the Principal, Assistant Principal, School Security Employee or Superintendent are not present, effective January 1, 2025 through December 31, 2026
5. Order 27,898 - authorizing the execution of a Technical Assistance Grant Program grant agreement with the Maryland Department of Housing and Community Development (DHCD) regarding DHCD's provision of a total amount not to exceed \$20,000 in grant funds to the City to be used for a Real Estate Development Plan to help downtown Cumberland's Revitalization Strategy, and authorizing the City Comptroller to accept these funds
6. Order 27,899 - authorizing the City Administrator to sign and execute all Community Development Block Grant (CDBG) Subrecipient Agreements by and between the Mayor and City Council and the Allegany Museum
7. Order 27,900 - awarding increments of the Choose Cumberland Relocation Package grant to both Kai Langlie and Jaroslav (Yadi) Candler in an amount not to exceed \$20,000 (City match \$10,000, Grant \$10,000) each, with the cumulative programmatic City amount not to exceed \$100,000, utilizing grant funds received from the Maryland Department of Housing and Community Development

IX. Public Comments

Drew Knippenberg, a resident of Washington Street, remarked that with the revitalization of downtown, the Washington Street bridge closure seems like an afterthought. He inquired about the plan to fix the problem.

Mike Snow, a resident of Washington Street, commented on the closure and eyesore of the Washington Street bridge, as well as the navigation

issues it causes. He believes it has been neglected and wants to know why CSX has not addressed the problem.

Ally Litten, a resident of Washington Street, stated that she approached the Mayor and City Council in 2017 to ask about the bridge's closure. She believes that Washington Street is one of the highest taxed streets in the city and questioned the fairness to residents who cannot even drive on a section of the street that their taxes fund.

Ed Mullaney, who owns two properties on Washington Street, said that many residents on the West Side have been adjusting because the Washington Street bridge has been closed since 2012. The closure is due to CSX causing damage to it with double-stacked rail cars. He called Washington Street a treasure but now an eyesore, and he urged the city to find a way to fix the problem.

Christina Elson, a resident of Washington Street, expressed that she is proud to live in Cumberland. She hopes the turnout will demonstrate the community's support for the Municipal Government in finding a solution to the bridge closure issue. She asked who is responsible for finding that solution and how the community can help achieve the same goal.

William Malloy, a resident of Washington Street, reported that the bridge closure has caused detours on side streets not designed to handle the traffic volume. He asked for a specific date when a commitment can be made to resolve the problem.

Chris Stevens, a resident of Washington Street, is discouraged by the closure of the bridge, which has caused the street to fall into poor condition. He added that his house must adhere to Historic Preservation standards for renovations and believes the district should follow the same guidelines. He spoke about the town of Oakland and the solution they proposed to address the issue. We need to think outside the box and find a solution. He read a petition with over 1400 signatures expressing concern and a desire to fix the problem.

Brett Showalter, a resident of Washington Street, asked the Council what grade they would give the City for the lack of functioning bridges on the West Side and requested examples to support their assessment.

Laura McElhaney, moved to Washington Street during the pandemic. Having lived in various areas throughout the Country, she does not understand how a street that was damaged by a private entity has been closed since 2017 with no known intention to fix. She has requested to know if there is a plan to address it and what those steps look like.

Jake Shade, a resident of Washington Street, referenced Delegate Buckel's bill that has passed, which states that the City can declare the bridge a nuisance due to negligence caused by CSX. He believes that CSX gets an easy pass, and this bill could be the solution to fix the problem.

Dr. Gregg Wolf, a resident of Washington Street and owner of 8-10 Allegany Street, has invested a considerable amount of money into his property, which serves as a corner showpiece. Due to the bridge closure, traffic has increased, and he has observed numerous traffic violations, including at the stop sign where Allegany meets Washington Street. If there is no plan to address this issue, is there a plan to mitigate traffic? Has CSX considered moving the spur down to one track coming in from Westernport?

Leslie Taylor Nuemann, a resident of West Side for the past eight years, is concerned about emergency personnel reaching residents due to the bridge closure. She mentioned the Greene Street underpass, where tractor trailers are occasionally stuck, and trains at the Beall Street crossing. She inquired about what actions are being taken by the city to secure emergency routes for resident safety.

Ruth LaCourse, who has been a resident of Washington Street since 2020 and loves the neighborhood, noted an issue when her out-of-town parents come to visit and need guidance to her house due to the bridge closure.

Gary Lindner, a resident of Washington Street, spoke of two concerning issues. The first is vagrancy downtown, and the second is a solution to

repair the bridges on the West Side. He inquired about the ownership of the Washington Street bridge and whether there is an underlying problem the City faces with CSX.

Mayor Morriss thanked all attendees for taking the time to share their concerns. To comply with State and Federal regulations, it would take seven years to be able to build a new bridge after reaching an agreement with CSX. Once CSX granted access to the property, a bat study had to be conducted on the Cumberland Street bridge, which took 6-7 months to complete, and an additional 60 days to receive the report, indicating that construction could begin after July 31, 2026.

He went on to add that we can't build a bridge at Federal height, and Oakland has one track at Federal height and another that is not. Negotiations have taken place with CSX about the bridge, as well as other issues detrimental to the city. Because no declaration of ownership has been established, the only option at the moment is to remove the 300 block of Washington Street.

We have asked the Maryland Department of Transportation to reach out to the State Attorney's office to represent our case and were turned down. The Cumberland Street bridge construction should begin in August 2026, Fayette Street is still being negotiated, and CSX is being pressured by the State to raise the Greene Street underpass.

Offering a pedestrian bridge to go downtown that is ADA compliant, connecting with a sidewalk that is not ADA compliant, can quickly become a bureaucratic process.

Brian Plitnik, President of the Historic Dumbhundred Action Committee, is present representing the North End residents to address the condition of the guard rail on Henderson Avenue. He mentioned he is aware of a plan to fix the issue but inquired if there is anything that can be done until then with winter weather approaching.

Mike Cornelius, advised that last month he believes a homeless person broke into Parkview Liquors and attempted to break into several other dwellings on Greene Street. He noted they are gathering in various downtown locations and have their belongings scattered around. He also expressed concern about speeding on Greene Street and showed a picture he had of someone almost being hit.

Mayor Morriss and the Councilmembers advised Mike to provide Chief Pyles with all of this information so it can be addressed.

IX. Adjournment

With no further business at hand, the meeting adjourned at 7:33 p.m.

Minutes approved on_____

Raymond M. Morriss, Mayor _____

ATTEST: Allison K. Layton, City Clerk _____



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, November 18, 2025; 5:15 pm

PRESENT: Council Members: Richard J. "Rock" Cioni, Eugene Frazier, James Furstenberg, Brian Lepley.

ABSENT: Mayor Raymond Morriss

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Michael Cohen, City Solicitor; Ruth Davis-Rogers, Historic Preservation Coordinator; and Melinda Kelleher, Business Development/ Main Street Manager.

Media: Hannah Fout, WCBC and Theresa McMinn, Cumberland Times News

I. PRESENTATION ABOUT THE WAYFINDING STUDY

Ruth Davis-Rogers described Wayfinding as the process of orienting and locating a destination through effective systems for easy navigation. The Historic Preservation Plan identified issues with drivers exiting off the highway onto a slew of one-way streets. To address this issue, a grant application has been submitted to the Department of Housing and Community Development for \$30,000 to support Wayfinding consultants.

Ruth reviewed the plans submitted by Merje Consulting with help from the Steering Committee (see Handout). One issue identified was that limited time is available to navigate through signage when exiting the highway, and she pointed out that Cumberland has conflicting signage. Their suggestion is to have consistent signage and matching terminology, and to name the parking garages by the street name instead of using letter codes.

Due to limited funding, the initial focus will be on the downtown area, which is divided into three sections: shopping and dining, Canal Place, and historic features. Merje presented three design concepts that incorporate colors and finials to complement the existing features throughout the city. Additionally, Merje collaborated with Bobby Smith, City Engineer to finalize the coordinates for creating a map to guide visitors.

Funding is still being secured at this time. If the Council approves the plan, it will be added to the agenda for approval at the next meeting.

II. CITY ADMINISTRATOR UPDATES

Mr. Silka provided updates on projects and new developments:

- With the new website updates, please see the City Clerk for new photographs.
- December 18, 2025 at noon will be the City holiday luncheon.
- In regards to parking, as the kiosks reach the end of their useful life, they will be replaced with the ParkMobile App.

III. REVIEW OF THE PUBLIC MEETING AGENDA OF NOVEMBER 18, 2025

Mr. Silka highlighted points of interest on the agenda:

- Order #7 is in regards to the two recipients of the Choose Cumberland Grant Awards for \$10,000 each.
- Order #6 is authorizing the City Administrator to execute Community Development Block Grant agreements, due to the Mayor serving on the Board of the Allegany Museum.

IV. MAYOR AND CITY COUNCIL UPDATES

- The ribbon cutting for the Skatepark attracted a large crowd, with over 100 people present and many participating in the facility. The project was initiated by the community, and the positive response was remarkable.
- The Union Rescue Mission is a great investment because it is not only a place to feed people, but it also offers programs to help those in need get back on their feet.
- The ribbon cutting for the new Chessie Federal Credit Union on Industrial Blvd. is November 19, 2025, at 10:00 AM

With no further business at hand, the meeting adjourned at 5:52 p.m.

Respectfully Submitted,

Allison K. Layton_____

City Clerk

Minutes approved on_____

File Attachments for Item:

. 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

City of Cumberland
- Maryland -

RESOLUTION

RESOLUTION NO. **R2025-09**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND,
GRANTING THE CUMBERLAND OUTDOOR CLUB A PROPERTY TAX CREDIT FOR THE
TAX YEAR 2025-2026, PURSUANT TO SECTION 9-302(f) OF THE TAX-PROPERTY ARTICLE
OF THE ANNOTATED CODE OF MARYLAND.**

- WHEREAS,** the Mayor and City Council of Cumberland is, by State Law, granted the authority to impose taxes upon the assessed valuation of property situated within the City of Cumberland against the owners of such property; and
- WHEREAS,** Section 9-302 of the Tax-Property Article of the Annotated Code of Maryland provides that a municipal corporation in Allegany County may grant, by law, a property tax credit against certain property owners; and
- WHEREAS,** the Cumberland Outdoor Club is such a property owner designated in Section 9-302(f) of the Tax-Property Article of the Annotated Code of Maryland; and
- WHEREAS,** the Cumberland Outdoor Club has, pursuant to Section 9-301(e)(1), applied for the property tax credit; and
- WHEREAS,** the Mayor and City Council of Cumberland desires to grant to the Cumberland Outdoor Club a property tax credit against the municipal corporation property tax imposed on the Cumberland Outdoor Club for the tax year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED THAT, the Cumberland Outdoor Club be and is hereby granted a property tax credit against any and all municipal corporation property tax imposed upon it by the City of Cumberland for tax year 2025-2026.

***Given under our Hands and Seals this 2nd day of December, 2025, with the
Corporate Seal of the City of Cumberland hereto attached,
duly attested by the City Clerk.***

Attest:

Mayor and City Council
Of Cumberland

Allison K. Layton
City Clerk

Raymond M. Morriss
Mayor

CUMBERLAND OUTDOOR CLUB

June 26, 2025

City of Cumberland
PO Box 1702-57 North Liberty Street
Cumberland, Maryland 21501-1702

Re: Tax Credit – Account Numbers: ^{Exempt}0409098, ^{Exempt}04013182, 04032845 and D00078238

Mayor and City Council:

Please consider this a formal request to exercise authority granted by Section 9-302(f) of the Tax Property Article of the Annotated Code of Maryland to grant Tax Credit for the above referenced accounts of the Cumberland Outdoor Club, Incorporated for FY-2026.

Thank you for your attention to this matter.

Sincerely,



Richard L. Mellotte II
House Chairman
Cumberland Outdoor Club, INC

File Attachments for Item:

. Ordinance 4031 (*1st reading*) - authorizing the transfer of Walnut Island to Sheila Brant for the purchase price of \$15,032

ORDINANCE NO. 4031

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF SHEILA BRANT FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS WALNUT ISLAND, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at Walnut Island, Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,864, passed by the Mayor and City Council on October 7, 2025;

WHEREAS, the Property was included in a solicitation for bids for the purchase of the Property;

WHEREAS, the City has since received a bid for the purchase of the Property from Sheila Brant (the "Purchaser") for the sum of Fifteen Thousand Thirty Two Dollars and No Cents (\$15,032.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of Fifteen Thousand Thirty Two Dollars and No Cents (\$15,032.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. Ordinance 4032 (*1st reading*) - authorizing the transfer of 10 E. Fourth Street to Nelson Rivera for \$1,500

ORDINANCE NO. 4032

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF NELSON RIVERA, FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 10 E. FOURTH STREET, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 10 E. Fourth Street, Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,758, passed by the Mayor and City Council on July 1, 2025;

WHEREAS, the Property was included in a solicitation for bids for the purchase of the Property;

WHEREAS, the City has since received a bid for the purchase of the Property from Nelson Rivera (the "Purchaser") for the sum of One Thousand Five Hundred Dollars and No Cents (\$1,500.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of One Thousand Five Hundred Dollars and No Cents (\$1,500.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. Ordinance 4033 (*1st reading*) - authorizing the transfer of 26 E. Industrial Blvd. to Jonathan Pressman for the purchase price of \$7,500

ORDINANCE NO. 4033

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF JONATHAN PRESSMAN, FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 26 E. INDUSTRIAL BLVD., CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 26 E. Industrial Blvd., Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,578, passed by the Mayor and City Council on October 1, 2024;

WHEREAS, the Property was included in a solicitation for bids for the purchase of the Property;

WHEREAS, the City has since received a bid for the purchase of the Property from Jonathan Pressman (the "Purchaser") for the sum of Seven Thousand Five Hundred Dollars and No Cents (\$7,500.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of Seven Thousand Five Hundred Dollars and No Cents (\$7,500.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. Ordinance 4034 (*1st reading*) - authorizing the transfer of 112 Springdale Street to BAM Realty LLC for the purchase price of \$1,113

ORDINANCE NO. 4034

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF BAM REALTY LLC, FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 112 SPRINGDALE STREET, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 112 Springdale Street, Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,697, passed by the Mayor and City Council on April 15, 2025;

WHEREAS, the Property was included in a solicitation for bids for the purchase of the Property;

WHEREAS, the City has since received a bid for the purchase of the Property from BAM Realty LLC (the "Purchaser") for the sum of One Thousand One Hundred Thirteen Dollars and No Cents (\$1,113.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of One Thousand One Hundred Thirteen Dollars and No Cents (\$1,113.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. 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

ORDINANCE NO. 4035

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF COVENANT KEEPER, INC., FOR THE PURCHASE OF THE PARCELS OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 215 KNOX STREET and 217 KNOX STREET, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of certain parcels of real property located at 215 Knox Street and 217 Knox Street, Cumberland, MD 21502 (the "Properties");

WHEREAS, the Properties were declared surplus under the terms of Order No. 26,757, passed by the Mayor and City Council on February 16, 2021, and Order No. 27,399, passed by the Mayor and City Council on February 6, 2024;

WHEREAS, the Properties were included in a solicitation for bids for the purchase of the Properties;

WHEREAS, the City has since received a bid for the purchase of the Properties from Covenant Keeper, Inc. (the "Purchaser") for the sum of Two Thousand Dollars and No Cents (\$2,000.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the

sum of Two Thousand Dollars and No Cents (\$2,000.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;
- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.

- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said deadline is extended by the City Administrator or City Solicitor for good cause shown.
- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. Ordinance 4036 (*1st reading*) - authorizing the transfer of 222 N. Lee Street to Bruce D. Carter for the purchase price of \$750

ORDINANCE NO. 4036

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF BRUCE D. CARTER, FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 222 N. LEE STREET, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 222 N. Lee Street, Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,399, passed by the Mayor and City Council on February 6, 2024;

WHEREAS, the Property was included in a solicitation for bids for the purchase of the Property;

WHEREAS, the City has since received a bid for the purchase of the Property from Bruce D. Carter (the "Purchaser") for the sum of Seven Hundred Fifty Dollars and No Cents (\$750.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of Seven Hundred Fifty Dollars and No Cents (\$750.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. Ordinance 4037 (*1st reading*) - authorizing the transfer of 840 Gephart Drive to Phillips, Edwards and Grace, LLC for the purchase price of \$5,286

ORDINANCE NO. 4037

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF PHILLIPS, EDWARDS AND GRACE LLC, FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 840 GEPHART DRIVE, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 840 Gephart Drive, Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,867, passed by the Mayor and City Council on October 7, 2025;

WHEREAS, the Property was included in a solicitation for bids for the purchase of the Property;

WHEREAS, the City has since received a bid for the purchase of the Property from Phillips, Edwards and Grace, LLC (the "Purchaser") for the sum of Five Thousand Two Hundred Eighty Six Dollars and No Cents (\$5,286.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of Five Thousand Two Hundred Eighty Six Dollars and No Cents (\$5,286.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2025.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2024, by and between **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation, and _____ (the “Grantee”).

WITNESSETH:

That for and in consideration of the sum of _____ Dollars (\$____) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, his/her/its/their personal representatives, heirs and assigns (or replace the preceding 5 words with “successors and assigns” if the Grantee is a corporation, LLC, etc.), all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL

BEGINNING

IT BEING the same property that was conveyed from _____ to the City by deed dated _____ and recorded among the Land Records of Allegany County, Maryland in Book _____, Page _____.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, _____ in fee simple forever.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this ____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$_____ and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney, and that no title search was performed in connection with its preparation.

MICHAEL SCOTT COHEN

Subject Property

_____, Cumberland, MD 21502
Tax ID No.:

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Ken Tressler or Kevin Thacker

Item Title:

Round #10 Surplus Sale approved bidder list for recommendation to M&CC

Summary of project/issue/purchase/contract, etc. for Council:

Staff has reviewed the bids from the round #10 Surplus sale and we are recommending that M&CC accept the following high bids for the properties in question.

Walnut Island (04-012968) – Sheila Brant - \$15,032

840 Gephart Dr (06-015328) – Phillips, Edwards and Grace, LLC - \$5,286. The deed will have a reverter clause requiring completion of the renovations within two years.

112 Springdale St (04-014502) – Bam Realty LLC - \$1,113. The deed will have a reverter clause requiring completion of the renovations within two years.

26 E. Industrial Blvd (04-037359) – Jonathan Pressman - \$7,500. The deed will have a reverter clause requiring completion of the renovations within two years.

215 Knox St (05-023807) – Covenant Keeper - \$1,000.

217 Knox St (05-018943) - Covenant Keeper - \$1,000.

10 E Fourt St (04-015746) – Nelson Rivera - \$1,500. The deed will have a reverter clause requiring completion of the renovations within two years.

222 Lee St (06-023614) – Bruce D. Carter - \$750.

Revenue code – 001 392.01 Property Sale Proceeds

File Attachments for Item:

. 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

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,901

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland,

THAT, the Mayor be and is hereby authorized to execute an Outdoor Dining Lease Agreement by and between the Mayor and City Council of Cumberland and:

Mixx 112 Boutique, LLC DBA Myla and Maple

detailing terms for the use of the public right-of-way immediately in front of and adjacent to each property for outside café dining and/or outdoor seating for a term effective November 1, 2025 through October 31, 2026.

Raymond M. Morriss, Mayor

OUTDOOR DINING LEASE AGREEMENT

THIS OUTDOOR DINING LEASE AGREEMENT ("Lease") is made and executed this 1 day of November, 2025, by and between the **Mayor and City Council of Cumberland**, a Maryland municipal corporation (the "City") and **MIXX 112 BOUTIQUE, L.L.C. DBA Myla and Maple** ("Lessee").

WHEREAS, Lessee operates an establishment at 50 North Centre Street, Cumberland, MD 21502;

WHEREAS, the City maintains and/or owns the public right-of-way immediately in front of the establishment;

WHEREAS, Lessee wishes to expand its operation to include outside café dining on a portion of the public right-of-way adjacent to its establishment; and

WHEREAS, the City has determined that it is in the interest of the general public to permit the use of a portion of the right-of-way for café dining.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. **Demise.** The City hereby leases to Lessee a certain parcel of property located on the public right-of-way adjacent to Lessee's establishment, the area of which encompasses that portion of the right-of-way directly to a depth of 2 feet and length of 116 feet, the corners of which shall be marked by the Lessee subject to the approval of the City, which leased parcel of land (hereinafter referred to as the "Demised Premises") is shown on the plat/drawing attached hereto and incorporated by reference herein as Exhibit 1. Notwithstanding the foregoing, Lessee shall be responsible for allowing pedestrian traffic to pass through the Demised Premises at a location or locations to be approved by the City or as directed by the City, subject to modifications as directed by the City during the term of this Lease.

2. **As-Is Condition; No Warranties or Representations.** Except as expressly set forth herein, Lessee accepts the Demised Premises in its as-is where-is condition, with all faults and defects, latent or patent, known or unknown, presently existing or that may arise in the future. The City disclaims all liability and responsibility for any representation, warranty, statement, or information made, communicated, or furnished (orally or in writing) to Lessee or any of its agents, employees or representatives made prior to or following the date of this Agreement unless it is modified as provided for hereinafter.

2. **Term.** The term of this lease shall commence on November 1, 2025, and shall terminate on October 31, 2026, unless sooner terminated as provided for herein.

3. **Use of Property.** The Demised Premises shall be occupied and used by Lessee for the provision of outdoor café dining to Lessee's establishment customers. Lessee agrees that, in its use of the Demised Premises, it will comply with all present and future valid local, state and federal laws, ordinances, rules and regulations related to the occupancy or use of the Demised Premises.

4. **Special Events.** The City shall be entitled to suspend Lessee's use of the Demised Premises during special events, such as Heritage Days, and shall give Lessee notice of such suspension at least ten (10) days prior to the scheduled event.
5. **Rent.** Lessee, in consideration of the leasing of the Demised Premises and the performance by the City of the covenants to be performed by it, agrees to pay rent to the City in the amount of One Dollar (\$1.00).
6. **Permits, Licenses, Fees.** In addition to the rent specified above, Lessee shall obtain all permits and licenses required by any laws, ordinances, rules or regulations of the City and/or any Federal, State or other governmental agency and shall pay all related fees. The execution of this Lease does not constitute permit approval or licensure by or on the part of the City.
7. **Demarcation / Alcoholic Beverages.** Lessee shall place stanchions and chains along the perimeter of the Demised Premises to control ingress and egress therefrom. Lessee shall be responsible for monitoring the area to ensure that patrons do not take alcoholic beverages off the premises of the Lessee. Any such beverages to be consumed with the Demised Premises shall be served in non-breakable containers. Glass bottles or glasses are not permitted in the area of the Demised Premises.
8. **Furnishings & Equipment.** Lessee shall be responsible for providing all furnishing and equipment for use by its staff and patrons within the area of the Demised Premises. All such furnishings and equipment must be approved by the City before use within said area. Upon the City's request of the City, Lessee shall remove said furnishings and/or equipment from the Demised Premises and store them in a neat and orderly manner.
9. **Rules and Regulations.** The City shall have the right, from time to time, to establish, modify, amend and enforce reasonable rules and regulations with respect to the Demised Premises. Lessee shall faithfully observe and comply with such rules and regulations.
10. **Assignment and Subletting.** This Lease and the rights granted hereby shall not be assigned or subletted by Lessee except with the prior written consent of the City. Said consent may be withheld for any reason or no reason at all.
11. **Termination.** Except as provided for hereinafter, either party shall have the right to cancel this Lease by giving the other thirty (30) days advance written notice.
12. **Right of Entry.** The City shall have the right to enter upon the Demised Premises at any time for the purpose of operating, maintaining, repairing, restoring or replacing any public utilities. It may also enter upon the Demised Premises for the purpose of inspecting it to ensure that Lessee is complying with its obligations under the terms of this Lease.
13. **Maintenance.** Lessee shall be responsible for keeping the Demised Premises and all items located therein in good condition and repair. The Demised Premises shall be kept free of garbage and refuse.
14. **Release.** The Lessee hereby irrevocably and unconditionally releases, cancels, and forever discharges the City and its directors, officers, officials, employees, affiliates, agents, and

representatives from any and all claims, complaints, causes of action, demands, damages, obligations, liabilities, losses, promises, agreements, controversies, penalties, expenses, and executions of any kind or nature whatsoever, whether known or unknown, actual or potential, whether arising in law or in equity, which the Lessee may have, may have had, or may in the future obtain, arising out of or relating to any acts, omissions, agreements, or events relating in any manner to this Lease. The provisions of this section shall survive the termination or earlier expiration of this Lease.

15. Insurance. So long as this Lease is in effect, Lessee shall, at its expense, maintain comprehensive general public liability insurance covering personal injury and property damage occurring on the Demised Premises which shall include the City as an additional insured. Such policy shall have minimum single combined liability limits of One Million Dollars (\$1,000,000.00) and shall be written on an occurrence basis. The insurance policy will name the "**MAYOR AND CITY COUNCIL OF CUMBERLAND**" as the Certificate Holder and as an additional insured, and will include an endorsement requiring the insurer to provide the City with no less than thirty (30) days advance written notice of the cancellation of the policy. Immediately upon the execution of this Lease, Lessee shall provide the City with a certificate of insurance evidencing its compliance with the requirements of this section.

16. Indemnification. Lessee shall indemnify, hold harmless and defend the City, its officers, officials, agents, and employees from and against any and all any and all liabilities, damages, claims, costs and expenses, including, but not limited to, attorneys' fees, court costs and litigation expenses, arising from, as a result of, or as an incident to:

- a) Lessee's use of the Demised Premises or the conduct of its business on the Demised Premises;
- b) any act or omission done, permitted or suffered by Lessee, its contractors, licensees, invitees, agents, representatives, or employees on or about the Demised Premises; or
- c) any breach or default in the performance of any obligation of Lessee under the terms of this Lease.

17. Default. After the occurrence of any of the following events, the City shall have the right to terminate this Lease immediately:

- a) In the event that Lessee shall fail to keep and perform, or shall violate the terms, covenants, and conditions of this Lease on its part to be kept and performed, and Lessee shall not have cured or corrected this failure within five (5) days after written notice shall have been given to Lessee.
- b) If Lessee shall make an assignment for the benefit of its creditors, or shall file a petition in bankruptcy or shall be adjudged bankrupt, or the interest of Lessee under this Lease shall be levied upon and sold upon execution or shall, by operation of law, become vested in another person, firm or corporation, because of the insolvency of Lessee, or in the event that a receiver or trustee shall be appointed for Lessee or the interest of Lessee under this Lease.

c) In the event that Lessee shall vacate or abandon the Demised Premises (or its establishment located adjacent thereto), or shall permit them to remain vacant and unoccupied without the consent of the City first obtained.

18. **Repossession Upon Default.** Upon the occurrence of any one or more of the events of default or the expiration of any termination notice, Lessee's right to possession of the Demised Premises shall terminate, and Lessee shall surrender possession of it immediately. In this event, Lessee grants to the City full and free license to enter into and upon the Demised Premises to take possession with or without process of law, and to expel and remove Lessee or any other person who may be occupying it.

19. **Other Remedies.** Each and every of the rights, remedies and benefits provided by this Lease shall be cumulative and shall not be exclusive of any other of such rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law or equity.

20. **Waiver.** One or more waivers of any term, covenant or condition of this Lease by the City shall not be construed to be a waiver of a further or subsequent breach of the same term, covenant or condition.

21. **Notice.** Except as otherwise provided herein, all notices required to be given by the parties to one another under this Lease shall be properly given only if made in writing and either deposited in the United States mail, postage prepaid, certified with return receipt requested, or delivered by hand (which may be through a messenger or recognized delivery or courier service) and addressed as follows:

To the City:

Jeffrey Silka
City Administrator
57 N. Liberty Street
Cumberland, MD 21502

To Lessee:

Chelsea Boyle
Myla and Maple
50 North Centre Street
Cumberland MD 21502

22. **Governing Law.** The laws and decisions of the State of Maryland shall govern and control the construction, enforceability, validity and interpretation of this Lease, and all other agreements, instruments, documents, exhibits, or schedules executed by the parties pertaining or relating to this Lease or the transactions contemplated herein. Any litigation arising out of this Lease or its terms shall be instituted in the Circuit Court for Allegany County, Maryland or the District Court of Maryland for Allegany County, and the parties hereto waive any objection to the venue of such proceedings being in said courts and they further waive any claims that such courts constitute inconvenient fora.

23. **Gender/Tense/Conjugation.** The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

24. **Captions.** The marginal captions of this Lease are for convenience only and in no way define or limit the intents, rights or obligations of the parties hereunder.

25. **Severability.** Should any provision of this Lease be found, held or deemed to be unenforceable, voidable or void, as contrary to law or public policy, the parties intend that its remaining provisions shall nevertheless continue in full force and effect and be binding upon the parties and their respective successors and assigns.

26. **Jury Trial Waiver.** THE PARTIES HERETO WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH ANY OF THEM MAY BE PARTIES ARISING OUT OF OR IN ANY WAY PERTAINING TO THIS LEASE. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS LEASE.

27. **Entire Agreement.** This Lease contains the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained.

28. **Binding Effect.** This Lease shall inure to the benefit of the parties hereto and it shall be binding upon their respective personal representatives, heirs, successors and assigns.

29. **Public Health Contingencies.** The terms and conditions of this Lease are subject to all orders, ordinances, laws, statutes, rules and regulations of local, state and/or federal governments, pertaining to public health concerns, including, but not limited to, pandemics.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date first above written.

MAYOR AND CITY COUNCIL
OF CUMBERLAND

By: _____
Raymond M. Morriss, Mayor

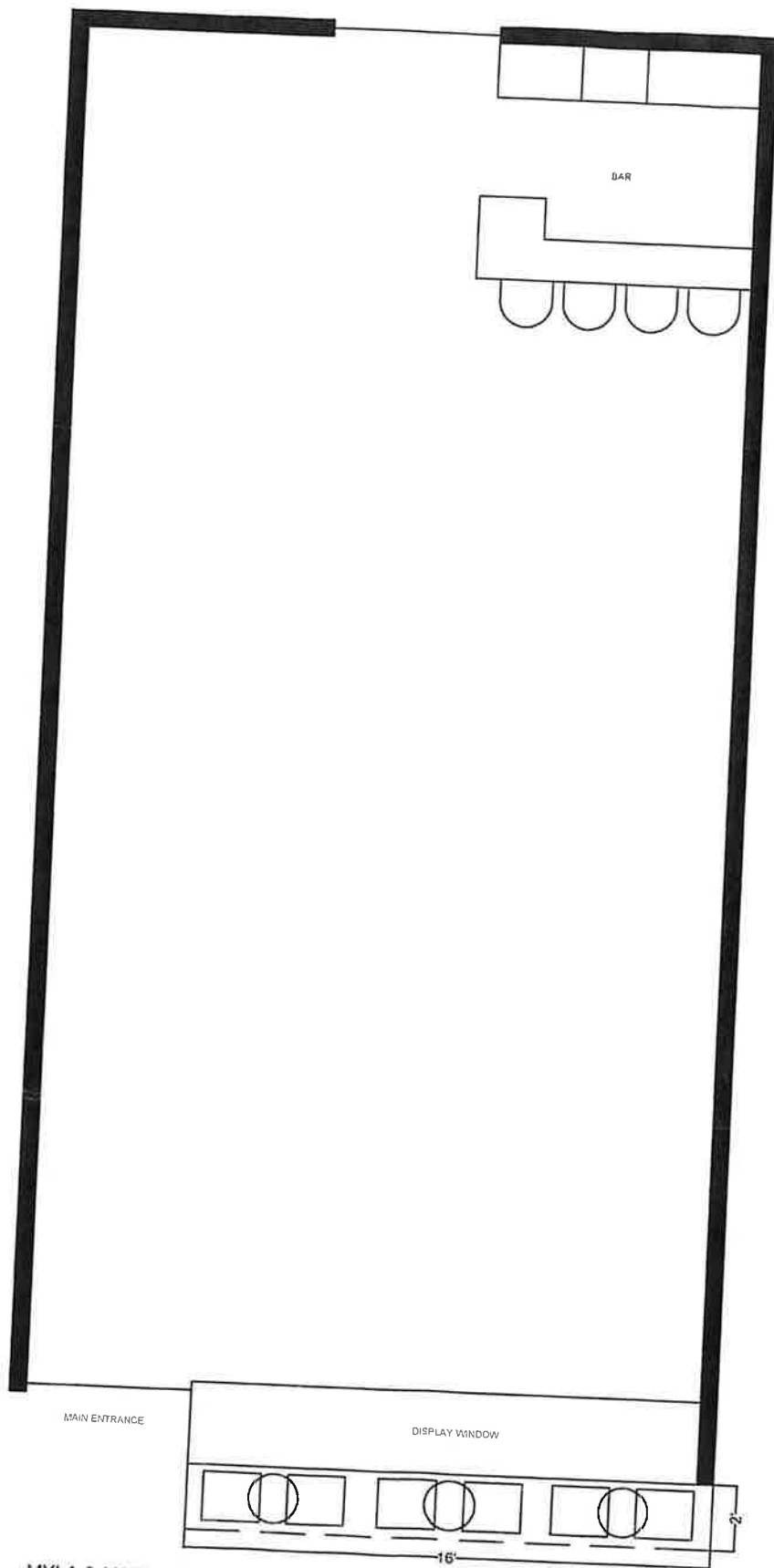
MIXX 112 BOUTIQUE, L.L.C. DBA Myla and Maple

By: Chelsea S Boyle (Seal)
Signature

Chelsea Boyle
Printed name

Owner
Position

[Signature]
Witness



MYLA & MAPLE OUTDOOR SEATING AREA

SCALE 3/16" = 1'-0"

File Attachments for Item:

. Order 27,902 - adopting the City of Cumberland Wayfinding Plan

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,902

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland,

THAT, the attached City of Cumberland Wayfinding Plan be and is
hereby adopted.

Raymond M. Morriss, Mayor

merJe

ENVIRONMENTS & EXPERIENCES

City of Cumberland Wayfinding Plan Overview

The City of Cumberland identified a lack of consistent wayfinding signage to support tourism, transportation, and recreational uses. To address this need, the Mayor and City Council of Cumberland, in partnership with the Canal Place Preservation & Development Authority and with the assistance of a \$30,000 grant from the Maryland Department of Housing and Community Development, solicited proposals from qualified consulting firms and individuals to provide research, analysis, and recommendations for the development of a Cumberland Wayfinding Plan.

The objective of this effort is to create a cohesive Wayfinding Master Plan that integrates signage, art, and other visual aids to communicate effectively with visitors traveling by various modes of transportation. The plan aims to connect people with shopping districts, public spaces, landmarks, and community gateways, improving both navigation and the overall visitor experience.

A total of nine consultants submitted proposals. After a thorough review process, Merje Design was selected based on their extensive national experience and their successful completion of similar Wayfinding Plans for the City of Frederick and the City of Annapolis.

To guide the planning process, a Steering Committee was established to advise the consultants and provide community insight throughout the plan's development.

Members of the Steering Committee are listed below:

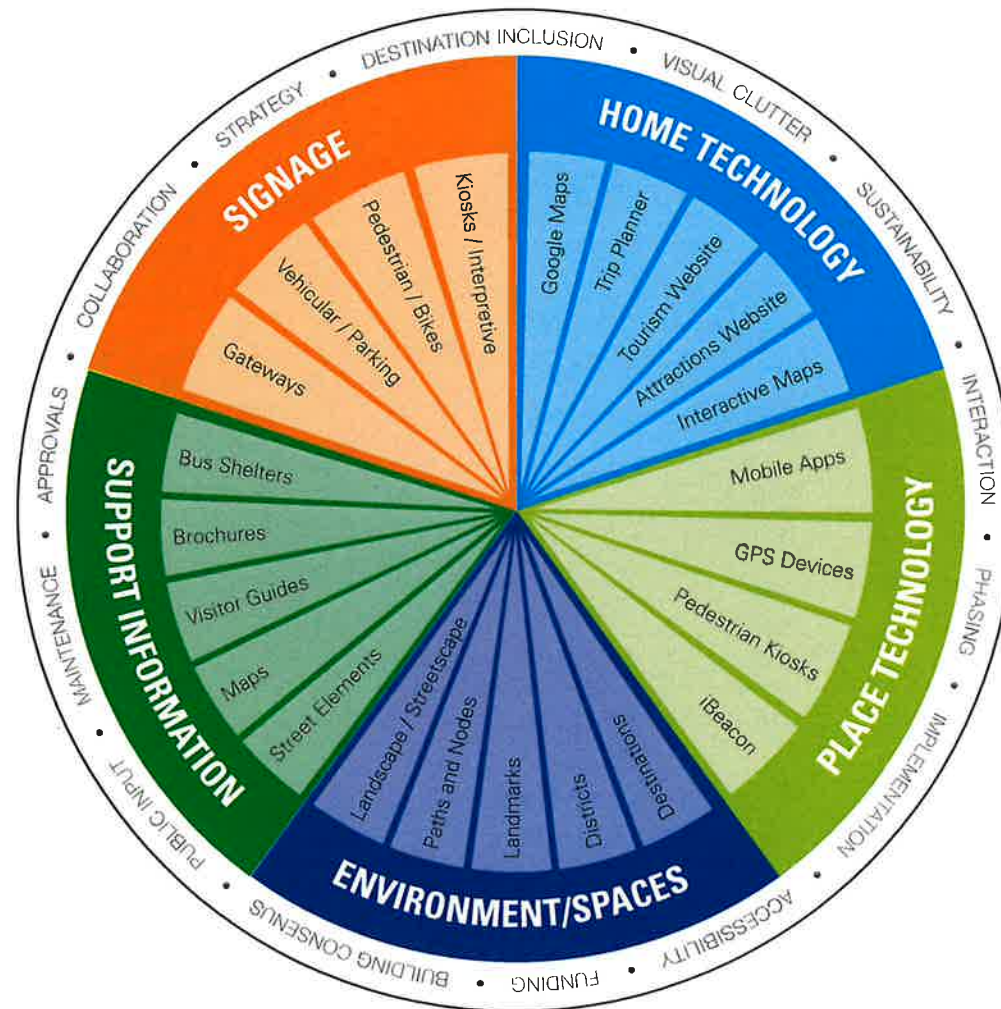
- Ray Morriss – City of Cumberland Mayor
- Melinda Kelleher, Executive Director Downtown Development Commission
- Laurie Marchini, Councilwoman, City of Cumberland
- Robert Smith, Director of Engineering and Utilities
- Julie Thornton,
- Ashli Workman, Director of Tourism Allegany County Government
- Matt Miller, Executive Director Cumberland Economic Development Corporation
- Nathan Price, Allegany County Economic and Community Development
- Deidra L. Ritchie, Executive Director, CPPDA
- Dave Williams, Allegany County Historical Society
- Victor Rezendes, Allegany County Museum
- Julie Westendorff, Executive Director Allegany Arts Council
- Sandi Saville, Board Member Allegany Arts Council
- Martha MacGill, Emmanuel Episcopal Church
- Wesley Heinz, Executive Director Western Maryland Scenic Railroad

City of Cumberland, MD
Wayfinding Analysis
& Schematic Design

January 14, 2025

Wayfinding Analysis

Wayfinding Tools

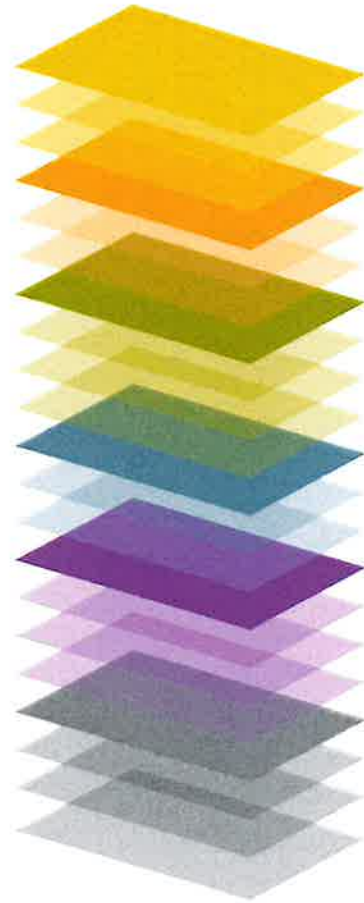


Digital Wayfinding

POTENTIAL FEATURES

The following are potential features that may be considered within the mobile application. These may be integral to the data feed or provide the ability to link to a third party source.

- City Wayfinding Map
- Attractions Info
- Events calendar
- Parking Information/ Trailheads
- Multiple languages
- Road Closures
- Push Alerts (Opt-In)
(i.e. construction, events, etc.)
- Post to social media
- User Feedback
- Accessibility Information
- Audio Tour - Historic, Arts
- Fitness Info
 - Calories Burned
 - Distance Traveled
 - Total Time on Trail
- Public Restrooms
- Emergency Contact
- Landmark Wayfinding Features
- Overnight Accommodations



RECOMMENDATIONS LAYERS

Things to explore
Things to consider

SOCIAL LAYERS

Friends
Calendars
Local News

CURATED CONTENT LAYER

Points of Interest
Major Destinations
Tours/Routes
Trails
History & Culture

TRANSPORTATION LAYERS

Bike Routes
Trails
Bus Routes
Handicap Access

BASE MAP LAYERS

Streets
Trails
Parking
Landmarks

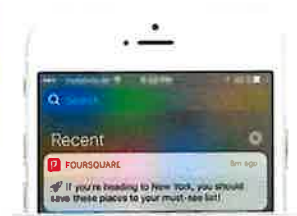
USER PREFERENCES

Language
Metrics
Notifications/Alerts

Credit: Winfield & Co



Interactive Kiosk



Push Notifications (i.e. Events)



Technology Hub



Digital Display (Events/Civic)



Mobile App

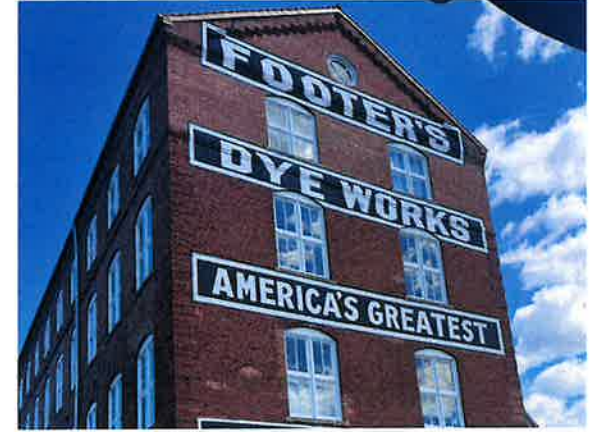


Website



- Create a stronger graphic hierarchy.
- Utilize Landmarks for visitor orientation.
- Organize Information in a map legend.

Landmarks



Existing Signs

GROUP 1



GROUP 2



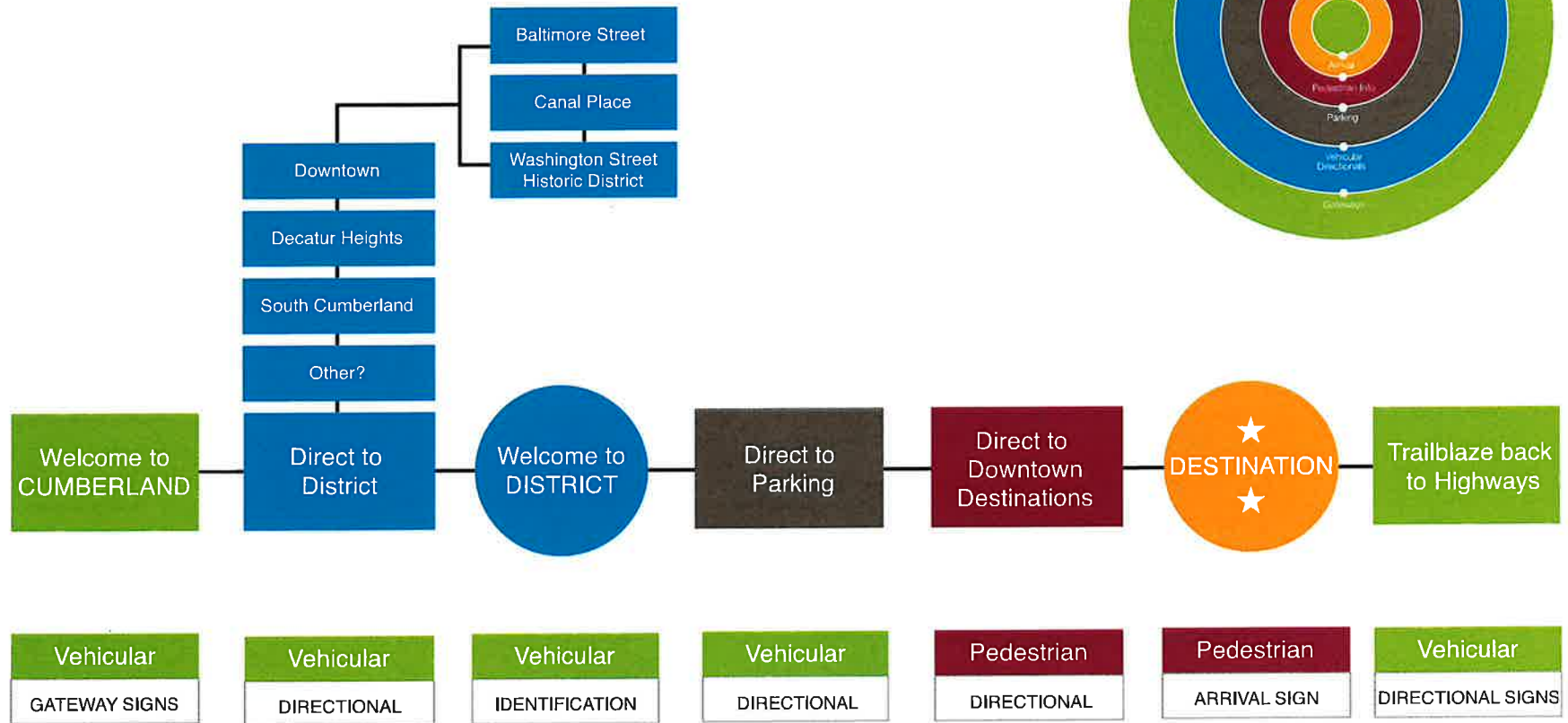
GROUP 3



Miscellaneous



Information Hierarchy



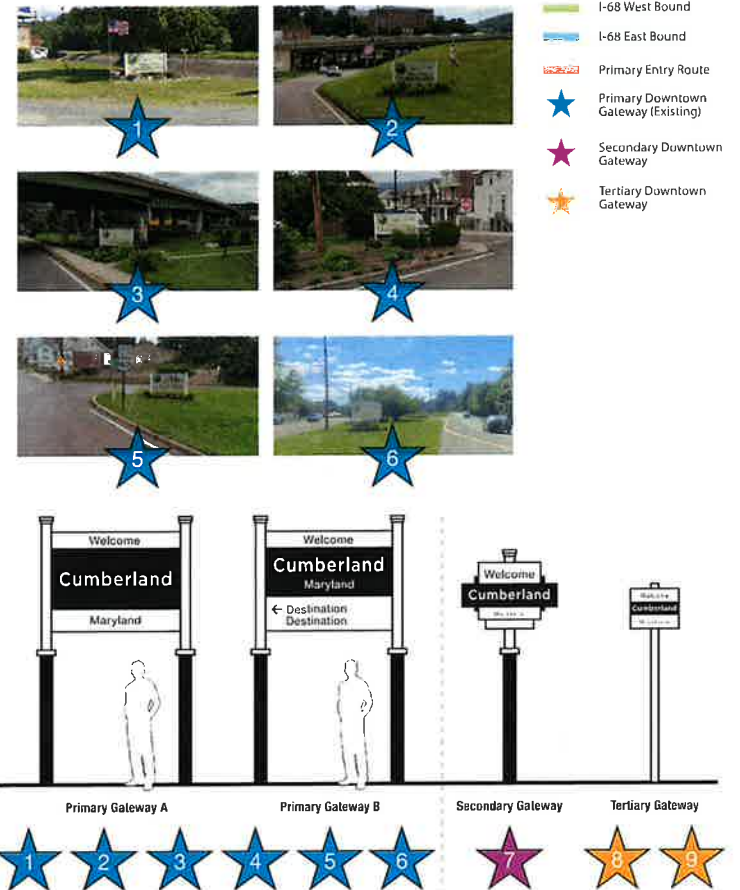
City Gateways



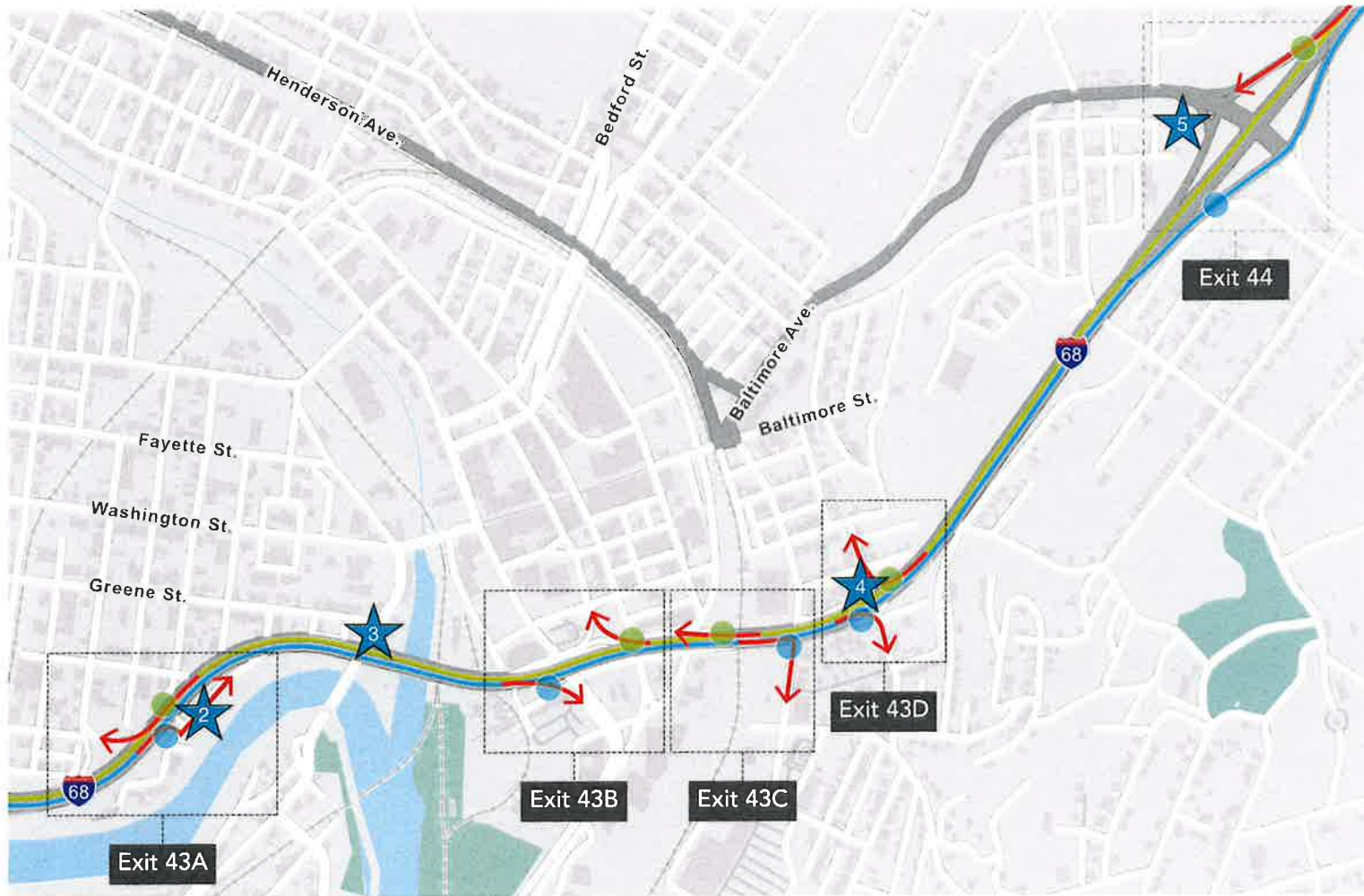
Gateway Reference Image



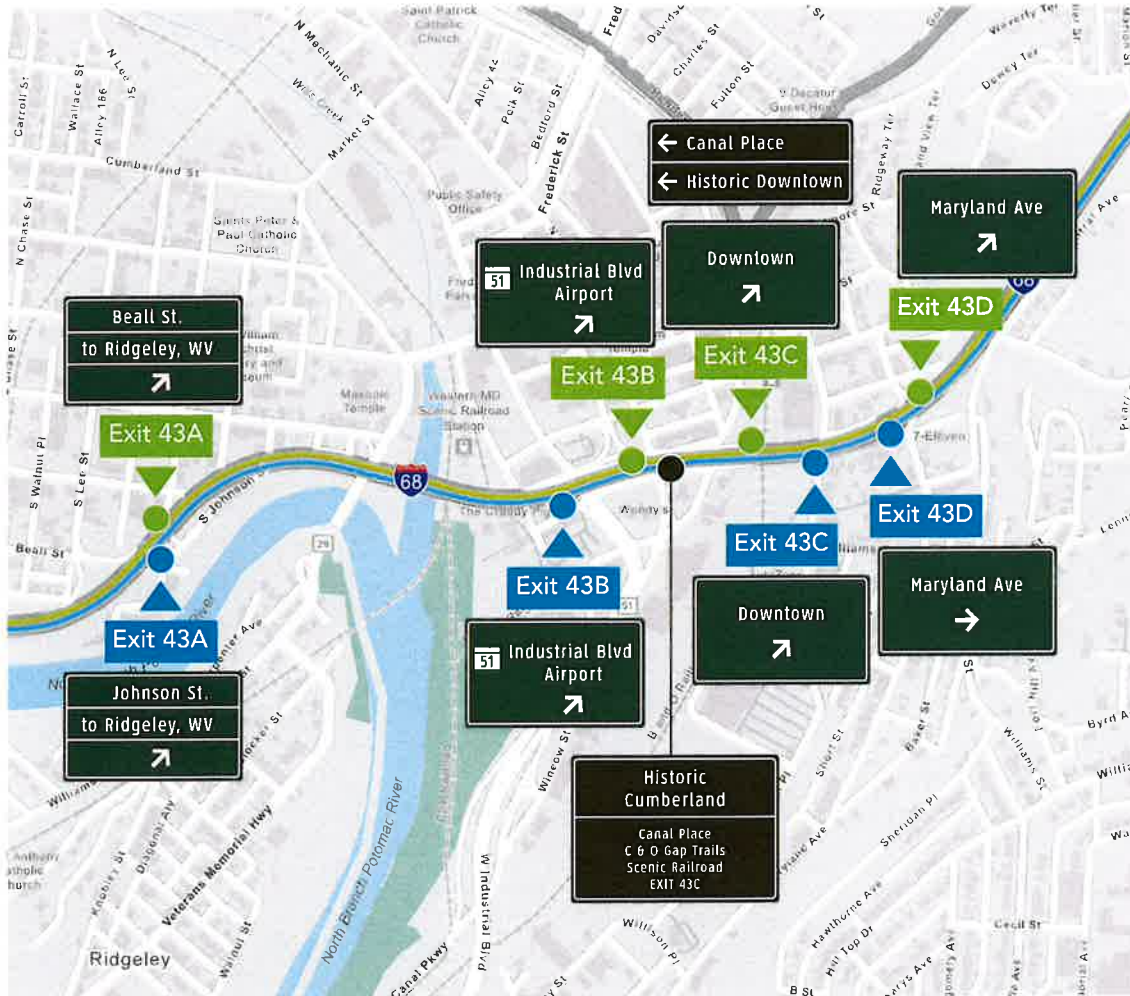
LEGEND



Interstate 68 Gateways



Interstate 68 Exits



LEGEND

West Bound Exits I-68



East Bound Exits I-68



Information Hierarchy Consideration

Exit 43A

Downtown (P)
Historic District

- Cumberland Theatre
- Fort Cumberland
- George Washington Headquarters
- Gordon-Roberts House
- Library

Exit 43A

Downtown (P)
Historic District

- Cumberland Theatre
- Fort Cumberland
- George Washington Headquarters
- Gordon-Roberts House
- Library

Exit 43B

Downtown (i) (P)
Canal Place

- Amtrak
- C & O Canal
- Visitor Center & Mus
- C & O Towpath
- Cumberland Railroad Museum
- Great Allegheny Passage
- Western Maryland Scenic Railroad

Exit 43B

Downtown (P)
Canal Place

- C & O Towpath
- Canal Place
- Festival Grounds

Exit 43C

Downtown (P)
Baltimore Street
(Shopping/Dining Icons)

- Allegheny Arts Council
- Allegheny County Museum
- Centre Street Park
- City Hall
- Embassy Theatre
- Saville Gallery

Exit 43C

Downtown (P)

Exit 43D

Downtown (P)

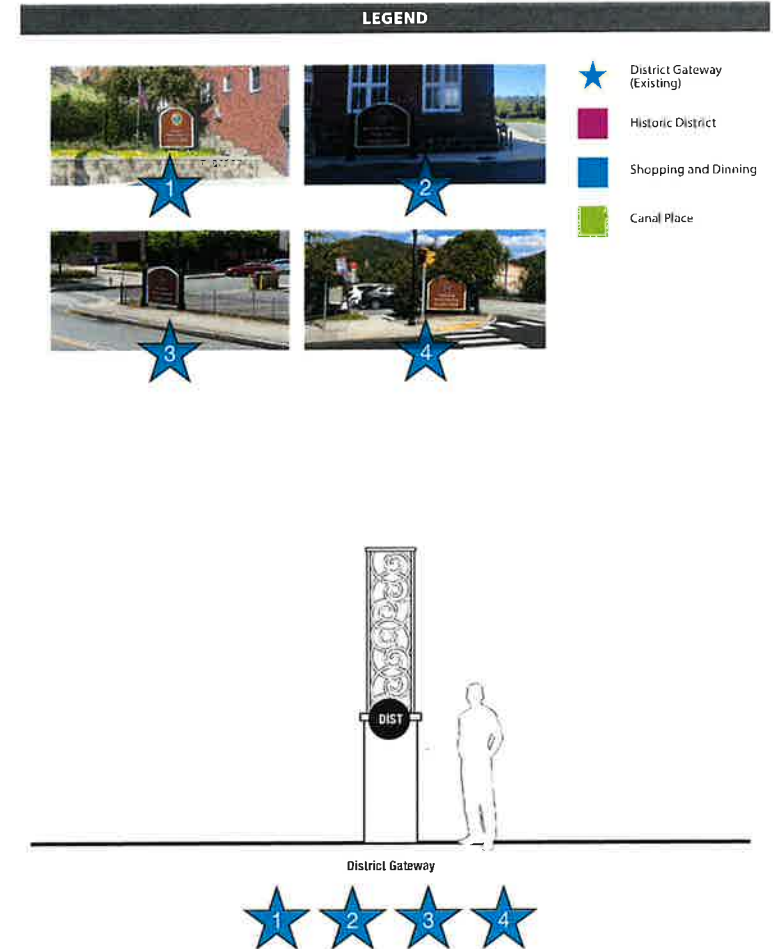
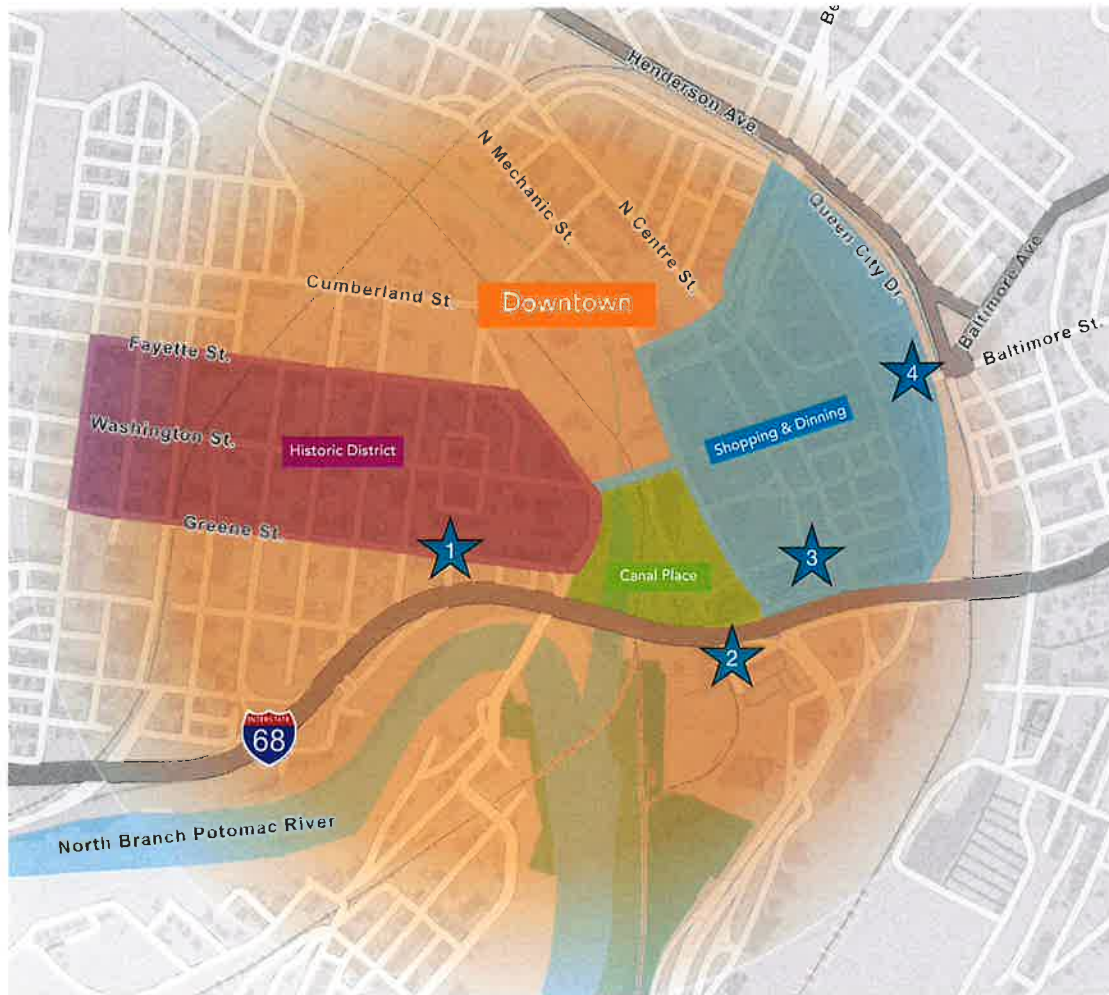
Exit 43D

Downtown (P)

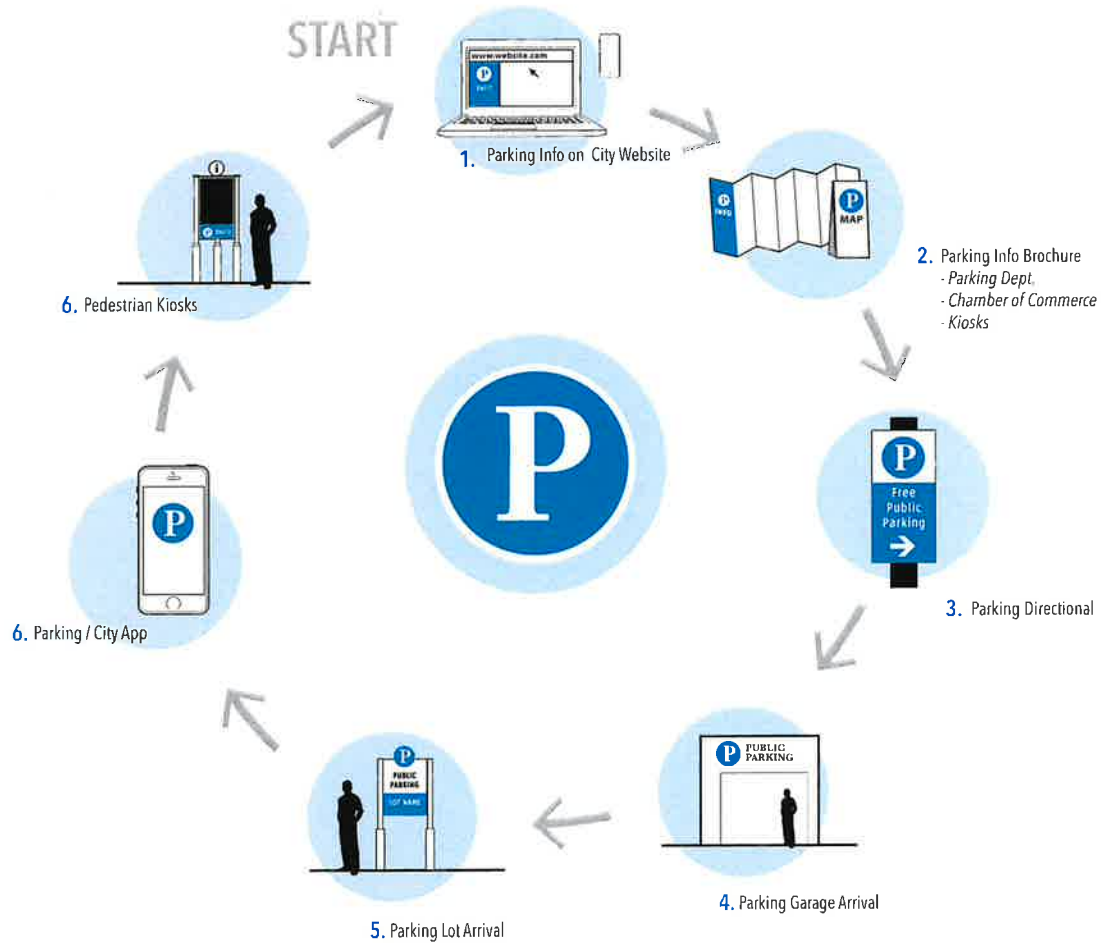
Information Hierarchy Example

Downtown (i) (P)
Baltimore St. (P)
← Allegheny Arts Council
← City Hall
← Saville Gallery

Downtown and District Gateways

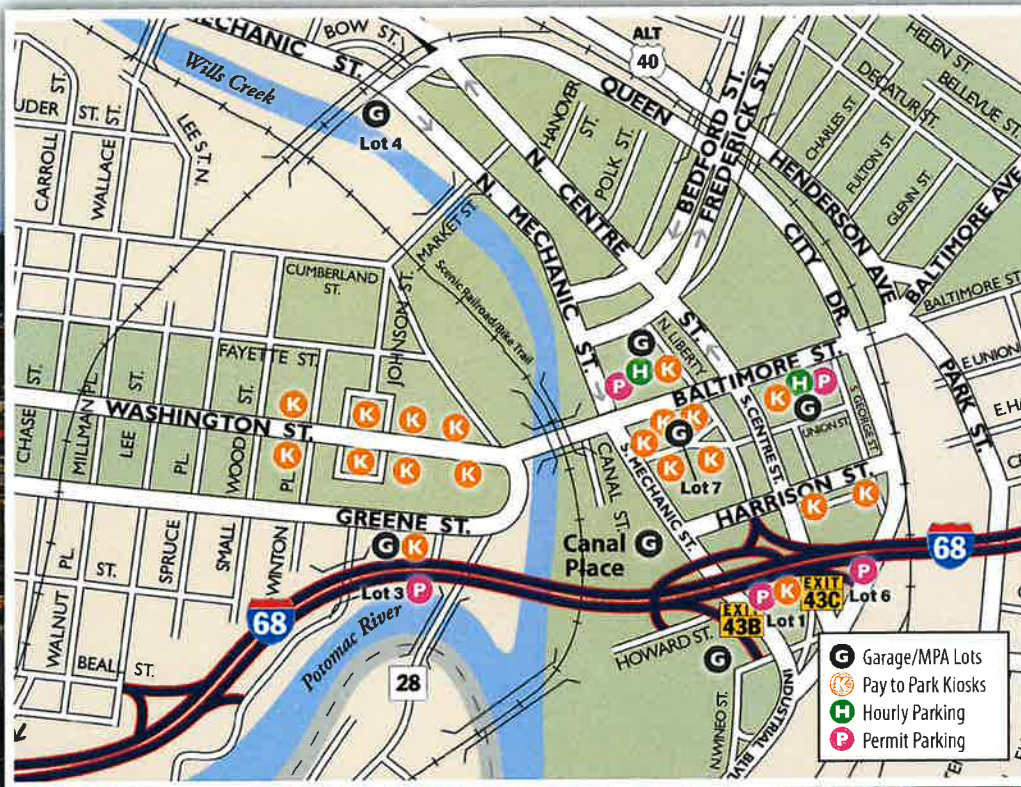


Parking Strategy



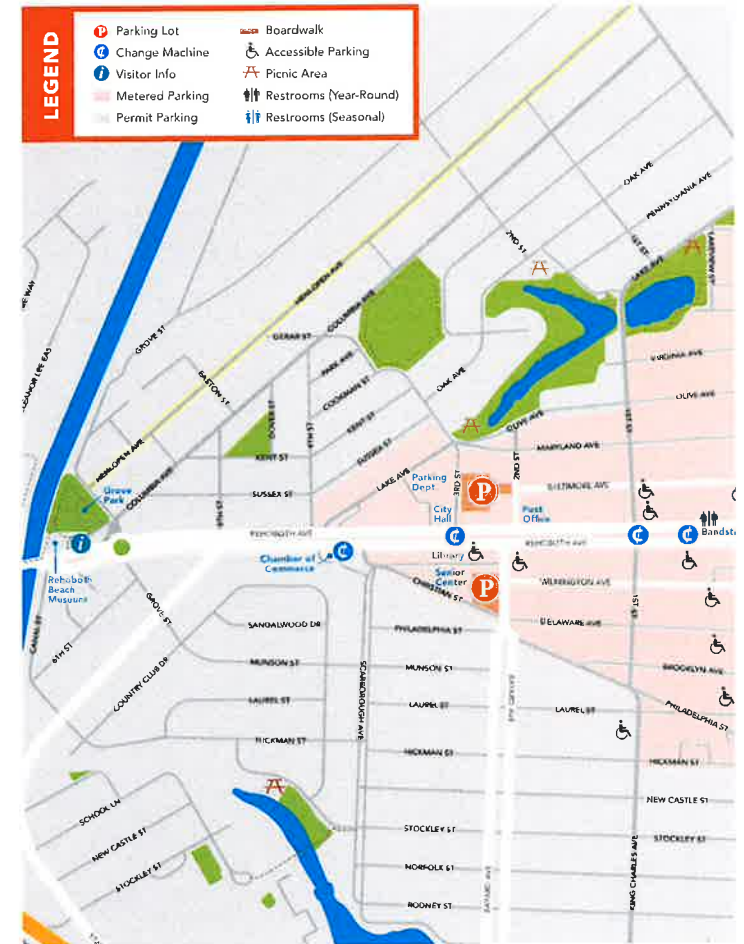
Parking Map

PARKING OPPORTUNITIES IN DOWNTOWN CUMBERLAND



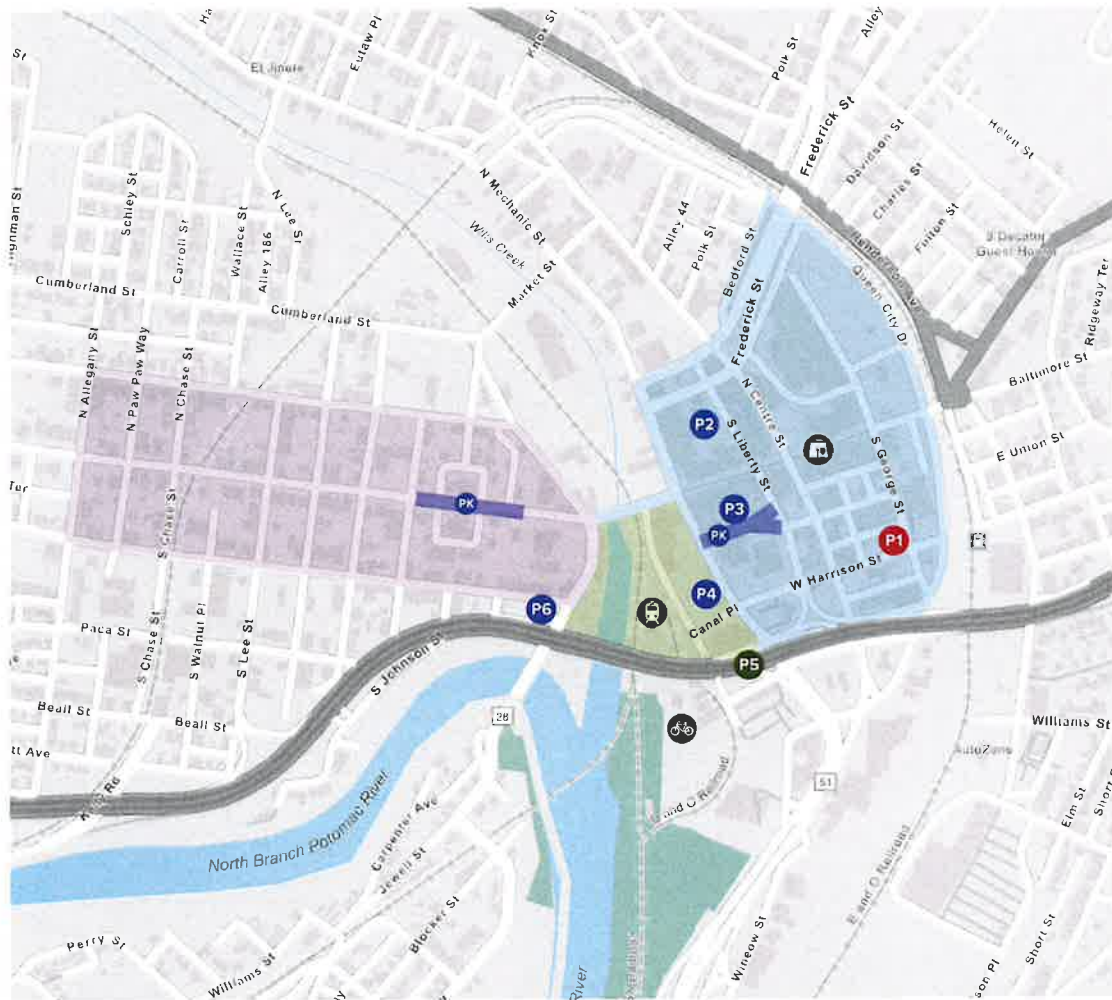
Brochure made possible by the Downtown Development Commission

Existing Parking Map



Rehoboth Beach Parking Map

Parking

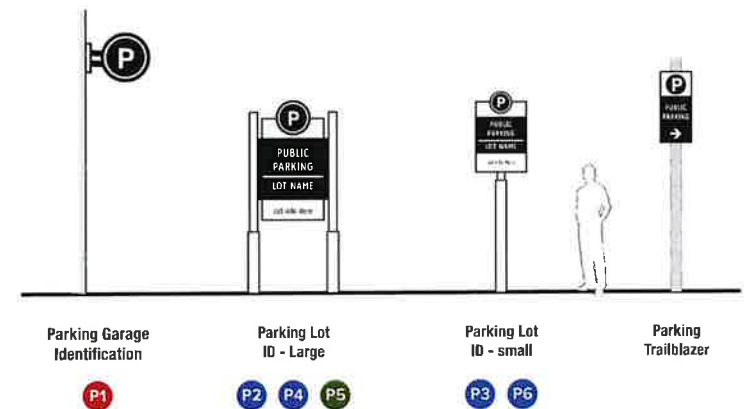


LEGEND

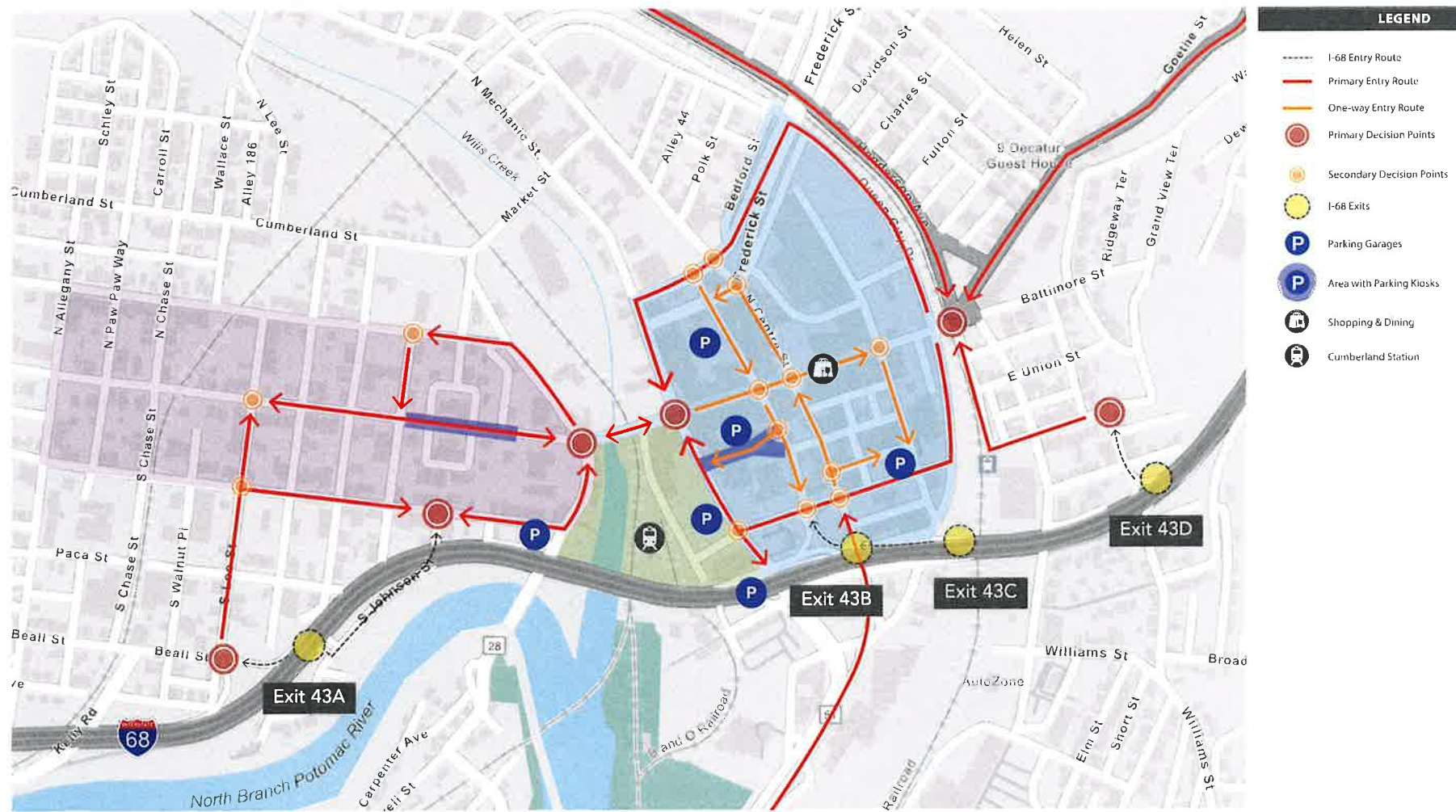
Parkig Name Considerations

- P1** George Street Garage
- P2** Liberly Street Lot
- P3** Pershing Street Lot
- P4** Canal Place Lot
- P5** Howard Street Lot (Trail Overnight Parking)
- P6** Greene Street Lot

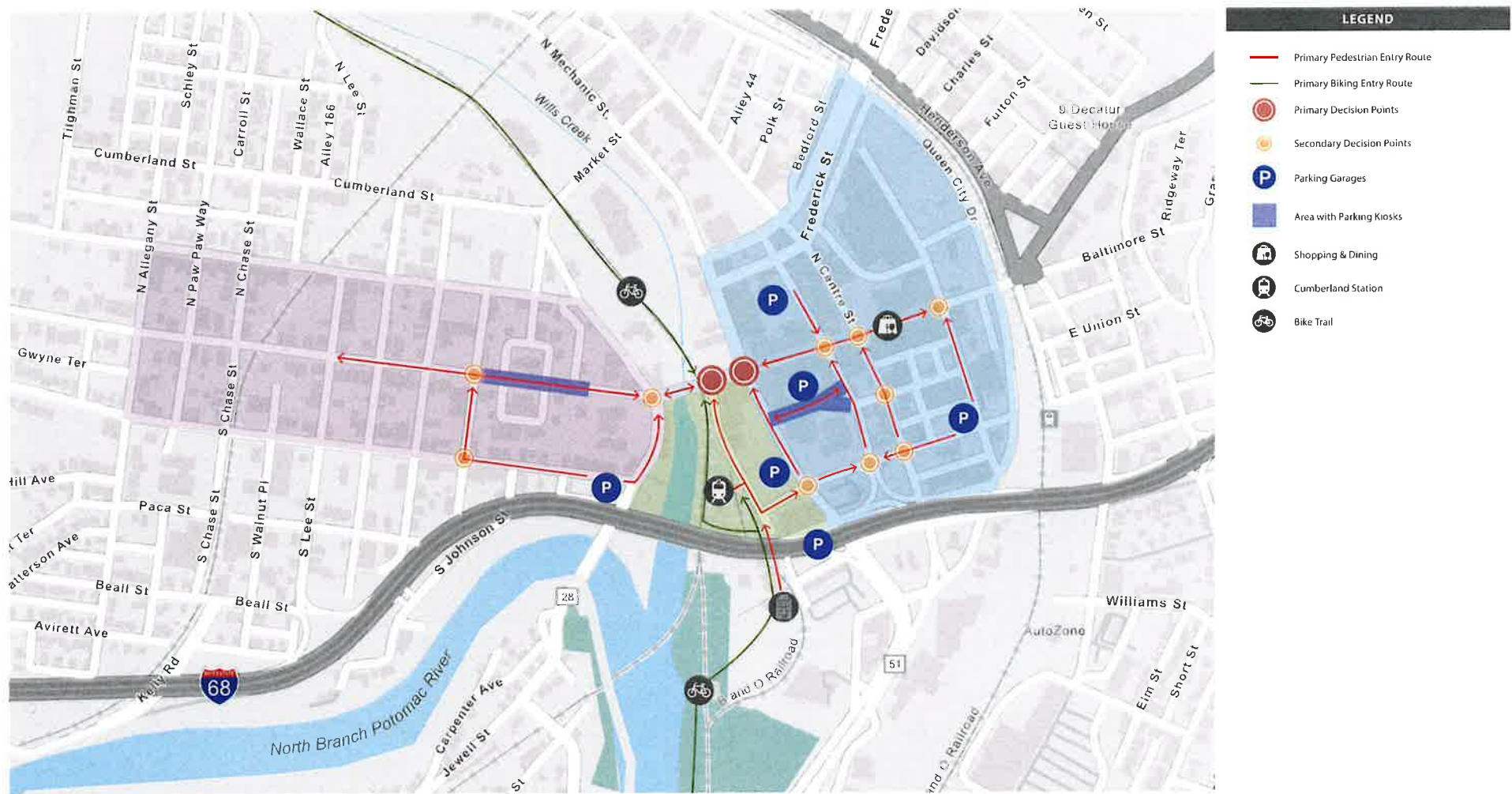
- P** Parking Garage
- P** Parking Lot
- P** Parking Lot (Overnight Trail)
- PK** Stret Parking (Kiosks)
- Area with Parking Kiosks
- Shopping & Dining
- Cumberland Station



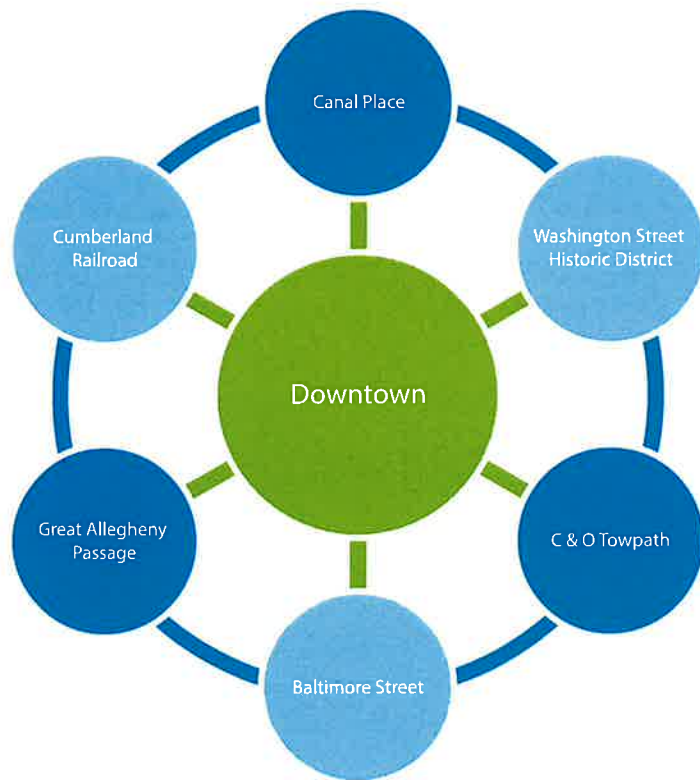
Downtown Parking Circulation



Pedestrian & Biking Circulation



Connections



Canal Place Connection



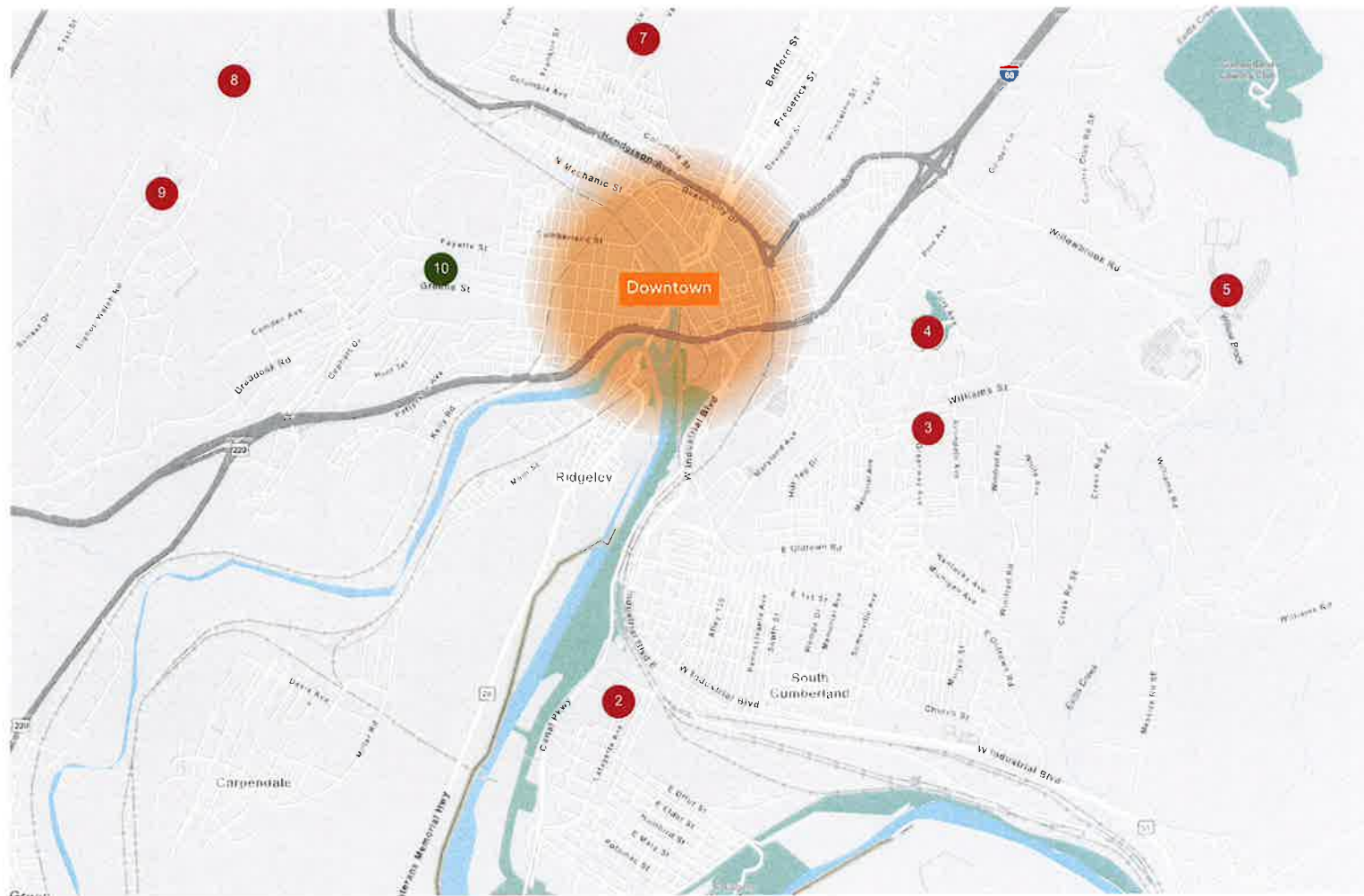
C & O Towpath Connection



Other Connections



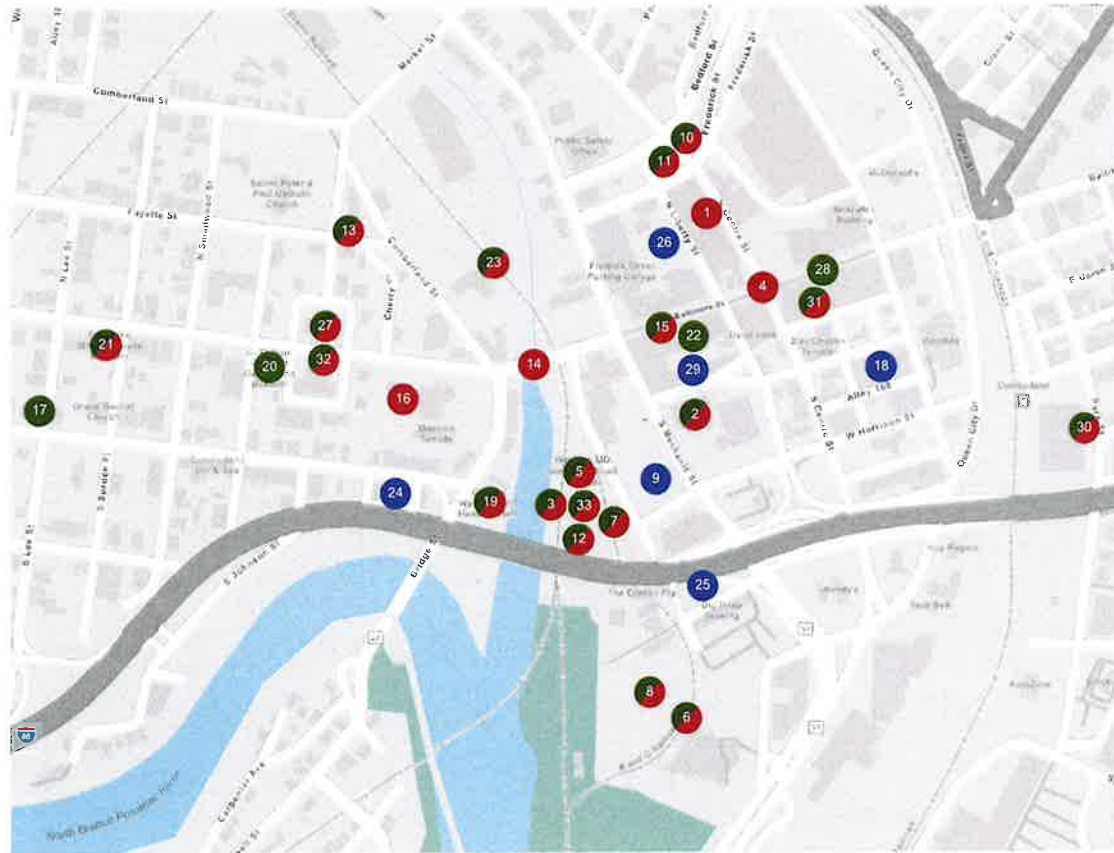
Destinations



LEGEND	
●	Vehicular
●	Pedestrian
● ●	Vehicular & Pedestrian
●	Parking

Destinations	
1	Gene Mason Sports Complex
2	Cavanaugh Field
3	Fort Hill High School
4	Constitution Park
5	Allegany College of Maryland
6	Al Abrams Field
7	Jaycee Park & Rec Area
8	Bishop Walsh School
9	Allegany High School
10	F. Brooke Whiting House Museum

Downtown Destinations



LEGEND

- Vehicular
- Pedestrian
- Vehicular & Pedestrian
- Parking

Destinations

- | | | |
|---|--|--|
| 1 Allegany Arts Council | 12 Cumberland Railroad Museum | 23 Great Allegheny Passage |
| 2 Allegany County Museum | 13 Cumberland Theatre | 24 Greene Street Lot |
| 3 Amtrak Station | 14 Downtown | 25 Howard Street Lot |
| 4 Baltimore Street | 15 Embassy Theatre | 26 Liberty Street Lot |
| 5 C&O Canal Visitor Center & Mus | 16 Fort Cumberland | 27 Library |
| 6 C&O Towpath | 17 Gallery 301 | 28 Loft 129 |
| 7 Canal Place | 18 George Street Garage | 29 Pershing Street Lot |
| 8 Canal Place Festival Grounds | 19 George Washington's Headquarters | 30 Post Office |
| 9 Canal Place Lot | 20 Gilchrist Gallery | 31 Saville Gallery |
| 10 Centre Street Park | 21 Gordon-Roberts House | 32 Washington St Historic District |
| 11 City Hall | 22 Graphicus Atelier | 33 Western Maryland Scenic Railroad |

Terminologies

VEHICULAR

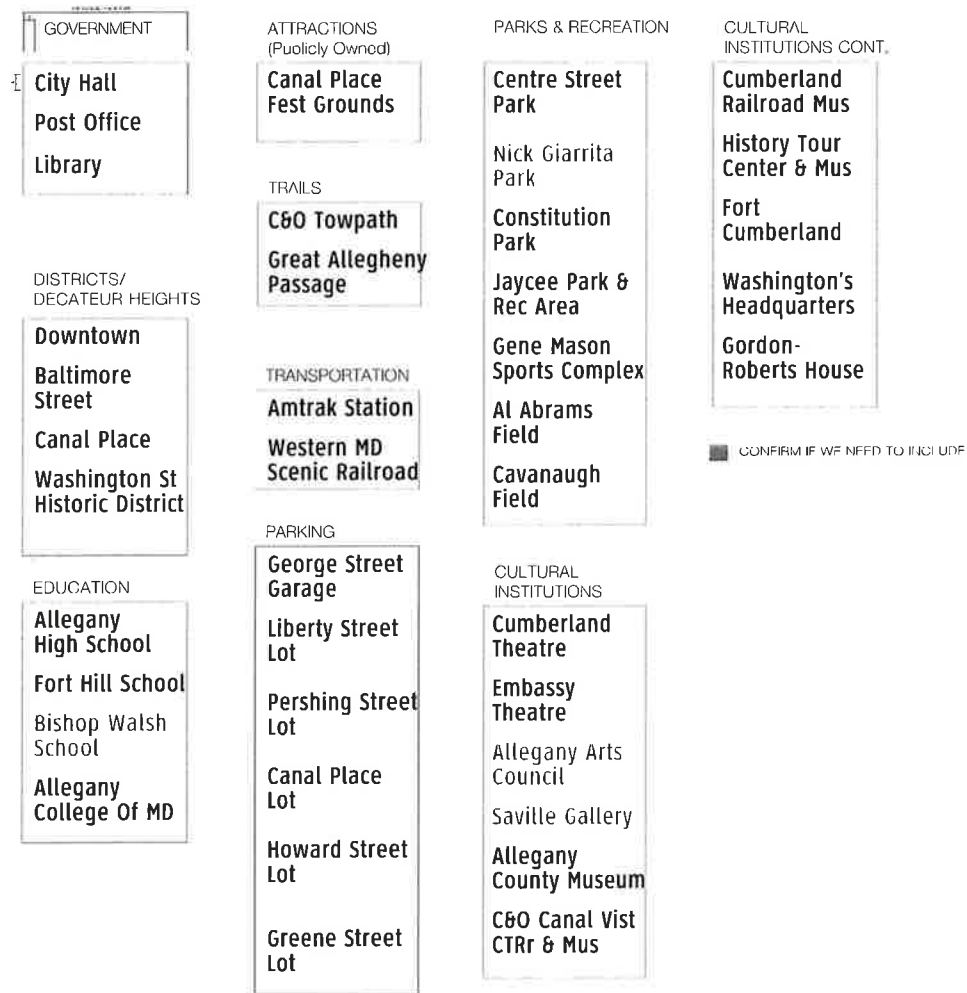
GOVERNMENT	ATTRACTIONS (Publicly Owned)	PARKS & RECREATION	CULTURAL INSTITUTIONS CONT.
Cumberland City Hall Post Office Washington Street Library	Canal Place Festival Grounds	Centre Street Park (Nick Giarrista Park?) Constitution Park Jaycee Park & Rec Area Jaycee Field Gene Mason Sports Complex Al Abrams Field Cavanaugh Field	Cumberland Railroad Mus History Tour Center & Mus Fort Cumberland Site George Washington's Headquarters Gordon- Roberts House
DISTRICTS/ DECATEUR HEIGHTS	TRAILS		NEEDS ABBREVIATION CONFIRM IF WE NEED TO INCLUDE
Downtown Baltimore Street Canal Place Washington St Historic District	C&O Towpath Great Allegheny Passage		
EDUCATION	TRANSPORTATION	CULTURAL INSTITUTIONS	
Allegany High School Fort Hill School Bishop Walsh School Allegany College Of MD	Amtrak Station Western MD Scenic Railroad	Cumberland Theatre Embassy Theatre Allegany Arts Council Saville Gallery Allegany County Museum C&O Canal Visitor Center & Mus	
	PARKING		
	George Street Garage Liberty Street Lot Pershing Street Lot Canal Place Lot Howard Street Lot Greene Street Lot		

PEDESTRIAN

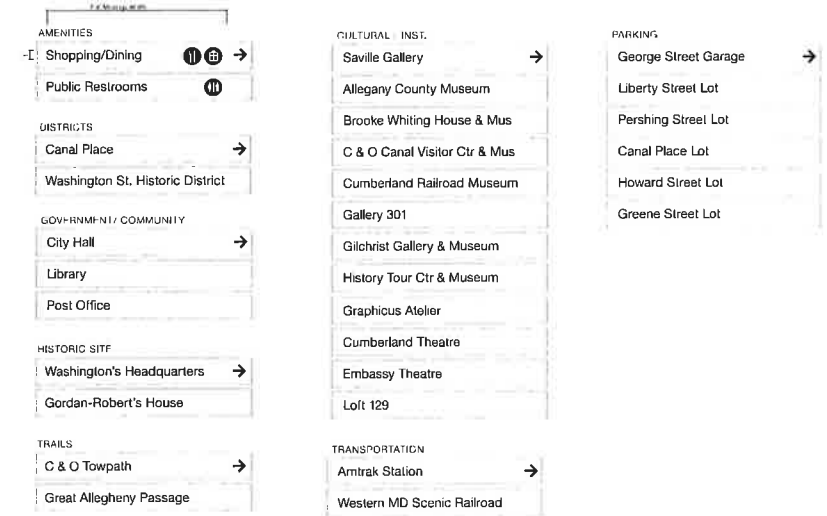
AMENITIES	CULTURAL INST.	PARKING
Shopping/Dining Public Restrooms	Saville Gallery Allegany County Museum F. Brooke Whiting House & Mus C & O Canal Visitor Ctr & Mus Cumberland Railroad Museum Gallery 301 Gilchrist Gallery & Museum History Tour Ctr & Museum Graphicus Atelier Cumberland Theatre Embassy Theatre Loft 129	George Street Garage Liberty Street Lot Pershing Street Lot Canal Place Lot Howard Street Lot Greene Street Lot
DISTRICTS		
Canal Place Washington St. Historic District		
GOVERNMENT / COMMUNITY		
City Hall Library Post Office		
HISTORIC SITE		
Washington's Headquarters Gordon-Robert's House		
TRAILS	TRANSPORTATION	
C & O Towpath Great Allegheny Passage	Amtrak Station Western Maryland Scenic Railroad	

Terminologies

VEHICULAR



PEDESTRIAN



Bicycle Information



STANDARD



ENHANCED



CUSTOM



SPECTRUM OF DESIGN

The Wayfinding Plan considers the following bike wayfinding issues and recommendations:

TYPES OF SIGNS:

- Confirmation Signs
- Turn Signs
- Decision Signs

TYPES OF DESTINATIONS:

- On-street bikeways
- Commercial Centers
- Public Transit Centers and Stations
- Civic/Community destinations
- Local or regional parks and trails
- Hospitals
- Bridges

GENERAL ORIENTATION MAPS

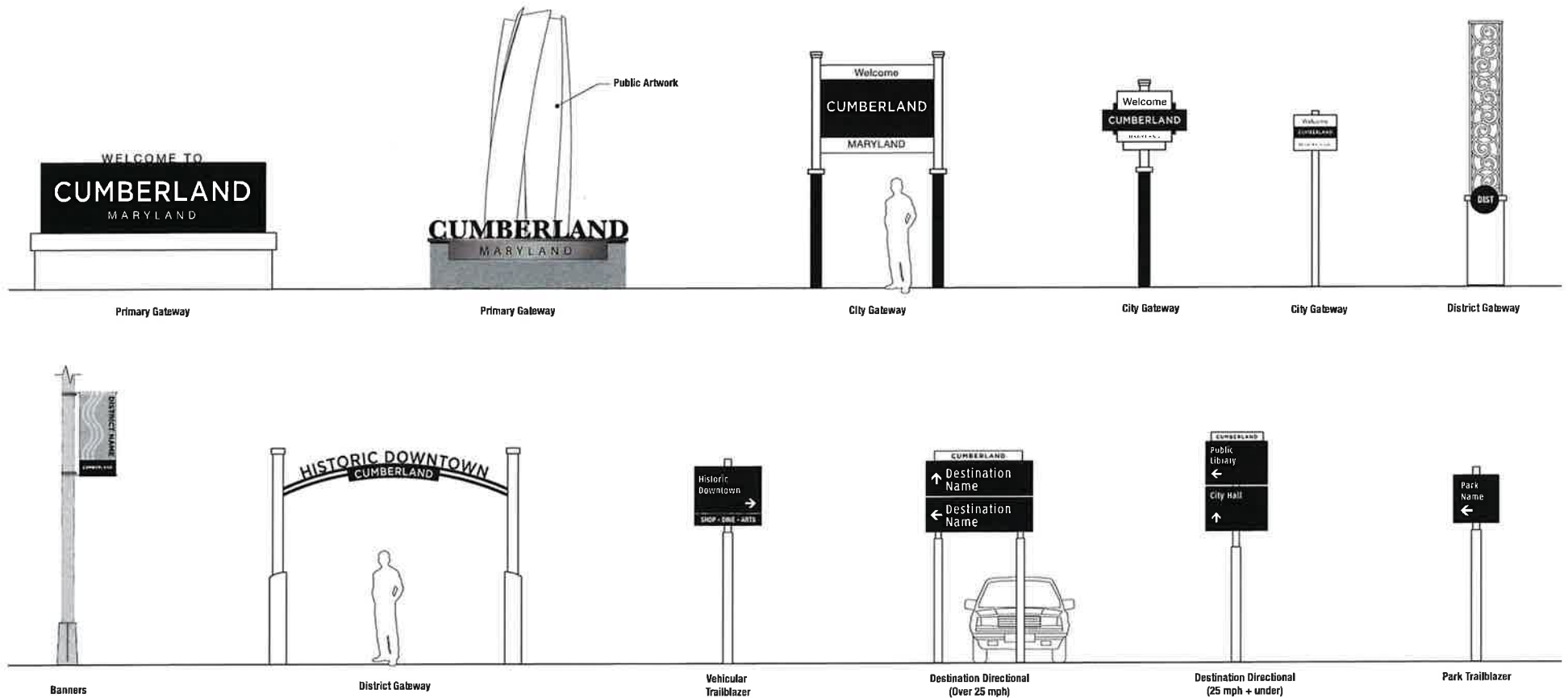
TRAIL SYSTEM

BIKE MAPS

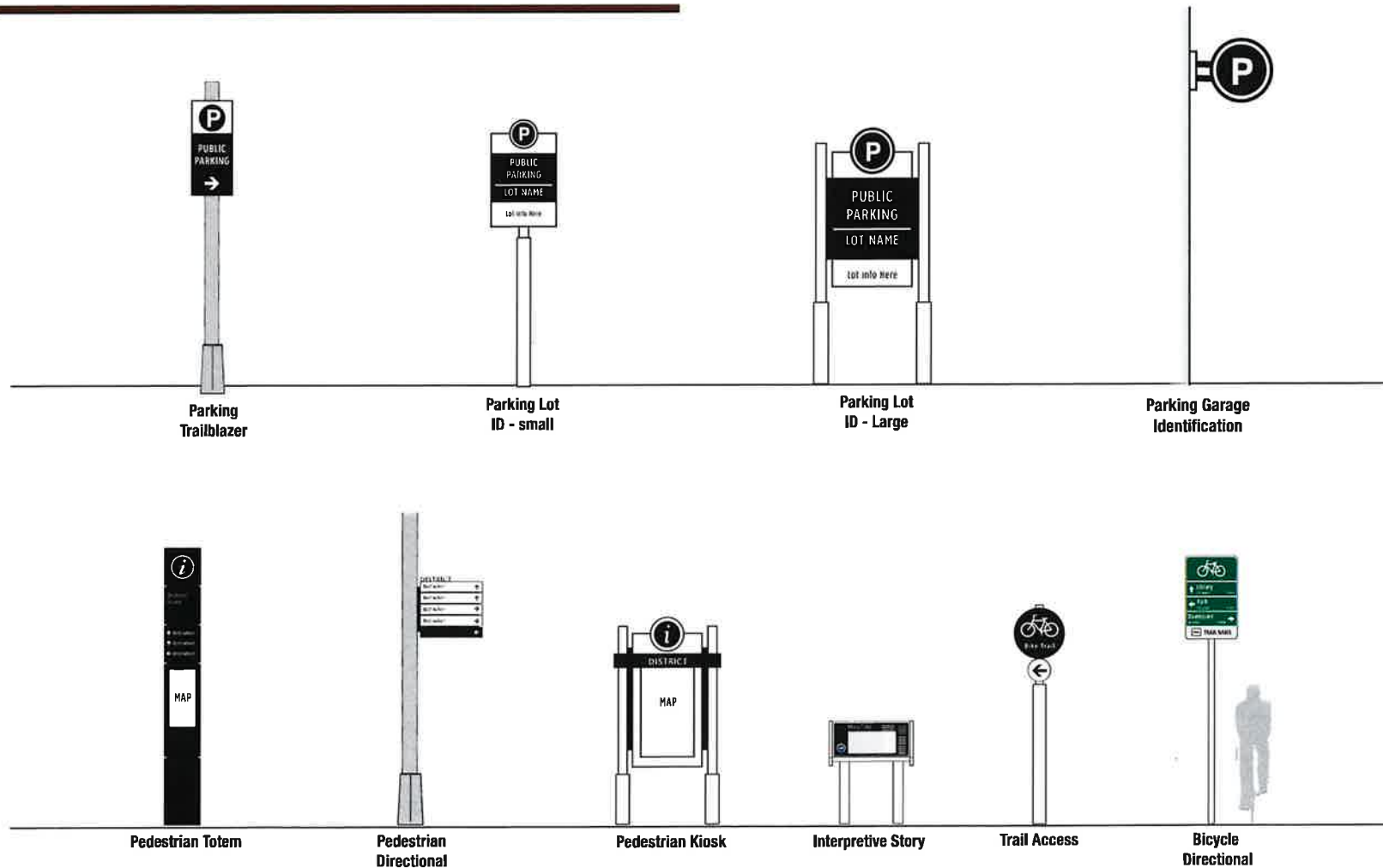
BICYCLE ICON

CONNECTIVITY

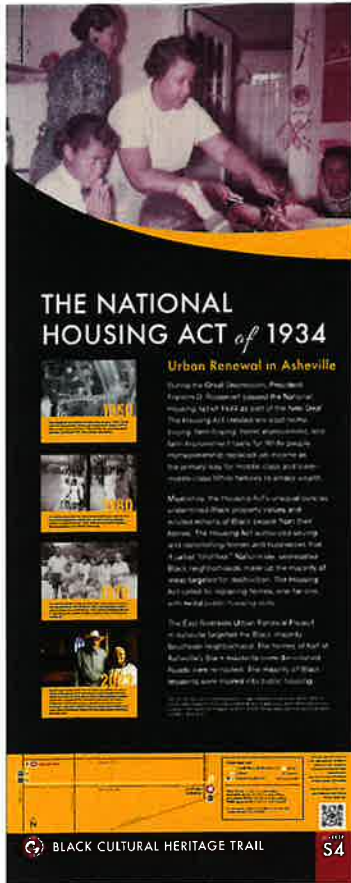
Generic Menu of Sign Types



Generic Menu of Sign Types



Interpretive Planning



Interpretive Panel Example

INTERPRETIVE STRATEGY CONSIDERATIONS

- Identify Sites
- Stories: Broad Topics vs. Single Story
- Themes and Common Threads
- Opportunities and Elements Beyond Signage
- Support Materials: Digital, Print, Marketing
- Support: Events and Festivals
- Is there a sequence of info
- Connections between sites: Literal and Thematic

INTERPRETIVE PANEL HURDLES

- Content Accuracy and Agreements
- Photography: Copyright
- Stock Photography: Cost
- Content: Too Much vs. Too Little

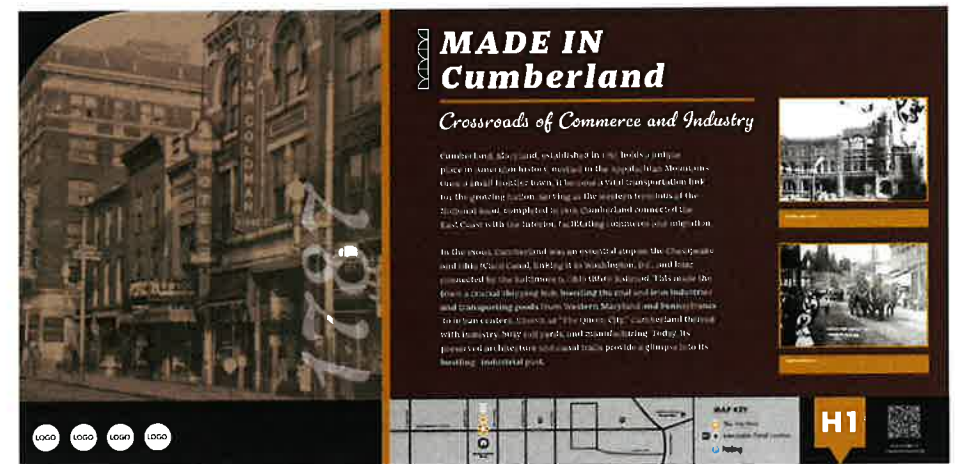
INTERPRETIVE PANELS: CONTENT

- Headlines and Subheading
- Body Copy (150 Words)
- Photography: Stock Photos, Existing Photos, etc.
- Graphics: Charts, Maps, Patterns, etc.
- Multi-lingual (?)
- Sponsors

COST ISSUES

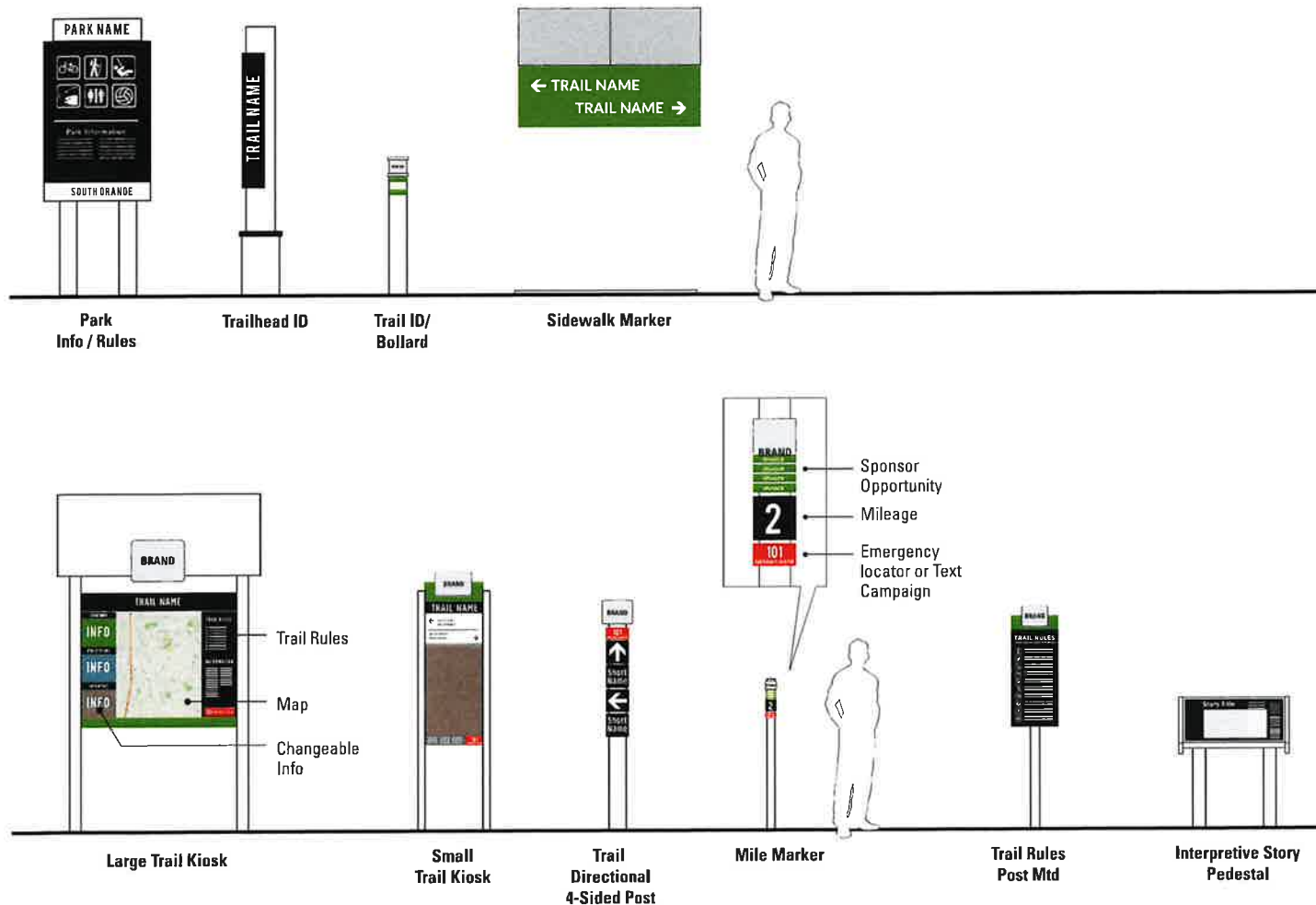
- Structure: Fabrication and Installation
- Panel: Size and Quantity
- Material: Durability and Lifespan

Interpretive Panel Examples



Cumberland Interpretive Panel Example

Parks & Trails



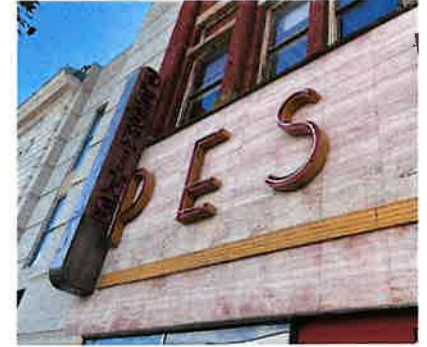
The Wayfinding Plan considers the following trail wayfinding issues and recommendations:

TRAIL ACCESS
MATERIALS
TECHNOLOGY
TRAIL ICON

VARIETY OF SIGN TYPES:

- Trailheads
- Directional
- Regulatory
- Informational Signage
- Fitness Markers
- Emergency Services
- Interpretive
- Donor Recognition

Design Considerations

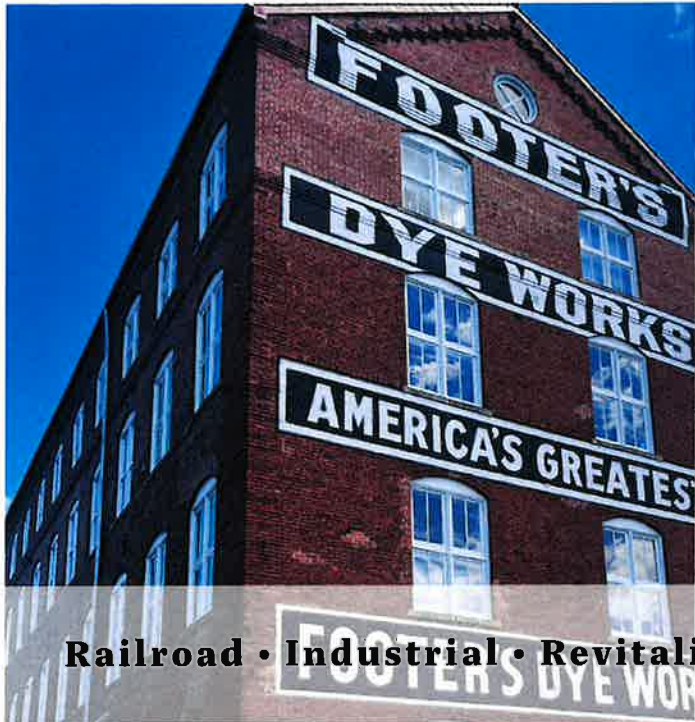


DESIGN CONSIDERATION

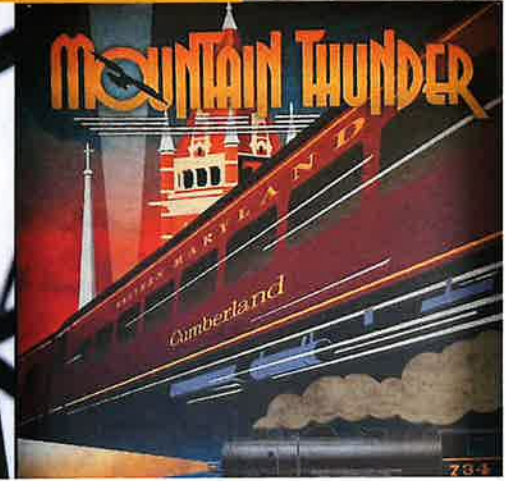
- This is not a logo / identity or graphic language driven design
- Program: Downtown / Historic & Vibrant
- Information • Environment • Experience

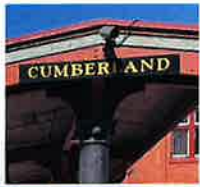
Schematic Design

Option 1

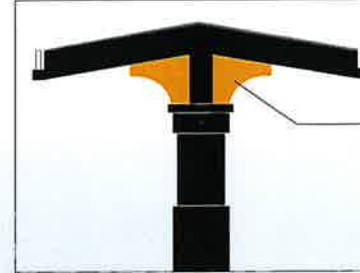


Railroad • Industrial • Revitalized

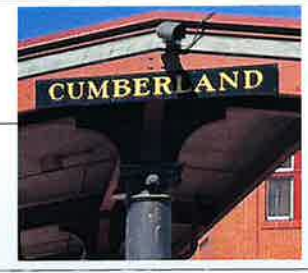




Color Palette Inspiration



Pedestrian Kiosk
Side View



Train platform
Inspiration

13'-6"
12'-0"
10'-6"
9'-0"
7'-6"
6'-0"



GATE.1
Downtown Gateway



GATE.1
Side View



VDIR.2
Vehicular Directional
(25 MPH or less)



VDIR.2
Back View



PARK.ID.1
Parking Lot ID



Dimensional Letters

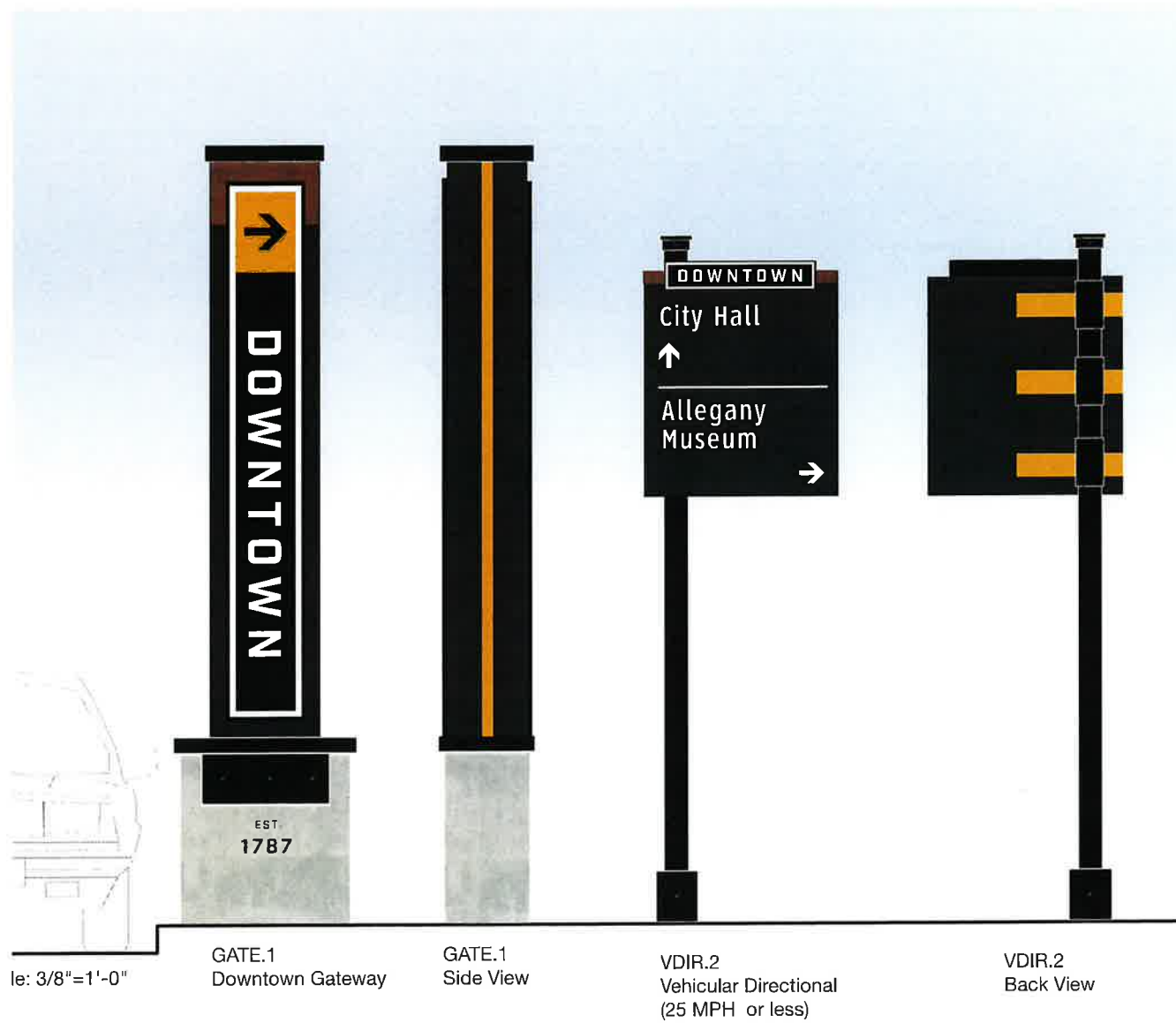


KIOSK.1
Pedestrian Kiosk
(Double or Single Sided)



BIKE.INFO.1
Bicycle Information

1/8" = 1'-0"





PARK.ID.1
Parking Lot ID

KIOSK.1
Pedestrian Kiosk
(Double or Single Sided)

BIKE.INFO.1
Bicycle Information

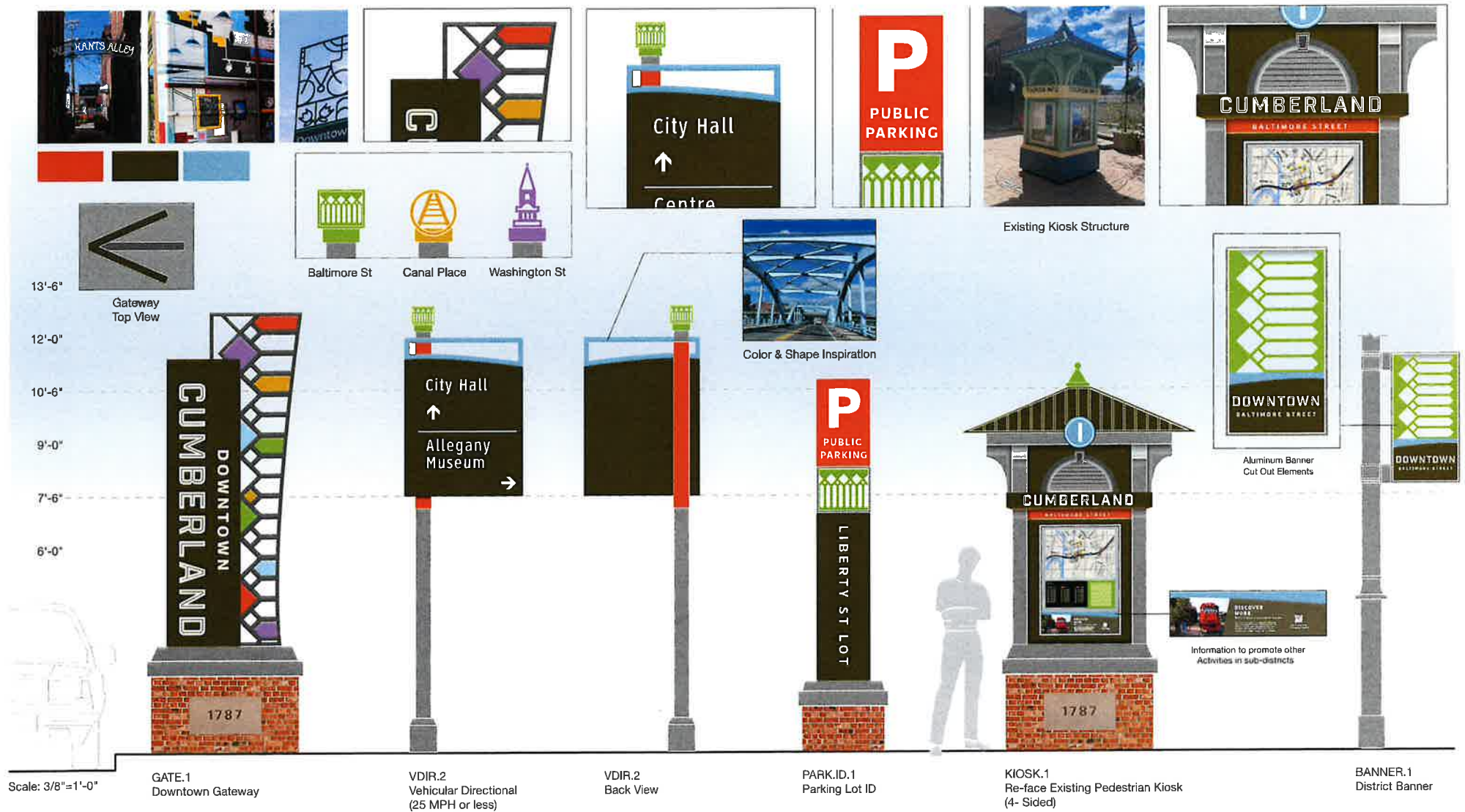
Option 2

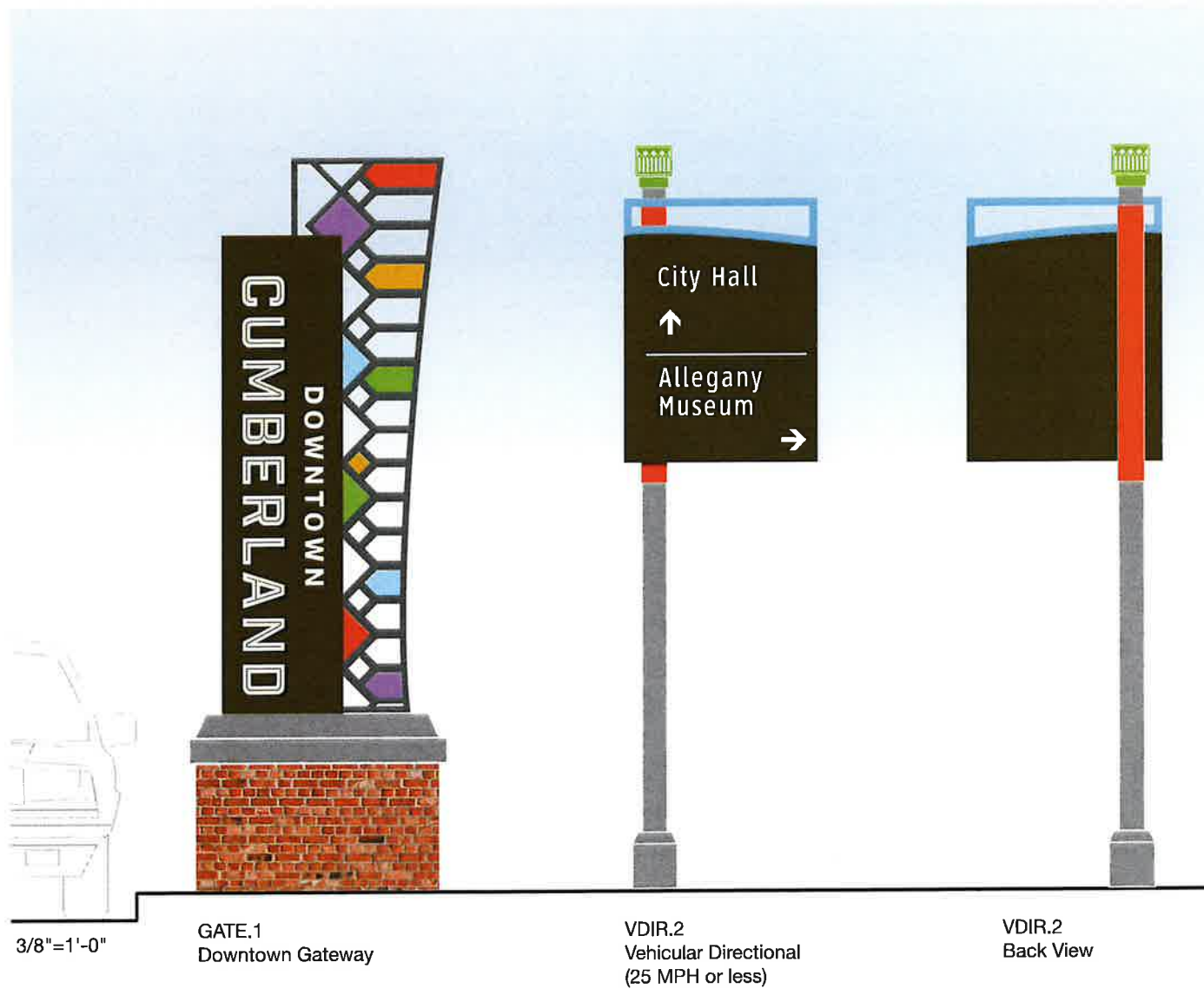
Option 2 was the design selected by the Steering Committee as the final design



Creative • Vibrant • Active









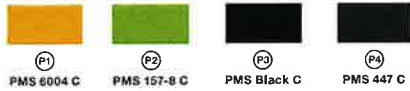
PARK.ID.1
Parking Lot ID

KIOSK.1
Re-face Existing Pedestrian Kiosk
(4- Sided)

BANNER.1
District Banner

COLORS

PAINT (P)



VINYL (V)



MATERIALS



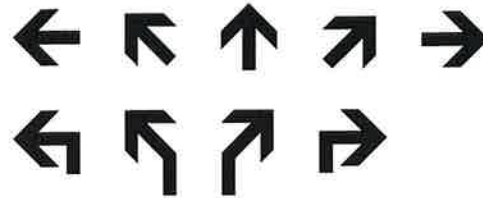
Aluminum

TYPOGRAPHY

INDUSTRY INC - BASE

ABCDEFGHIJKLMNOPQRSTUVWXYZ
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

ARROWS



Arrow Sequence

When multiple directions are required on a sign, the following directional hierarchy shall take precedent. See example on right.



GRAPHIC PATTERN



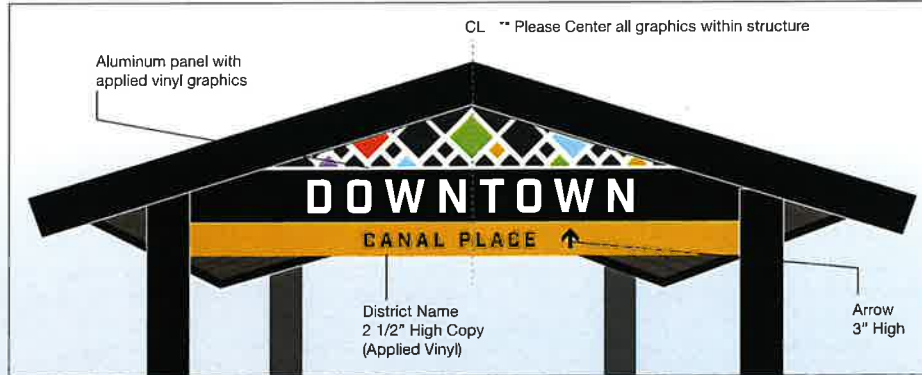
* Pattern will appear different based on structure
(See Drawing)

REVISIONS			ENVIRONMENTS & EXPERIENCES	SHEET TITLE	CLIENT / PROJECT	DATE
DATE	BY	DESCRIPTION				
			merje 5 W. Gay St. West Chester, PA 19380 T 484.266.0648 www.merjedesign.com	Color / Typography	Cumberland, MD Wayfinding Design Development	October 27, 2025
						DRAWN BY MP
						SHEET NO. B.1



Downtown Pedestrian Connection
Existing Structure Reference

13'-6"



DIST.2.2 - Detail

Specifications

M6 1/8" Thick Painted Aluminum Panel

V Vinyl Graphics

P Paint

FABRICATOR NOTE:

Confirm size of existing structure
to determine size of panels prior to fabrication.

12'-0"

10'-6"

9'-0"

7'-6"

6'-0"

T.B.D

Painted 1/8" Thick Aluminum Panel
with applied vinyl graphics

M6

M6 V7 P3

M6 V6

P3

Existing Structure

* Paint Existing structure
Black to match system

DOWNTOWN

BALTIMORE STREET

LOCATION 016A

DIST.2.2

Downtown Canal Place Pedestrian Connection (Mounted to Pedestrian Canopy)

Scale: 3/8"=1'-0"



LOCATION 016B

DIST.2.2

Downtown Canal Place Pedestrian Connection (Mounted to Pedestrian Canopy)

ENVIRONMENTS & EXPERIENCES

merJe

5 W. Gay St.
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

**Downtown Canal Place
Pedestrian Connection**

Cumberland, MD
Wayfinding Design Development

DATE October 27, 2025

DRAWN BY: MP

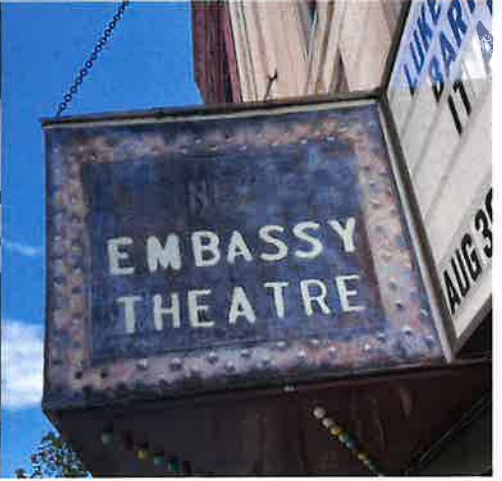
SHEET NO.

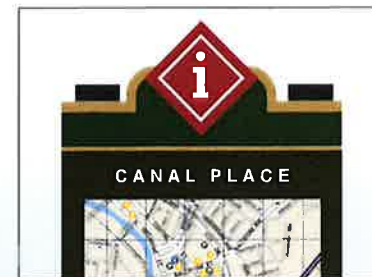
C.1

Option 3

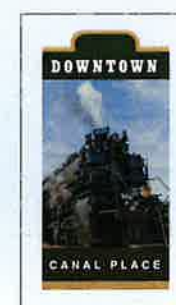
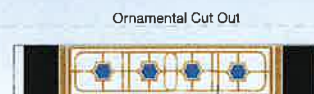


HISTORIC • ORNAMENTAL • PRESERVED





Base to Match Existing Light Poles



13'-6"
12'-0"
10'-6"
9'-0"
7'-6"
6'-0"



Scale: 3/8"=1'-0"

GATE.1 Directional Gateway

GATE.2 Downtown Gateway

GATE.2 Side View

VDIR.2 Vehicular Directional (25 MPH or less)

VDIR.2 Back View

PARK.ID.1 Parking Lot ID

KIOSK.1 Pedestrian Kiosk (SIDE A)

KIOSK.1 Pedestrian Kiosk (SIDE B)

BANNER.1 District Banner

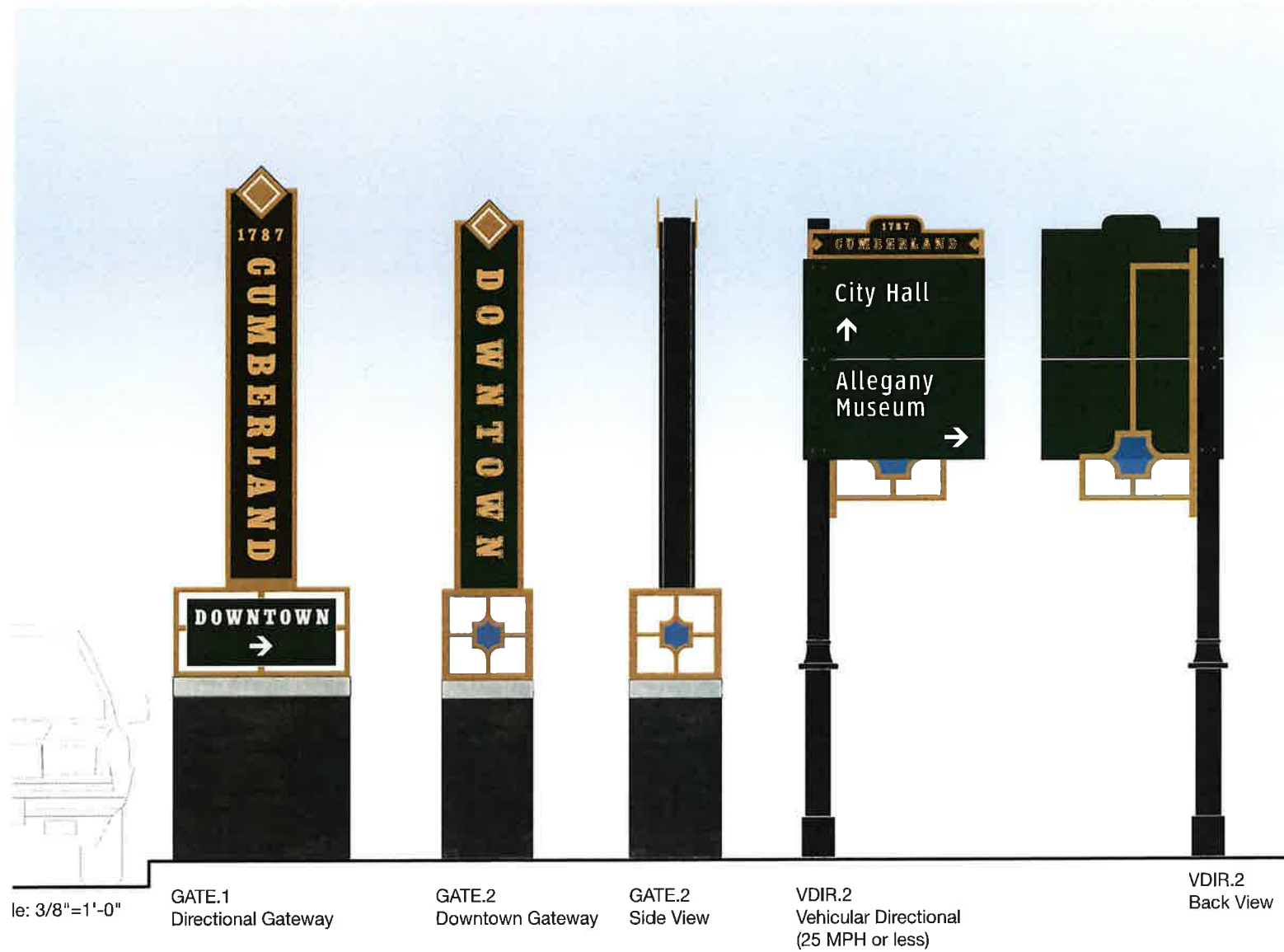




Photo Renderings







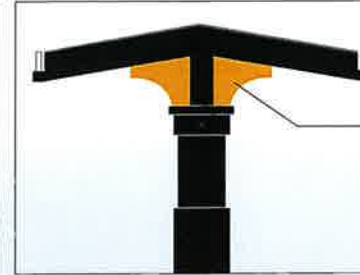




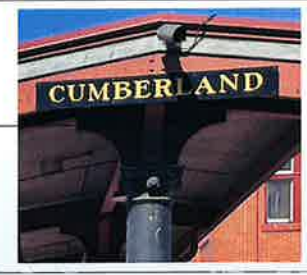




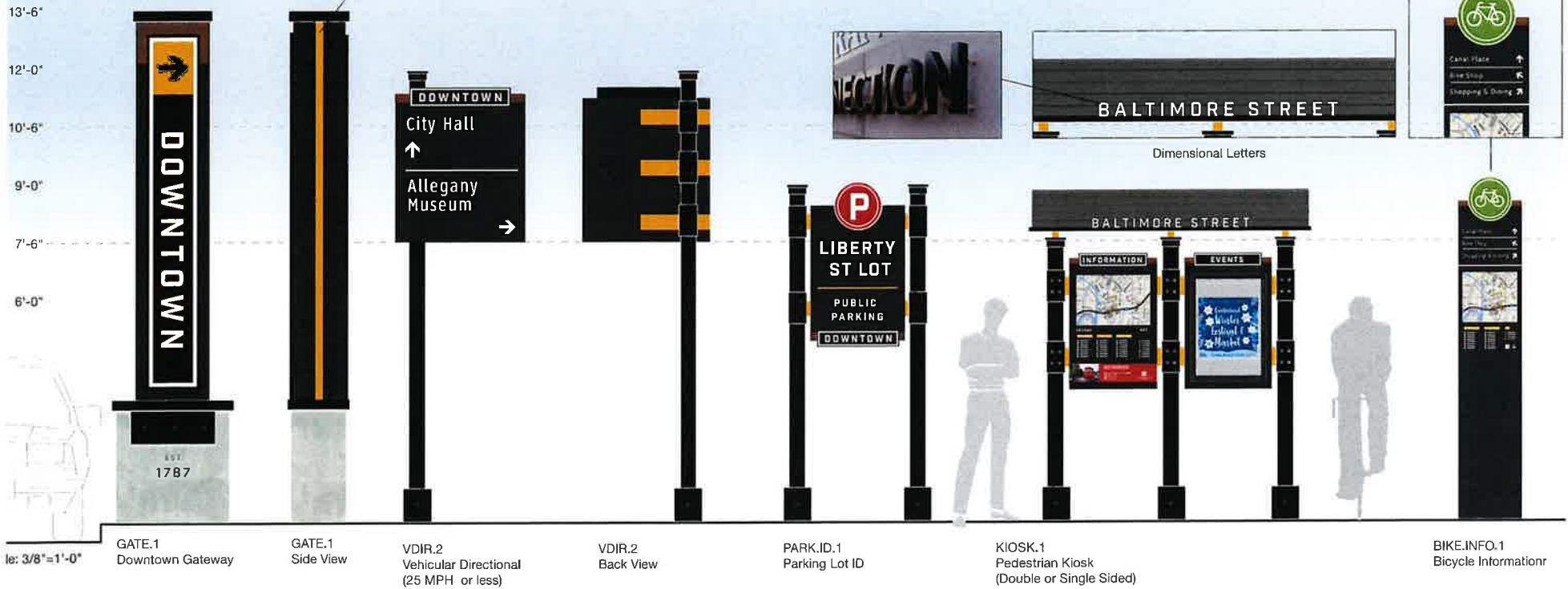
Color Palette Inspiration

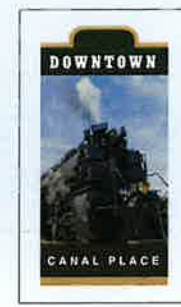
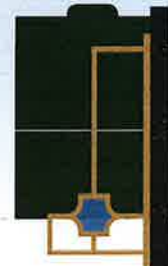
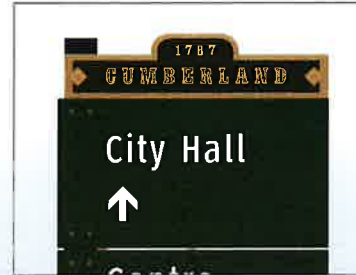


Pedestrian Kiosk
Side View



Train platform
Inspiration





13'-6"
12'-0"
10'-6"
9'-0"
7'-6"
6'-0"



Base to Match Existing Light Poles



Scale: 3/8"=1'-0"

GATE.1 Directional Gateway

GATE.2 Downtown Gateway

GATE.2 Side View

VDIR.2 Vehicular Directional (25 MPH or less)

VDIR.2 Back View

PARK.ID.1 Parking Lot ID

KIOSK.1 Pedestrian Kiosk (SIDE A)

KIOSK.1 Pedestrian Kiosk (SIDE B)

BANNER.1 District Banner

CUMBERLAND, MD
Wayfinding & Signage Program

PROGRAMMING:
Sign Location Plan - **SECONDARY_V1**

August 11, 2025

merJe

MERJE | ENVIRONMENTS & EXPERIENCES
614 Gay Street
West Chester, PA 19380
T 484.266.0048
www.merjesign.com

GOVERNMENT

City Hall 

Post Office 

Library 

Municipal Services Ctr

DISTRICT

Downtown  

SUB-DISTRICTS

Baltimore Street  

Canal Place 

Washington St Historic District

TRANSPORTATION

Amtrak Station 

ATTRACTIONS

Charis Winery 

Western MD Scenic Railroad

EDUCATION

Allegany High School

Fort Hill High School

Bishop Walsh School

Allegany College Of MD

CULTURAL INSTITUTIONS

Washington's Headquarters

Museums

Cumberland Theatre

Allegany Museum

PARKS & RECREATION

Constitution Park  

Jaycees Park  

Mason Sports Complex 

Al Abrams Field 

Cavanaugh Field 

Greenway Ave Stadium

PARKING

Public Parking 

Theatre Parking 

George Street Garage

Liberty Street Lot

Pershing Street Lot

Howard Street Lot

Greene Street Lot

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
	Gateways / District ID
	Vehicular
	Parking
	Pedestrian Directional
	Pedestrian Kiosk

NOTES

- General sign locations are provided on these plan sheets.
- The Message Schedule provides more detailed guidance of sign location in the Remarks column.
- Refer to the Message Schedule for the final messages of each sign.
- Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merJe

5 W Gay Street
West Chester, PA 19380
T 484.265.0648
www.merjedesign.com

DATE	08/11/25	CLIENT / PROJECT
DRAWN BY:	MP	Cumberland, MD Wayfinding and Signage System
These drawings are created for the City of Cumberland, MD and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions if present. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to the office for approval prior to proceeding with fabrication. All copy shall be prepared by client and legal requirements checked by legal department.		PROJECT NO.
REVISIONS		SHEET TITLE
		Vehicular Terminology
		SHEET NO.
		2

1'-8" Message Width

AMENITIES

Shopping & Dining

Public Restrooms

DISTRICTS

Canal Place

Washington St. Historic District

Baltimore Street

GOVERNMENT/ COMMUNITY

City Hall

Library

Post Office

HISTORIC SITE

Gordan Robert's House

Fort Cumberland

TRAILS

C & O Towpath

Great Allegheny Passage

Parks & Recreation

Nick Giarrita Park

CULTURAL / INST.

Saville Gallery

Allegany Museum

Brooke Whiting House & Mus

C & O Canal Visitor Ctr & Mus

Gallery 301

Gilchrist Gallery & Museum

Cumberland Theatre

Embassy Theatre

Loft 129

Allegheny Arts Council

TRANSPORTATION

Amtrak Station

ATTRACTIONS

Western MD Scenic Railroad

PARKING

Garage

Liberty Street Lot

Pershing Street Lot

Howard Street Lot

Greene Street Lot

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

001 Gateways / District ID

100 Vehicular

500 Parking

600 Pedestrian Directional

700 Pedestrian Kiosk

NOTES

1. General sign locations are provided on these plan sheets.

2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.

3. Refer to the Message Schedule for the final messages of each sign.

4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merJE

5 W Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 08/11/25

CLIENT / PROJECT

Cumberland, MD
Wayfinding and Signage System

DRAWN BY: MP

PROJECT NO.

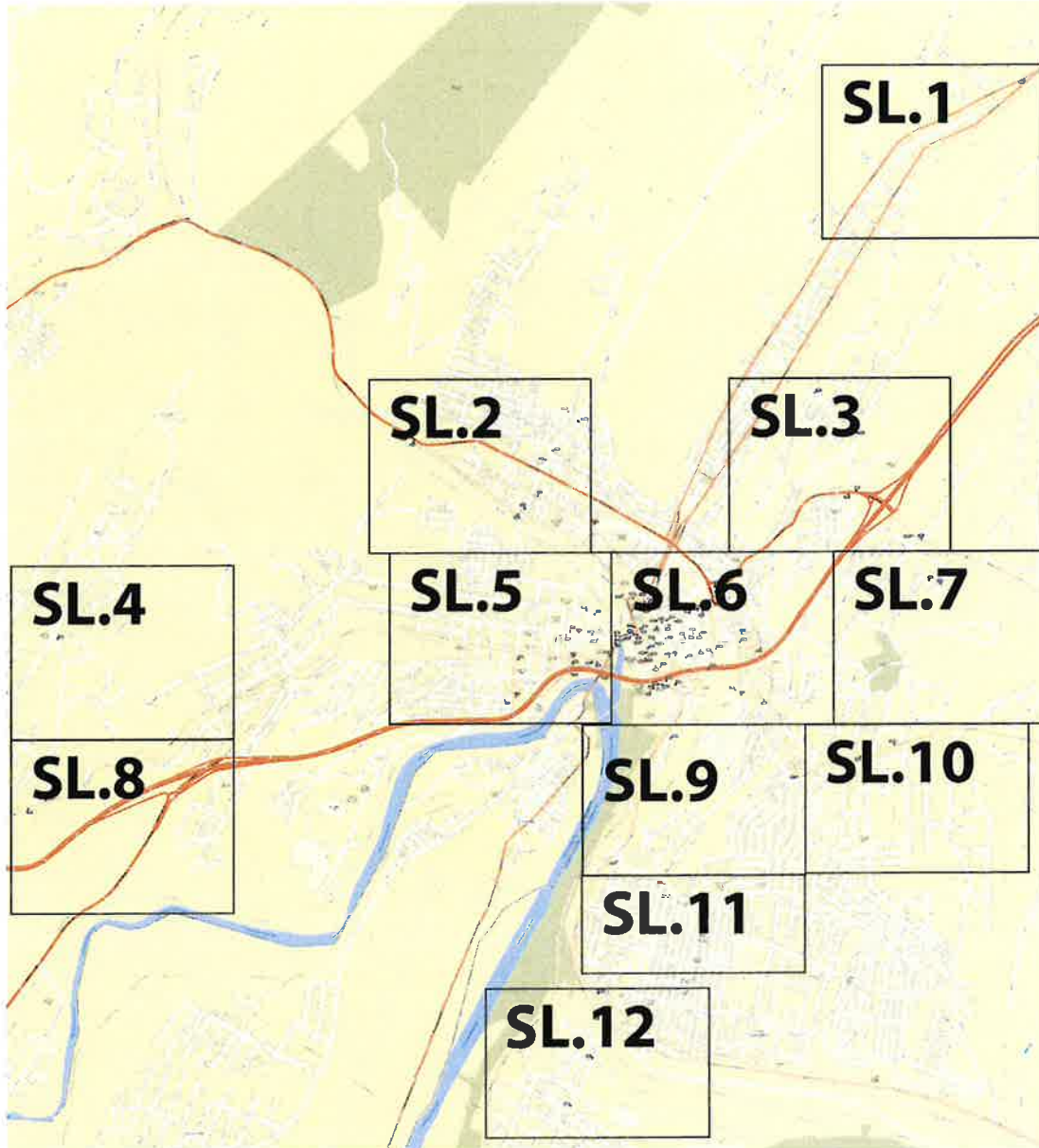
SHEET TITLE

Pedestrian Terminology

REVISIONS

SHEET NO.

3



SPECIFICATIONS Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods. Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.		
SIGNAGE LEGEND 001 Gateways / District ID 100 Vehicular 500 Parking 800 Pedestrian Directional 700 Pedestrian Kiosk		
NOTES 1. General sign locations are provided on these plan sheets. 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column. 3. Refer to the Message Schedule for the final messages of each sign. 4. Utilize the above Legend to help determine sign types, and other details of location.		
ENVIRONMENTS & EXPERIENCES merJE 5 W Gay Street West Chester, PA 19380 T 484.266.0648 www.merjodesign.com		
DATE	08/11/25	CLIENT / PROJECT
DRAWN BY:	MP	Cumberland, MD Wayfinding and Signage System
These drawings are meant for DESIGN REVIEW ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the parameters and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.		PROJECT NO.
REVISIONS		SHEET TITLE
		Sign Location Plans City-Wide Vehicular
		SHEET NO.
		KEY



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk

NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje

5 W Gay Street
West Chester, PA 19380
T 484.265.0648
www.merjedesign.com

DATE	08/11/25	CLIENT / PROJECT	Cumberland, MD Wayfinding and Signage System
DRAWN BY:	MP	PROJECT NO.	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and contribute if presents. The office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.		SHEET TITLE	Sign Location Plans City-Wide Vehicular
REVISIONS		SHEET NO.	SL.1



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk

NOTES

- General sign locations are provided on these plan sheets.
- The Message Schedule provides more detailed guidance of sign location in the Remarks column.
- Refer to the Message Schedule for the final messages of each sign.
- Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje

5 W Gay Street
West Chester, PA 19380
T 484.268.0848
www.merjedesign.com

DATE	08/11/25	CLIENT / PROJECT	Cumberland, MD Wayfinding and Signage System
DRAWN BY:	MP	PROJECT NO.	
These drawings are issued for DESIGN. BUILDING GROUP and are not for construction. Contractor shall verify and be responsible for all discrepancies and conditions of the job. Contractor shall be familiar with the site and conditions of the project. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All signs shall be pre-approved by client and legal requirements checked by legal department.		SHEET TITLE	Sign Location Plans
REVISIONS		SHEET NO.	SL.3



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk

NOTES

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merJE

5 W Gay Street
West Chesler, PA 19380
T 484.265.0648
www.merjedesign.com

DATE 08/11/25

DRAWN BY: MP

These drawings are created for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions if possible. This office must be notified of any variations from the drawings and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.

REVISIONS

SHEET NO.

CLIENT / PROJECT

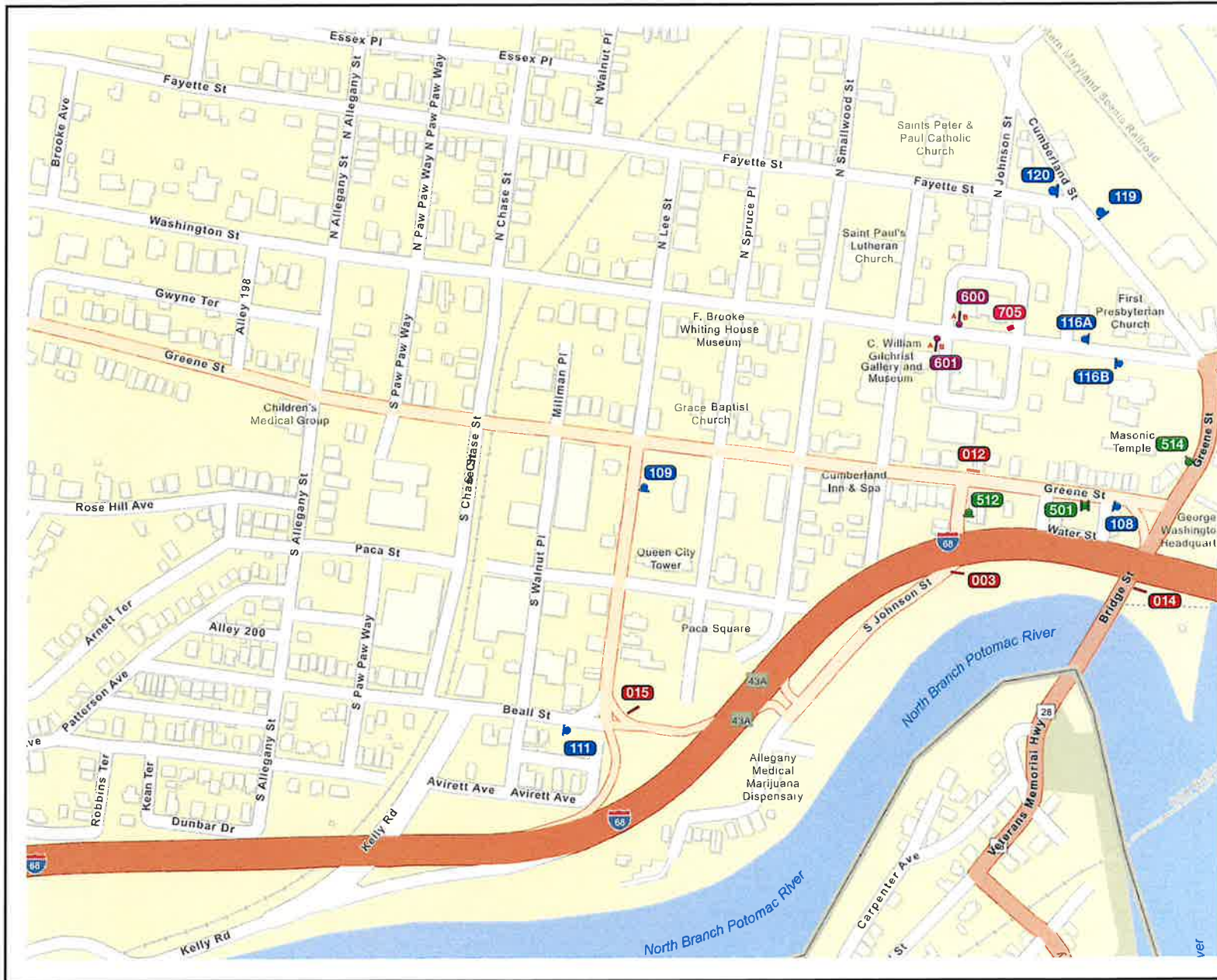
Cumberland, MD
Wayfinding and Signage System

PROJECT NO.

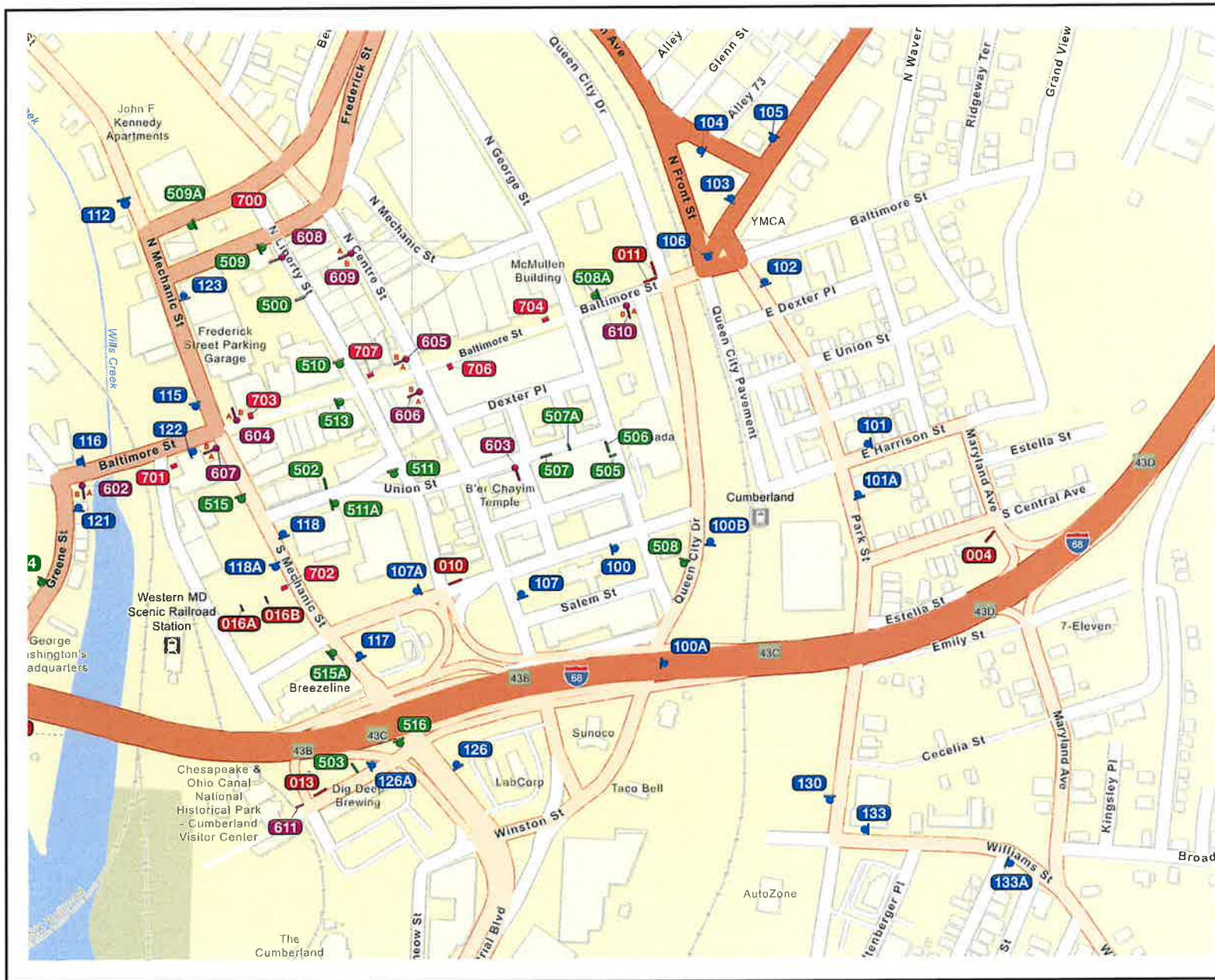
SHEET TITLE

Sign Location Plans

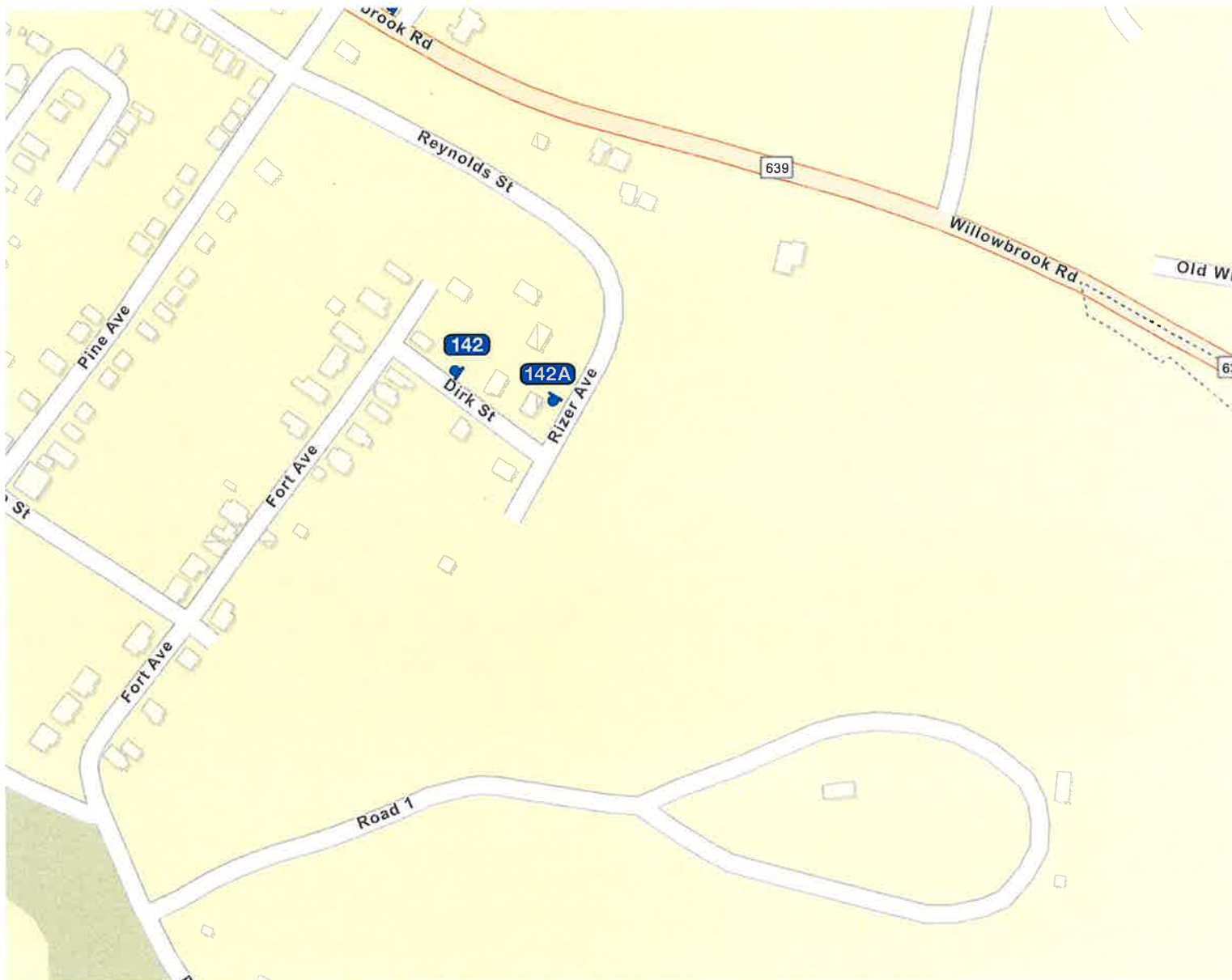
SL.4



SPECIFICATIONS Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods. Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.	
SIGNAGE LEGEND 001 Gateways / District ID 100 Vehicular 500 Parking 600 Pedestrian Directional 700 Pedestrian Kiosk	
NOTES 1. General sign locations are provided on these plan sheets. 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column. 3. Refer to the Message Schedule for the final messages of each sign. 4. Utilize the above Legend to help determine sign types, and other details of location.	
ENVIRONMENTS & EXPERIENCES merJE 5 W Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com	
DATE 08/11/25 DRAWN BY: MP These drawings are meant for DESIGN PURPOSE ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and surroundings. If present, the office must be notified of any variations from the dimensions and conditions shown on the drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be prepared by client and legal requirements checked by legal department.	CLIENT / PROJECT Cumberland, MD Wayfinding and Signage System PROJECT NO. SHEET TITLE Sign Location Plans
REVISIONS 	SHEET NO. SL.5



SPECIFICATIONS Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods. Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.	
SIGNAGE LEGEND 001 Gateways / District ID 100 Vehicular 500 Parking 600 Pedestrian Directional 700 Pedestrian Kiosk	
NOTES 1. General sign locations are provided on these plan sheets. 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column. 3. Refer to the Message Schedule for the final messages of each sign. 4. Utilize the above Legend to help determine sign types, and other details of location.	
ENVIRONMENTS & EXPERIENCES merJE 5 W Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com	
DATE 08/11/25	CLIENT / PROJECT Cumberland, MD Wayfinding and Signage System
DRAWN BY: MP These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions if possible. This office shall be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All shop drawings shall be prepared by client and legal requirements checked by legal department.	PROJECT NO. SHEET TITLE Sign Location Plans
REVISIONS	SHEET NO. SL.6



SPECIFICATIONS Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods. Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.	
SIGNAGE LEGEND 001 Gateways / District ID 100 Vehicular 500 Parking 600 Pedestrian Directional 700 Pedestrian Kiosk	
NOTES: 1. General sign locations are provided on these plan sheets. 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column. 3. Refer to the Message Schedule for the final messages of each sign. 4. Utilize the above Legend to help determine sign types, and other details of location.	
ENVIRONMENTS & EXPERIENCES merJE 5 W Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com	
DATE 08/11/25 DRAWN BY: MP These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and surroundings. If possible, this office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.	CLIENT / PROJECT Cumberland, MD Wayfinding and Signage System PROJECT NO. SHEET TITLE Sign Location Plans SHEET NO. SL.7
REVISIONS 	



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk

NOTES

- General sign locations are provided on these plan sheets.
- The Message Schedule provides more detailed guidance of sign location in the Remarks column.
- Refer to the Message Schedule for the final messages of each sign.
- Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merje

5 W Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 08/11/25

DRAWN BY: MP

These drawings are meant for DESIGN. **DESIGN ONLY** and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions of project. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

REVISIONS

CLIENT / PROJECT

Cumberland, MD
Wayfinding and Signage System

PROJECT NO.

SHEET TITLE

Sign Location Plans

SHEET NO.

SL.8



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

- 001 Gateways / District ID
- 100 Vehicular
- 500 Parking
- 600 Pedestrian Directional
- 700 Pedestrian Kiosk

NOTES

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

merJe

5 W Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 08/11/25

DRAWN BY: MP

These drawings are issued for DESIGN. WITHOUT CHECK and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions of project. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

REVISIONS

SHEET NO.

CLIENT / PROJECT

Cumberland, MD
Wayfinding and Signage System

PROJECT NO.

SHEET TITLE

Sign Location Plans

SHEET NO.

SL.9



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

- 001 Gateways / District ID
- 100 Vehicular
- 500 Parking
- 600 Pedestrian Directional
- 700 Pedestrian Kiosk

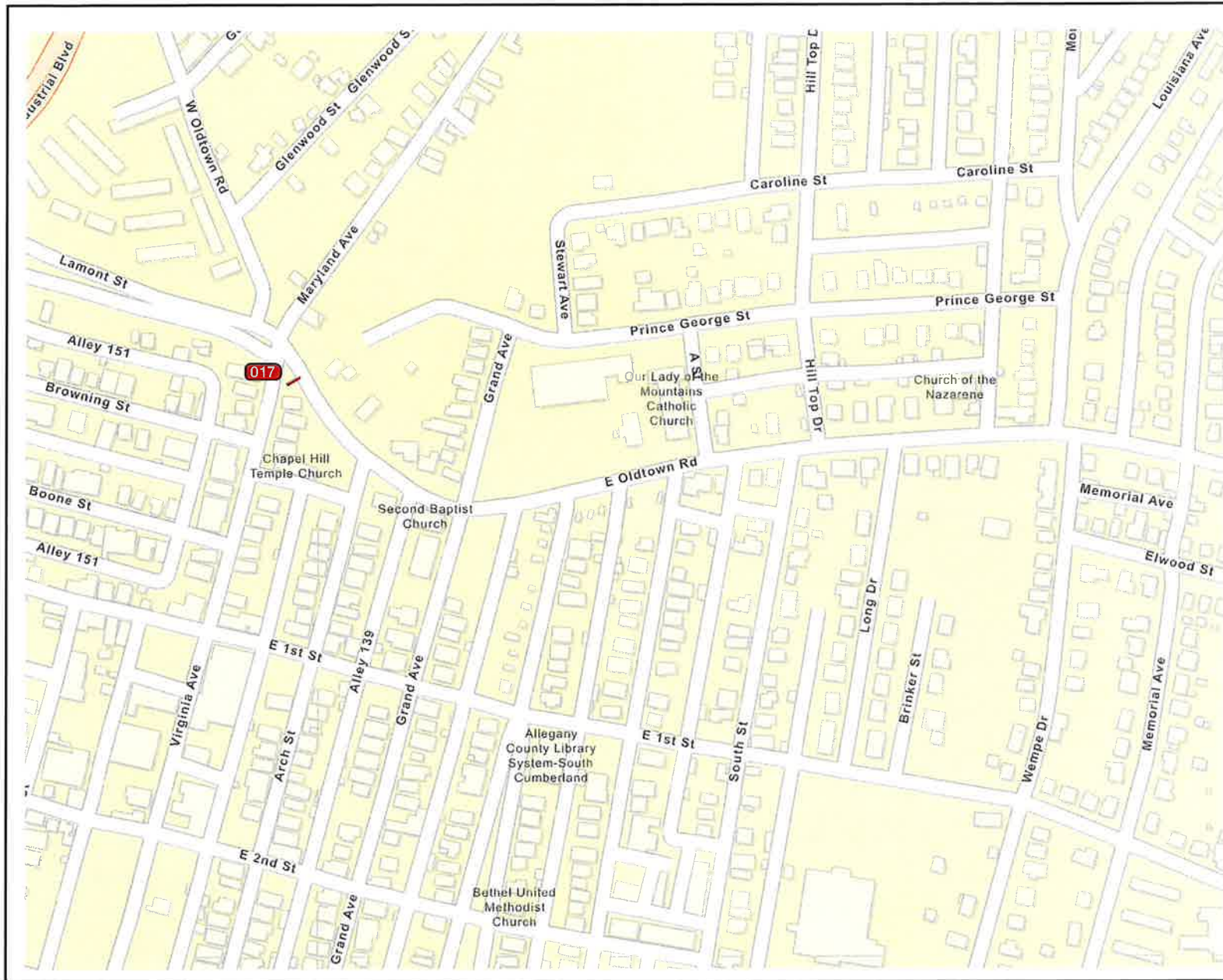
NOTES

- General sign locations are provided on these plan sheets.
- The Message Schedule provides more detailed guidance of sign location in the Remarks column.
- Refer to the Message Schedule for the final messages of each sign.
- Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

5 W Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE	08/11/25	CLIENT / PROJECT
DRAWN BY:	MP	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions at project. This office must be notified of any violations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.		PROJECT NO.
REVISIONS		SHEET TITLE
		Sign Location Plans
		SHEET NO.
		SL.10



SPECIFICATIONS Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods. Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.	
SIGNAGE LEGEND 001 Gateways / District ID 100 Vehicular 500 Parking 600 Pedestrian Directional 700 Pedestrian Kiosk	
NOTES 1. General sign locations are provided on these plan sheets. 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column. 3. Refer to the Message Schedule for the final messages of each sign. 4. Utilize the above Legend to help determine sign types, and other details of location.	
ENVIRONMENTS & EXPERIENCES merJE 5 W Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com	
DATE 08/11/25 DRAWN BY: MP These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions of the project. This office must be notified of any variations from the dimensions and conditions shown on the drawing, shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.	CLIENT / PROJECT Cumberland, MD Wayfinding and Signage System PROJECT NO. SHEET TITLE Sign Location Plans
REVISIONS 	SHEET NO. SL.11



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk

NOTES:

- General sign locations are provided on these plan sheets.
- The Message Schedule provides more detailed guidance of sign location in the Remarks column.
- Refer to the Message Schedule for the final messages of each sign.
- Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

5 W Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE	08/11/25	CLIENT / PROJECT
DRAWN BY:	MP	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions, if possible. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to the office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		Cumberland, MD Wayfinding and Signage System
REVISIONS		PROJECT NO.
		SHEET TITLE
		Sign Location Plans
		SHEET NO.
		SL.12

Cumberland, MD

Wayfinding & Signage Program

Programming: Message Schedule

Submission #2: 08.11.25

merje

5 W Gay Street

West Chester, PA 19380

T 484.266.0648

www.merjedesign.com

SIGN COUNT SUMMARY

MERJE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
Tel 484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Submittal:

Secondary_V2

Project:

Wayfinding & Signage

Date:

August 15, 2025

Sign Type	Quantity
DIST.1	5
DIST.2.2	2
GATE.1	3
GATE.2	1
GATE.3	1
GATE.4	5
KIOSK.1	2
KIOSK.2	6
PARK.1.1	11
PARK.1.2	1
PARK.10	1
PARK.11	3
PARK.2.1	2
PARK.20	2
PARK.30	2
PED.1.1	5
PED.1.2	6
PED.2.1	1
RES.1.1	4
RES.2.1	3
TRBL.1	2
TRBL.1A	2
VDIR.1	10
VDIR.2	15
VDIR.3	16

SIGN COUNT SUMMARY

MERJE | ENVIRONMENTS AND EXPERIENCES
5 W. Gay Street
West Chester, PA 19380
Tel 484.266.0648
www.merjesign.com

Client: **Cumberland, MD**
Project: **Wayfinding & Signage**

Submittal: **Secondary_V2**
Date: **August 15, 2025**

Sign Type	Quantity
VDIR.4	1
VDIR.5	4
VDIR.6	1

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Submittal: **Secondary_V1**

Project: **Wayfinding & Signage**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
4	001	GATE.1	1	Cumberland	SL.2	Welcome to Cumberland Maryland Est. 1787	Remove and replace existing sign. Client to determine / Confirm gateway size at this location.
	Mounting Grass	Longitude -78.7771806					
	Removal No: Yes?	Latitude 39.6602305					
4	003	GATE.1	1	Cumberland	SL.5	Welcome to Cumberland Maryland Est. 1787	Remove and replace existing sign. Client to determine / Confirm gateway size at this location.
	Mounting Grass	Longitude -78.767112					
	Removal No: Yes?	Latitude 39.6492185					
4	004	GATE.2	1	Cumberland	SL.6	Welcome to Cumberland Maryland Est. 1787	Remove and replace existing sign. Client to determine / Confirm gateway size at this location.
	Mounting Grass/Mulch	Longitude -78.7556835					
	Removal No: Yes	Latitude 39.6503925					
5	005	GATE.4	1	Cumberland	SL.3	Welcome to East Side Cumberland Maryland	Remove and replace existing sign. Client to confirm if neighborhood distinction is accurate.
	Mounting Grass	Longitude -78.7498867					
	Removal No: Yes?	Latitude 39.6576281					
4	006	GATE.3	1	Cumberland	SL.1	Welcome to Cumberland Maryland Est. 1787	Remove and replace existing sign. Client to determine / Confirm gateway size at this location.
	Mounting Grass	Longitude -78.7397739					
	Removal No: Yes	Latitude 39.676451					

SIGN MESSAGE SCHEDULE

MERJUE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjuedesign.com

Client:

Cumberland, MD

Submittal: **Secondary_V1**

Project: **Wayfinding & Signage**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
5	010	DIST.1	1	Cumberland	SL.6	> Downtown Cumberland	Remove and replace existing sign.
	Mounting	Longitude					
	Cement	-78.7608537					
	Removal No:	Latitude					
	Yes	39.6500512					
5	011	DIST.1	2	Cumberland	SL.6	SIGN 1 > Downtown Cumberland SIGN 2 ^ Downtown Cumberland	Remove and replace existing sign. 2 Structure may be needed to identify downtown
	Mounting	Longitude					
	Cement/Grass/Mulch	-78.7589959					
	Removal No:	Latitude					
	Yes	39.6522824					
5	012	DIST.1	1	Cumberland	SL.5	> Downtown Cumberland	Remove and replace existing sign.
	Mounting	Longitude					
	Cement/ Grass	-78.7669591					
	Removal No:	Latitude					
	Yes	39.6499979					
5	013	DIST.1	1	Cumberland	SL.6	< Downtown Cumberland	Remove and replace existing sign.
	Mounting	Longitude					
	Cement	-78.7621457					
	Removal No:	Latitude					
	Yes	39.6485134					
4	014	GATE.1	1	Cumberland	SL.5	Welcome to Cumberland Maryland Est. 1787	New Sign Client to determine / Confirm gateway size at this location.
	Mounting	Longitude					
	Grass	-78.7653062					
	Removal No:	Latitude					
	Remove	39.6490871					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chesler, PA 19380
484.266.0648
www.merjadesign.com

Client: **Cumberland, MD**

Submittal: **Secondary_V1**

Project: **Wayfinding & Signage**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
5	015	GATE.4	1	Cumberland	SL.5	Welcome to West Side Cumberland Maryland	Remove and replace existing sign. Client to confirm if neighborhood distinction is accurate.
		Longitude -78.7703741					Client to determine / Confirm gateway size at this location.
		Removal No: Yes					
1	016A	DIST.2.2	1	Downtown Cumberland	SL.6	Downtown Baltimore Street (Up left Arrow)	Located on existing structure (Pedestrian Canopy) Coordinate location with Canal place property owner.
		Longitude -78.7628981					
		Removal No: No					
1	016B	DIST.2.2	1	Downtown Cumberland	SL.	Downtown Canal Place ^	Located on existing structure (Pedestrian Canopy) Coordinate location with Canal place property owner.
		Longitude -78.7627475					
		Removal No: No					
1	017	GATE.4	1	Cumberland	SL.11	Welcome to Cumberland South End Est. 1787	Remove and replace existing sign. Client to confirm if neighborhood distinction is accurate.
		Longitude -78.7614674					Client to determine / Confirm gateway size at this location.
		Removal No: Yes					
5	018	GATE.4	1	Cumberland	SL.	Welcome To North End Cumberland Maryland	Post & Panel Sign. Remove and replace existing
		Longitude -78.7656695					
		Removal No: Yes					

SIGN MESSAGE SCHEDULE

MERJUE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjuedesign.com

Client:

Cumberland, MD

Submittal:

Secondary_V1

Project: **Wayfinding & Signage**

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
5	020	GATE.4	1	Cumberland	SL.11	Welcome to South Cumberland	Remove and replace existing
	Mounting	Longitude -78.7643068					
	Removal No:	Latitude 39.6405975					
3	100	VDIR.2	1	Cumberland	SL.6	< Baltimore Street (Shopping & Dining Pictogram) < Public Parking (P)	
	Mounting	Longitude -78.7593542					
	Sidewalk	Latitude 39.6502999					
	Removal No:						
	No						
3	100A	VDIR.3	1	Cumberland	SL.6	< Canal Place (i) & MD Railroad < Downtown (Shopping & Dining Pictogram) < Charis Winery (Winery Pictogram)	Remove and replace existing sign.
	Mounting	Longitude -78.7588642					
	Cement	Latitude 39.6494204					
	Removal No:						
	Yes						
3	100B	VDIR.3	1	Cumberland	SL.6	< Canal Place(i)(P) & MD Railroad < Downtown (Shopping & Dining Pictogram) < Charis Winery (Winery Pictogram)	Three message limit. Client to confirm correct messaging for "Western Maryland Scenic Railroad" can we adjust messaging to say "MD Railroad", in order to combine and direct to "Canal Place (i) & MD Railroad
	Mounting	Longitude -78.7594077					
	Grass	Latitude 39.6503393					
	Removal No:						
	Yes						
3	101	VDIR.3	1	Downtown Cumberland	SL.6	^ Amtrak Station (Train Pictogram) > Downtown (Shopping & Dining Pictogram) < Post Office (Post Office Pictogram)	
	Mounting	Longitude -78.7568624					
	Cement	Latitude 39.6510285					
	Removal No:						
	No						

SIGN MESSAGE SCHEDULE

MERJIE I ENVIRONMENTS AND EXPERIENCES
 5 W. Gay Street
 West Chester, PA 19380
 484.266.0648
 www.merjiedesign.com

Client: **Cumberland, MD**
 Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**
 Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	101A	VDIR.1	1	Cumberland	SL.6	< Amtrak Station (Train Pictogram)	
Mounting Cement: Limited room. Removal No: No							
		Longitude -78.7570107					
		Latitude 39.6506818					
3	102	VDIR.1	1	Downtown Cumberland	SL.6	(Up right Arrow) Downtown (Shopping & Dining Pictogram)	
Mounting Cement Removal No: No							
		Longitude -78.7579088					
		Latitude 39.6522428					
3	103	VDIR.2	1	Downtown Cumberland	SL.6	^ Al Abrams Field (Baseball Pictogram) < Downtown (Shopping & Dining Pictogram)	
Mounting Sidewalk Removal No: No							
		Longitude -78.7581648					
		Latitude 39.6528279					
3	104	VDIR.1	1	Downtown Cumberland	SL.6	< Downtown (Shopping & Dining Pictogram)	
Mounting Sidewalk. Removal No: No							
		Longitude -78.7585136					
		Latitude 39.6532406					
3	105	VDIR.1	1	Cumberland	SL.6	> Downtown (Shopping & Dining Pictogram)	
Mounting Sidewalk Removal No: No							
		Longitude -78.7577502					
		Latitude 39.6532892					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Project: **Wayfinding & Signage**

Submittal: **Secondary V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	106	VDIR.2	1	Downtown Cumberland	SL.6	> Downtown (Shopping & Dining Pictogram) > Public Parking (P)	Remove and replace existing green Downtown directional sign.
		Mounting					
		Sidewalk					
		Longitude					
		-78.7584389					
		Removal No:					
		No					
		Latitude					
		39.8524709					
3	107	VDIR.3	1	Downtown Cumberland	SL.6	^ Baltimore St (Shopping & Dining Pictogram) < Canal Place (i) < Western MD Scenic Railroad	Remove and replace existing sign.
		Mounting					
		Sidewalk					
		Longitude					
		-78.7602479					
		Removal No:					
		Yes					
		Latitude					
		39.6499582					
3	107A	VDIR.3	1	Downtown Cumberland	SL.6	^ Canal Place (i) & MD Railroad ^ Chans Winery (Winery Pictogram) > Downtown (Shopping & Dining Pictogram)	Remove and replace existing sign. Three message limit. Client to confirm correct messaging for "Western Maryland Scenic Railroad", can we adjust messaging to say "MD Railroad", in order to combine and direct to "Canal Place (i) & MD Railroad
		Mounting					
		Grass					
		Longitude					
		-78.7611674					
		Removal No:					
		Yes					
		Latitude					
		39.6499591					
3	108	VDIR.3	1	Cumberland	SL.5	(Straight Left Arrow) Baltimore St (Shopping & Dining Pictogram) (Straight Left Arrow) Canal Place (i) (Straight Left Arrow) Western MD Scenic Railroad	
		Mounting					
		Sidewalk					
		Longitude					
		-78.7655936					
		Removal No:					
		No					
		Latitude					
		39.6497416					
3	109	VIDR.2	1	Cumberland	SL.5	> Public Parking (P) > Downtown	For ALL messages on directional signage: Should we direct to individual lot names or use "Public Parking" message?
		Mounting					
		Sidewalk					
		Longitude					
		-78.7702884					
		Removal No:					
		No					
		Latitude					
		39.649891					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	111	VDIR.1	1	Cumberland	SL.5	< Downtown	
	Mounting	Longitude					
	Sidewalk	-78.7710485					
	Removal No:	Latitude					
	No	39.6480385					
3	112	VDIR.3	1	Downtown Cumberland	SL.6	^ Canal Place (i) & MD Railroad < Public Parking (P) < City Hall (i)	Client to confirm if we can add information (i) to City Hall message. Three message limit. Client to confirm correct messaging for "Western Maryland Scenic Railroad", can we adjust messaging to say "MD Railroad". in order to combine and direct to " Canal Place (i) & MD Railroad
	Mounting	Longitude					
	Sidewalk	-78.763953					
	Removal No:	Latitude					
	Remove	39.6528559					
3	113	RES.1.1	1	Cumberland	SL.2	^ Downtown	Sign may not be needed.
	Mounting	Longitude					
	Grass / Sidewalk	-78.7686213					
	Removal No:	Latitude					
	No	39.6590235					
3	114	VDIR.1	1	Cumberland	SL.2	< Downtown (Shopping & Dinning Pictogram)	Limited Room.
	Mounting	Longitude					
	Sidewalk	-78.7697987					
	Removal No:	Latitude					
	No	39.6568159					
3	114A	VDIR.2	1	Cumberland	SL.2	^ Downtown < Jaycees Park (Playground Pictogram)(Baseball Pictogram) (X Miles)	
	Mounting	Longitude					
	Cement	-78.7701735					
	Removal No:	Latitude					
	No	39.6566373					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	114B	VDIR.1	1	Cumberland	SL.2	Downtown (Shopping & Dining Pictograms) (X Miles) ^	
	Mounting	Longitude					
	Cement	-78.7765425					
	Removal No:	Latitude					
	No	39.6599805					
3	115	VDIR.3	1	Downtown Cumberland	SL.6	^ Allegany Museum ^ Canal Place & MD Railroad > Washington St Historic District	Remove and replace existing sign.
	Mounting	Longitude					
	Sidewalk.	-78.7632573					
	Removal No:	Latitude					
	No	39.6513731					
3	116	VDIR.3	1	Downtown Cumberland	SL.6	^ Washington St Historic District > Cumberland Theatre HEADER Parking For < Washington's Headquarters	Remove and replace existing sign.
	Mounting	Longitude					
	Sidewalk.	-78.7643704					
	Removal No:	Latitude					
	No	39.6508872					
3	116A	VDIR.2	1	Downtown Cumberland	SL.5	^ Library (Library Pictogram) ^ Museums	
	Mounting	Longitude					
	Cement	-78.7658268					
	Removal No:	Latitude					
	No	39.651009					
3	116B	VDIR.2	1	Downtown Cumberland	SL.5	^ Baltimore Street (Shopping & Dining Pictograms) < Cumberland Theatre	
	Mounting	Longitude					
	Cement / Sidewalk	-78.7655028					
	Removal No:	Latitude					
	No	39.6508624					

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	117	VDIR.3	1	Downtown Cumberland	SL.6	^ Allegany Museum < Western MD Scenic Railroad < Canal Place (i)	
	Mounting	Longitude					
	Sidewalk	-78.7617862					
	Removal No:	Latitude					
	No	39.6495214					
3	118	VDIR.3	1	Downtown Cumberland	SL.6	(Straight Right Arrow) Baltimore Street (Shopping & Dining Pictogram) > Allegany Museum > Public Parking (P)	For ALL messages on directional signage: Should we direct to individual lot names or use "Public Parking" message?
	Mounting	Longitude					
	Sidewalk	-78.7625166					
	Removal No:	Latitude					
	Yes	39.6504285					
3	118A	VDIR.2	1	Downtown Cumberland	SL.6	> Canal Place (i) > Western MD Scenic Railroad	Remove and replace existing sign.
	Mounting	Longitude					
	Cement/Brick Pavers	-78.7625157					
	Removal No:	Latitude					
	Yes	39.6501981					
3	119	RES.1.1	1	Downtown Cumberland	SL.5	< Cumberland Theatre	
	Mounting	Longitude					
	Grass/ Sidewalk	-78.7656975					
	Removal No:	Latitude					
	No	39.6519833					
3	120	RES.2.1	1	Downtown Cumberland	SL.5	> Cumberland Theatre < Theatre Parking (P)	Cut Back Tree
	Mounting	Longitude					
	Grass	-78.7661599					
	Removal No:	Latitude					
	No	39.6521319					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Submital: **Secondary_V1**

Project: **Wayfinding & Signage**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	121	VDIR.3	1	Downtown Cumberland	SL.6	< Washington St Historic District > Canal Place (i) & MD Railroad > Baltimore Street (Shopping & Dining Pictogram)	Three message limit. Client to confirm correct messaging for "Western Maryland Scenic Railroad". can we adjust messaging to say "MD Railroad". in order to combine and direct to " Canal Place (i) & MD Railroad"
	Mounting	Longitude					
	Sidewalk	-78.7644836					
	Removal No:	Latitude					
	No	39.6506133					
3	122	VDIR.3	1	Downtown Cumberland	SL.6	> Allegany Museum > Canal Place (i) > Western MD Scenic Railroad	Add existing Washington Trail Sign underneath new sign.
	Mounting	Longitude					
	sidewalk	-78.7632847					
	Removal No:	Latitude					
	No	39.6510434					
3	123	VDIR.2	1	Downtown Cumberland	SL.6	> City Hall (i) > Public Parking (P)	Client to confirm if we need to direct to Nick Giarritta Park from a vehicular standpoint or is this something that is a pedestrian destination.
	Mounting	Longitude					
	Sidewalk	-78.7634569					
	Removal No:	Latitude					
	No	39.6521624					
3	124	VDIR.1	1	Cumberland	SL.2	> Jaycees Park (Playground Pictogram)(Baseball Pictogram)	Client to confirm pictograms.
	Mounting	Longitude					
	Sidewalk	-78.7690336					
	Removal No:	Latitude					
	No	39.6574322					
3	125	VDIR.1	1	Cumberland	SL.2	(Up right arrow) Jaycees Park (Playground Pictogram)(Baseball Pictogram)	Client to confirm pictograms.
	Mounting	Longitude					
	Sidewalk	-78.7681446					
	Removal No:	Latitude					
	No	39.6595321					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Submittal:

Secondary_V1

Project: **Wayfinding & Signage**

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	125A	TRBL.1A	1	Cumberland	SL.2	<Jaycees Park (Playground Pictogram)(Baseball Pictogram)	Client to confirm pictograms. Remove existing business directionals?
	Mounting	Longitude					Combine Business Listing to sign.
	Grass	-78.766604					
	Removal No:	Latitude					
	No	39.8608853					
3	125B	TRBL.1A	1	Cumberland	SL.2	>Jaycees Park (Playground Pictogram)(Baseball Pictogram)	Client to confirm pictograms. Remove existing sign. Remove existing business directionals?
	Mounting	Longitude					Combine Business Listing to sign.
	Grass	-78.7671894					
	Removal No:	Latitude					
	Yes	39.8612601					
1	126	PARK.1.1	1	Cumberland	SL.6	<Public Parking (P) Trail Overnight	
	Mounting	Longitude					
	Sidewalk/Grass	-78.7607696					
	Removal No:	Latitude					
	No	39.6486078					
3	126A	VDIR.2	1	Downtown Cumberland	SL.6	<Baltimore Street (Shopping & Dining Pictogram) <Allegany Museum	Locate on left side of road, limited room on right side.
	Mounting	Longitude					
	Cement	-78.7616868					
	Removal No:	Latitude					
	No	39.6486905					
3	126B	VDIR.6	1	Cumberland	SL.9	(Straight Left Arrow) Downtown (Shopping & Dining Pictogram) (Straight Left Arrow) Canal Place (i) (Straight Left Arrow) Western MD Scenic Railroad	Remove and replace existing sign. Utilities in this area. sign location may need to be shifted.
	Mounting	Longitude					
	Grass	-78.7611765					
	Removal No:	Latitude					
	Yes	39.646407					

SIGN MESSAGE SCHEDULE

MERJIE ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjiedesign.com

Client: **Cumberland, MD**

Submittal: **Secondary_V1**

Project: **Wayfinding & Signage**

Date: **August 11, 2025**

Phase	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	128	VDIR.2	1	Cumberland	SL.12	> Cavanaugh Field (Baseball Pictogram) > Mason Sports Complex (Soccer Pictogram)	Client to confirm pictograms. Location on MDOT SHA Right-of-way, may require permission /approval by state.
	Mounting	Longitude					
	Grass	-78.765408					
	Removal No:	Latitude					
	No	39.6334801					
3	128A	VDIR.2	1	Cumberland	SL.12	< Cavanaugh Field (Baseball Pictogram) < Mason Sports Complex	Client to confirm appropriate location. Place in between property lines.
	Mounting	Longitude					Location on MDOT SHA Right-of-way, may require permission /approval by state.
	Grass	-78.765356					
	Removal No:	Latitude					
	No	39.6343455					
3	129	VDIR.3	1	Cumberland	SL.12	(Straight Left Arrow) Mason Sports Complex (Soccer Pictogram) > Cavanaugh Field (Baseball Pictogram) > Municipal Services Car	Remove and replace existing sign. Add existing message to new sign. Client to confirm pictograms.
	Mounting	Longitude					
	Sidewalk	-78.7657851					
	Removal No:	Latitude					
		39.6315154					
3	129A	VDIR.1	1	Cumberland	SL.12	< Mason Sports Complex (Soccer Pictogram) (Boat Launch Pictogram)	Remove and replace existing sign. Client to confirm pictograms.
	Mounting	Longitude					
	Grass	-78.7670667					
	Removal No:	Latitude					
	Yes	39.6293078					
3	130	VDIR.2	1	Cumberland	SL.6	< Fort Hill High School < Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	Client to confirm pictograms.
	Mounting	Longitude					
	Sidewalk	-78.7572229					
	Removal No:	Latitude					
	No	39.6484578					

SIGN MESSAGE SCHEDULE

MERUE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chesler, PA 19380
484.266.0648
www.merjadesign.com

Client:

Cumberland, MD

Submittal:

Secondary_V1

Project:

Wayfinding & Signage

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	131	RES.2.1	1	Cumberland	SL.9	< Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram) < Fort Hill High School	Client to confirm pictograms.
		Longitude					
		-78.7534955					
		Latitude					
		39.6444072					
3	132	RES.2.1	1	Cumberland	SL.10	< Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram) > Fort Hill High School	Client to confirm pictograms.
		Longitude					
		-78.7496523					
		Latitude					
		39.6453466					
3	132A	VDIR.2	1	Cumberland	SL.10	< Fort Hill High School > Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	Locate sign between property lines. Client to confirm pictograms.
		Longitude					
		-78.7475985					
		Latitude					
		39.6458867					
3	133	VDIR.3	1	Cumberland	SL.6	> Downtown (Shopping & Dining Pictogram) > Amtrak Station (Train Pictogram) > Post Office (Post Office Pictogram)	Remove and replace existing sign.
		Longitude					
		-78.7569401					
		Latitude					
		39.6482101					
3	133A	VDIR.2	1	Cumberland	SL.6	^ Fort Hill High School ^ Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	Confirm if we can incorporate Hospital (H)
		Longitude					
		-78.7555557					
		Latitude					
		39.6479962					

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Submittal:

Secondary_V1

Project:

Wayfinding & Signage

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	134	VDIR.3	1	Cumberland	SL.3	^ Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram) ^ Allegany College of MD (X Miles) < Al Abrams Field (Baseball Pictogram)	Client to confirm pictograms.
	Mounting Grass	Longitude -78.7503675					
	Removal No:	Latitude 39.6574658					
No							
3	135	RES.1.1	1	Cumberland	SL.3	< Al Abrams Field (Baseball Pictogram)	Client to confirm pictograms.
	Mounting Grass	Longitude -78.7498991					
	Removal No:	Latitude 39.6602803					
No							
3	136	RES.1.1	1	Cumberland	SL.3	> Al Abrams Field (Baseball Pictogram)	Client to confirm pictograms.
	Mounting Grass	Longitude -78.7524623					
	Removal No:	Latitude 39.6621346					
No							
3	137	VDIR.5	1	Cumberland	SL.8	> Allegany High School > Bishop Walsn School	Client to confirm if destinations should be included in wayfinding program.
	Mounting Grass	Longitude -78.7986396					
	Removal No:	Latitude 39.643443					
No							
3	138	VDIR.5	1	Cumberland	SL.8	> Allegany High School > Bishop Walsn School	Client to confirm if destinations should be included in wayfinding program.
	Mounting Grass	Longitude -78.7997639					
	Removal No:	Latitude 39.6430859					
No							

SIGN MESSAGE SCHEDULE

MERJIE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjiedesign.com

Client:

Cumberland, MD

Submittal: **Secondary_V1**

Project: **Wayfinding & Signage**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
3	139	VDIR.5	1	Cumberland	SL.4	> Allegany High School > Bishop Walsh School	Client to confirm if destinations should be included in wayfinding program.
		Longitude -78.7979326					
		Removal No: No					
		Latitude 39.6509275					
3	140	VDIR.5	1	Cumberland	SL.3	^ Greenway Ave Stadium > Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	Remove and replace existing sign. Combine existing message on new sign. Client to confirm pictograms.
		Longitude -78.74655					36" water main and large storm conduit in near sign location. Locate exact location in field prior to installation. Willowbrook road is MDOT SHA right-of-way, signage may require permission / approval by state.
		Removal No: Yes					
		Latitude 39.6555517					
3	141	VDIR.4	1	Cumberland	SL.3	< Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	Client to confirm pictograms. Locate exact location in field prior to installation. Willowbrook road is MDOT SHA right-of-way, signage may require permission / approval by state.
		Longitude -78.745903					
		Removal No: No					
		Latitude 39.6554232					
3	142	TRBL.1	1	Cumberland	SL.7	Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	Locate sign between property lines. Client to confirm pictograms.
		Longitude -78.7458114					
		Removal No: No					
		Latitude 39.6535923					
3	142A	TRBL.1	1	Cumberland	SL.7	Constitution Park (Tennis Court Pictogram)(Multi Sport Field Pictogram)	
		Longitude -78.744769					
		Removal No: No					
		Latitude 39.6531528					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submital: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
1	500	PARK.10	1	Downtown Cumberland	SL.6	(P) Liberty St Lot Public Parking (Parking rules TBD) Downtown	Remove existing Public Parking sign. Single sided sign, one way street. Client to confirm parking lot rules.
	Mounting	Longitude					
	Cement/Mulch	-78.7623025					
	Removal No:	Latitude					
	Yes	39.6521645					
1	501	PARK.11	1	Downtown Cumberland	SL.5	SIDE A (P) Greene St Lot Public Parking (Parking rules TBD)	Remove and replace existing white Public parking sign. Client to confirm if this lot is a public parking lot.
	Mounting	Longitude					
	Cement	-78.7658296					
	Removal No:	Latitude					
	Yes	39.6497406					
1	502	PARK.11	1	Downtown Cumberland	SL.6	SIDE A (P) Pershing St Lot Public Parking (Parking rules TBD)	Remove and Replace Existing Sign. Use small parking lot ID at this location. Client to confirm parking lot rules.
	Mounting	Longitude					
	Cement	-78.7620819					
	Removal No:	Latitude					
	Yes	39.6507551					
1	503	PARK.11	1	Downtown Cumberland	SL.6	SIDE A (P) Howard Street Lot Public Parking Trail Overnight Parking (Parking rules TBD)	Remove and replace old counter. Client to confirm parking lot rules.
	Mounting	Longitude					
	Cement	-78.7617752					
	Removal No:	Latitude					
	No	39.6486676					
	Mounting	Longitude					
	Cement	-78.7617752					
	Removal No:	Latitude					
	Yes	39.6486676					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
1	505	PARK.20	1	Downtown Cumberland	SL.6	SIDE A (P) Public Parking <	Remove and replace existing sign.
		Longitude -78.759397					
		Latitude 39.6510027				SIDE B (P) Public Parking >	
1	506	PARK.30	1	Downtown Cumberland	SL.6	ENTRANCE Clearance 7'-0"	Remove and replace existing sign to match new design standard. Confirm existing sign measurements.
		Longitude -78.7594144					
		Latitude 39.6510368					
1	507	PARK.30	1	Downtown Cumberland	SL.6	RESERVED Permit Parking Only < Public Parking	Remove and replace existing sign. Sign is faded and bad condition. Confirm existing sign measurements.
		Longitude -78.7599731					
		Latitude 39.6509697					
1	507A	PARK.20	1	Downtown Cumberland	SL.6	SIDE A (P) Public Parking SIDE B (P) Public Parking	Remove and replace existing sign.
		Longitude -78.7597529					
		Latitude 39.6510202					
1	508	PARK.1.1	1	Downtown Cumberland	SL.6	(P) >	
		Longitude -78.7586462					
		Latitude 39.650202					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
1	508A	PARK.1.1	1	Downtown Cumberland	SL.6	(P) Garage <	
	Mounting	Longitude					
	Cement / Sidewalk	-78.7594997					
	Removal No:	Latitude					
	Yes	39.6521279					
1	509	PARK.1.1	1	Downtown Cumberland	SL.6	(P) >	Remove and replace existing brown parking sign.
	Mounting	Longitude					
	Sidewalk	-78.762656					
	Removal No:	Latitude					
	Yes	39.6525394					
1	509A	PARK.1.1	1	Downtown Cumberland	SL.6	(P) (U-Turn Symbol)	Remove and replace existing brown parking sign.
	Mounting	Longitude					
	Cement	-78.7633409					
	Removal No:	Latitude					
	Yes	39.652688					
1	510	PARK.1.2	1	Downtown Cumberland	SL.6	(P) <	Mount sign to existing light pole
	Mounting	Longitude					
	To existing pole	-78.7619475					
	Removal No:	Latitude					
	No	39.6516679					
1	511	PARK.2.1	1	Downtown Cumberland	SL.6	(P) Garage < Public Parking >	Remove and replace existing parking directional sign.
	Mounting	Longitude					
	To existing pole	-78.7614277					
	Removal No:	Latitude					
	No	39.6508802					

SIGN MESSAGE SCHEDULE

MERJUE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjuedesign.com

Client:

Cumberland, MD

Project: **Wayfinding & Signage**

Submittal:

Secondary_V1

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
1	511A	PARK.1.1	1	Downtown Cumberland	SL.6	(P) Garage ^	
	Mounting	Longitude					
	Grass	-78.7620228					
	Removal No:	Latitude					
	No	39.6506377					
1	512	PARK.1.1	1	Cumberland	SL.5	(P) ^	
	Mounting	Longitude					
	Sidewalk	-78.7670024					
	Removal No:	Latitude					
	No	39.6498866					
1	513	PARK.1.1	1	Downtown Cumberland	SL.6	(P) ^	
	Mounting	Longitude					
	Sidewalk	-78.7619665					
	Removal No:	Latitude					
	No	39.6514037					Remove and replace existing sign.
1	514	PARK.1.1	1	Downtown	SL.5	(P) ^	
	Mounting	Longitude					
	Sidewalk	-78.7647575					
	Removal No:	Latitude					
	Yes	39.6500642					
1	515	PARK.1.1	1	Downtown Cumberland	SL.6	(P) ^	Attach sign to existing light pole.
	Mounting	Longitude					
	To existing pole.	-78.7628546					
	Removal No:	Latitude					
	No	39.6507065					

SIGN MESSAGE SCHEDULE

MERJUE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjuedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submittal: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
1	515A	PARK.1.1	1	Downtown Cumberland	SL.6	(P) Long Term Trail Lot >	Remove and replace existing parking sign. New pole.
Mounting		Longitude					
Grass		-78.7621444					
Removal No:		Latitude					
Yes		39.6495167					
1	516	PARK.2.1	1	Downtown Cumberland	SL.6	(P) Public Parking Trail Overnight >	Remove and replace existing Brown Sign. Final sign placements to be located in field prior to install electrical conduits may be in the same area as sign location.
Mounting		Longitude					
Cement		-78.7613615					
Removal No:		Latitude					
Yes		39.6488956					
2	600	PED.1.1	1	Downtown Cumberland	SL.5	SIDE A ^ Library (Library Pictogram) ^ Fort Cumberland < Cumberland Theatre SIDE B ^ Gordon Robert's House ^ Brooke Whiting House & Mus < Gilchrist Gallery & Museum > Cumberland Theatre	New Pole
Mounting		Longitude					
Sidewalk		-78.7670833					
Removal No:		Latitude					
No		39.6511365					
2	601	PED.1.1	1	Downtown Cumberland	SL.5	SIDE A ^ Library (Library Pictogram) ^ Fort Cumberland < Cumberland Theatre SIDE B ^ Gordon Robert's House ^ Brooke Whiting House & Mus < Gilchrist Gallery & Museum > Cumberland Theatre	New Pole
Mounting		Longitude					
Sidewalk		-78.7673086					
Removal No:		Latitude					
No		39.6510304					
2	602	PED.1.1	1	Downtown Cumberland	SL.6	SIDE A ^ Library (Library Pictogram) ^ Fort Cumberland ^ Gilchrist Gallery & Museum SIDE B ^ Baltimore Street (Shopping & Dining Pictogram) ^ Canal Place (i) ^ Western MD Scenic Railroad ^ C&O Towpath (Walking Trail Pictogram)(Biking Pictogram)	New Pole County Tourism and /or Canal Place advise on trail changes and naming for pedestrian directionals.
Mounting		Longitude					
Sidewalk		-78.7644025					
Removal No:		Latitude					
No		39.6507626					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Project:

Wayfinding & Signage

Submittal:

Secondary_V1

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
2	603	PED.1.1	1	Downtown Cumberland	SL.6	SIDE A < Baltimore Street (Shopping & Dining Pictogram) < Amtrak Station (Rail Transportation Pictogram) SIDE B ^ Court House ^ Allegany Museum ^ Canal Place ^ Western MD Scenic Railroad > Baltimore Street (Shopping & Dining Pictogram)	New Pole
		Mounting					
		Sidewalk / Cement					
		Removal No:					
		No					
		Longitude					
		-78.760249					
		Latitude					
		39.6509004					
2	604	PED.1.2	1	Downtown Cumberland	SL.6	SIDE A ^ (Shopping & Dining Pictogram) ^ Allegheny Arts Council < Public Restrooms (Restroom Pictogram) SIDE B ^ Washington Street Historic District < Canal Place (i) < Western MD Scenic Railroad < C&O Towpath (Walking Trail < C & O Canal Visitor Ctr & Mus < Pictogram)(Biking Pictogram) < Allegany Museum	Mount to existing light pole. County Tourism and /or Canal Place advise on trail changes and naming for pedestrian directionals.
		Mounting					
		Existing pole					
		Removal No:					
		No					
		Longitude					
		-78.7629153					
		Latitude					
		39.6512839					
2	605	PED.1.2	1	Downtown Cumberland	SL.6	SIDE A ^ City Hall < ^ > Shopping & Dining (Pictogram) ^ Nick Giarrita Park SIDE B ^ Garage (P) < ^ Shopping & Dining (Pictogram) < Amtrak Station (Rail Transportation Pictogram) > Embassy Theatre	Mount sign to existing light pole
		Mounting					
		Existing Light pole					
		Removal No:					
		No					
		Longitude					
		-78.7613074					
		Latitude					
		39.651702					
2	606	PED.1.2	1	Downtown Cumberland	SL.6	SIDE A < ^ Shopping & Dining (Pictogram) < Embassy Theatre > Saville Gallery > Loft 129 > Allegany Arts Council SIDE B ^ Garage (P) < ^ Shopping & Dining (Pictograms) < Loft 129 > Saville Gallery > Embassy Theatre	Mount sign to existing Light pole. Client to confirm if we should add "A City Hall Message"
		Mounting					
		To existing light pole					
		Removal No:					
		No					
		Longitude					
		-78.7611833					
		Latitude					
		39.6515276					

SIGN MESSAGE SCHEDULE

MERJE I ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Submittal:

Secondary_V1

Project: **Wayfinding & Signage**

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
2	607	PRED.1.1	1	Downtown Cumberland	SL.6	SIDE A < Washington St Historic District > Baltimore Street (Shopping & dining Pictogram) > Embassy Theatre SIDE B ^ Canal Place (i) ^ C&O Towpath (Walking Trail Pictogram)(Biking Pictogram) ^ C & O Canal Visitor Ctr & Mus ^ Western MD Scenic Railroad ^ Allegany Museum < Baltimore Street (Shopping & Dining Pictogram)	Place sign on new pole in mulch be. Remove existing signage County Tourism and /or Canal Place advise on trail changes and naming for pedestrian directional. Suggestion to direct to GAP Trail /C&O Towpath. Limit of listings is 6 on each side. Client to review and confirm what to include.
		Mounting					
		Mulch					
		Longitude					
		-78.7631264					
		Latitude					
		39.6510475					
		Removal No:					
		No					
2	608	PED.1.2	1	Downtown Cumberland	SL.6	SIDE A ^ Baltimore Street (Shopping & Dining Pictogram) ^ Liberty Street Lot (P) SIDE B ^ City Hall ^ Nick Garritta Park	Mount pedestrian sign to existing light pole. Client to confirm if "Nick Garritta Park" should be directed to.
		Mounting					
		Existing pole					
		Longitude					
		-78.7625025					
		Latitude					
		39.6524474					
		Removal No:					
		No					
2	609	PED.1.2	1	Downtown Cumberland	SL.6	SIDE A ^ Baltimore Street (Shopping & Dining Pictogram) ^ Allegany Arts Council SIDE B (Straight Right Arrow) City Hall (i) ^ Nick Garritta Park	Mount to existing light pole
		Mounting					
		To Existing Pole					
		Longitude					
		-78.7618442					
		Latitude					
		39.6524716					
		Removal No:					
		No					
2	610	PED.1.2	1	Downtown Cumberland	SL.6	SIDE A ^ Shopping & Dining (Shopping & Dining Pictogram) ^ Allegany Arts Council ^ Loft 129 ^ Embassy Theatre SIDE B > Amtrak Station (Rail Transportation Pictogram)	Mount to existing light pole
		Mounting					
		Existing light pole					
		Longitude					
		-78.7592181					
		Latitude					
		39.6520757					
		Removal No:					
		No					
2	611	PED.2.1	1	Downtown Cumberland	SL.6	(Bicycle Pictogram) ^ Canal Place (i) < Bike Shop (Straight-Right) (Shopping & Dining Pictograms) (MAP)(LEGEND)	Locate near start of path.
		Mounting					
		Cement					
		Longitude					
		-78.7623849					
		Latitude					
		39.6484496					
		Removal No:					
		No					

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
West Chester, PA 19380
484.266.0648
www.merjedesign.com

Client:

Cumberland, MD

Project:

Wayfinding & Signage

Submittal: **Secondary_V1**

Date:

August 11, 2025

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
2	700	KIOSK.1	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Downtown (MAP)(LEGEND)(INFO) SIDE B HEADER Community Posting (TBD) SIDE C (TBD) SIDE D (TBD)	Re-face existing Kiosk. Client to provide Kiosk Information.
	Mounting	Longitude					
	To Existing	-78.7628688					
	Removal No:	Latitude					
	No	39.6527543					
2	701	KIOSK.1	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Downtown (MAP)(LEGEND)(INFO) SIDE B HEADER Community Posting (TBD) SIDE C (TBD) SIDE D (TBD)	Re-face existing Kiosk. Client to provide Kiosk Information.
	Mounting	Longitude					
	To existing	-78.7635169					
	Removal No:	Latitude					
	No	39.650925					
2	702	KIOSK.2	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Downtown (MAP)(LEGEND)(INFO) SIDE B HEADER Community Events (TBD)	Locate exact location in field. Client to provide Kiosk Information.
	Mounting	Longitude					
		-78.7624614					
	Removal No:	Latitude					
	Yes	39.650032					
2	703	KIOSK.2	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Downtown (MAP)(LEGEND)(INFO) SIDE B HEADER Community Events (TBD)	Locate exact location in field. Client to provide Kiosk Information.
	Mounting	Longitude					
	Cement	-78.7628267					
	Removal No:	Latitude					
	No	39.6512708					

SIGN MESSAGE SCHEDULE

MERJE | ENVIRONMENTS AND EXPERIENCES
 5 W. Gay Street
 West Chester, PA 19380
 484.266.0648
www.merjedesign.com

Client: **Cumberland, MD**

Project: **Wayfinding & Signage**

Submital: **Secondary_V1**

Date: **August 11, 2025**

Phase:	Location No:	Sign Type:	Qty:	City Area:	Sheet No:	Message:	Comments:
2	704	KIOSK.2	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Downtown (MAP)(LEGEND)(INFO)	Locate exact location in field. Client to provide Kiosk Information.
	Mounting Cement	Longitude -78.7599878					
	Removal No: No	Latitude 39.6519704				SIDE B HEADER Community Events (TBD)	
2	705	KIOSK.2	1	Downtown Cumberland	SL.5	SIDE A HEADER Information Washington ST (MAP)(LEGEND)(INFO)	Locate exact location in field. Client to provide Kiosk Information.
	Mounting Cement	Longitude -78.7665754					
	Removal No: No	Latitude 39.6511012				SIDE B HEADER Community Events (TBD)	
2	706	KIOSK.2	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Baltimore Street (MAP)(LEGEND)(INFO)	Alternate Kids Location. Client to provide Kiosk Information.
	Mounting Sidewalk	Longitude -78.7609055					
	Removal No:	Latitude 39.6516426				SIDE B HEADER Community Events (TBD)	
2	707	KIOSK.2	1	Downtown Cumberland	SL.6	SIDE A HEADER Information Baltimore Street (MAP)(LEGEND)(INFO)	Client to provide Kiosk Information.
	Mounting Cement	Longitude -78.7617067					
	Removal No: No	Latitude 39.6516243				SIDE B HEADER Community Events (TBD)	

The following quotes represent preliminary cost estimates intended for use when applying for grants to fund the proposed wayfinding signage. Given the overall project cost, implementation is typically divided into multiple phases to allow for manageable budgeting and funding opportunities.

Once funding is secured, the City of Cumberland may choose to issue bids for fabrication and installation, or Merje Design can provide assistance with this process. After a sign fabricator/contractor has been selected, Merje Design will continue to support the project by overseeing the interpretation of the design intent and assisting with the fabrication phase to ensure quality and consistency with the approved Wayfinding Plan.

The budget is divided into five Phases:

- Phase 1: Bid Documents - Administration

Merje fee to document all sign types and prepare them for bidding and fabrication.

A proposal will be provided by Merje once approval is given to move forward.

- Phase 2: Parking
- Phase 3: Pedestrian
- Phase 4: Vehicular
- Phase 5: Gateway

Each Phase includes:

- Description and sign type
- Cost of Fabrication (product)
- Cost of Installation
- Quantity (based on programming sign count)
- Total cost for each phase

Each phase also includes "Additional Items" cost, which covers shop drawings and color / material samples produced during the fabrication process.

In Phase 2, there is an optional line item for producing a sample prior to fabrication.

Lastly, the final section covers Attic Stock, which may not be required. We recommend ordering a few extra poles or finials to have on hand in case a sign is damaged in the future.

PHASE 1: Bid Documents - Administration

SIGN DESCRIPTION	TYPE ID.	COST	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
Documentation		\$24,000		\$24,000	1	24,000	
Engineering		\$12,000		\$12,000	1	12,000	
Construction Admin		\$18,000		\$18,000	1	18,000	
						\$54,000	TOTAL PHASE 1

PHASE 2: PARKING

SIGN DESCRIPTION	SIGN TYPE	PRODUCT	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
PARKING DIRECTIONAL							
Parking Trailblazer (large) - New Pole	PARK 1.1		\$5,500	\$3,200	8,700	11	\$95,700
Parking Trailblazer (large) - Existing Pole	PARK 1.2		\$1,600	\$750	2,350	1	\$2,350
Parking Trailblazer (small) - Existing Pole - P	PARK 2.1		\$4,500	\$2,800	7,300	2	\$14,600
Parking Identification (Large)	PARK.10		\$18,000	\$6,000	24,000	1	\$24,000
Parking Identification (Small)	PARK.11		\$0	\$0	0	3	\$0
GARAGE / ENTRANCES							
Parking Garage ID (P)	PARK.20		\$5,000	\$2,000	7,000	2	\$14,000
Parking Garage ID (Clearance Bar)	PARK.30		\$580	\$415	995	2	\$1,990
ADDITIONAL ITEMS		COST					
Prototype Sign / Installed		\$0	\$0	0	0	\$0	
Sample Component #1: Sign Panel w/ Bracket	PARK.1.1	\$0			1	\$0	
Sample Component #2: Sign Panel	PARK.10	\$0			1	\$0	
Shop Drawings and Color / Material Samples		\$5,000			1	\$5,000	
Engineering (Structural, Civil and/or Electrical)		\$10,000			1	\$10,000	
Traffic Control Plans (Labor and Materials)		\$0			1	\$0	
Utility Clearances		\$0			1	\$0	
Permits & Fees		\$0			1	\$0	
Other Reimbursables (incl. Travel)		\$0			1	\$0	
Removal of Existing Signs		\$0			1	\$0	
Shipping & Storage		\$0			1	\$0	
Bonds		\$0			1	\$0	
Allowance for Additional Concrete Work		\$0			1	\$0	
Project Management + All Others Misc. Cost		\$0			1	\$0	
Taxes (Confirm Exemptions w/ Owner)		\$0			1	\$0	
						\$167,640	TOTAL PHASE 2

PHASE 3: PEDESTRIAN

SIGN DESCRIPTION	TYPE ID.	FABRICATE	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
PEDESTRIAN KIOSK							
Information Kiosk - Large (Re-face Existing)	KIOSK.1	\$500	\$500	\$1,000	2	\$2,000	
Information Kiosk - Small	KIOSK.2	\$4,500	\$1,500	\$6,000	6	\$36,000	
PEDESTRIAN DIRECTIONAL							
Pedestrian Directional - New Pole	PED.1.1	\$3,750	\$1,500	\$5,250	5	\$26,250	
Pedestrian Directional - Existing Pole	PED.1.2	\$1,750	\$1,000	\$2,750	6	\$16,500	
Pedestrian Directional - Bicycle Info	PED.2.1	\$3,500	\$1,500	\$5,000	1	\$5,000	
Pedestrian Canal Place Connection	DIST.2.2	\$3,980	\$5,595	\$9,575	1	\$9,575	* Quantity for two per pricing quote
ADDITIONAL ITEMS (Lump Sum)		COST					
Addition Cost per all items described in BASE BID		\$15,000			1	\$15,000	

\$110,325 TOTAL PHASE 3**PHASE 4: VEHICULAR**

SIGN DESCRIPTION	SIGN TYPE	FABRICATION	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
Vehicular Directional - 4" Copy / Single Pole	VDIR.1	\$6,750	\$2,000	\$8,750	10	\$87,500	
Vehicular Directional - 4" Copy / Single Pole	VDIR.2	\$7,250	\$2,000	\$9,250	15	\$138,750	
Vehicular Directional - 4" Copy / Single Pole	VDIR.3	\$8,250	\$2,500	\$10,750	16	\$172,000	
Vehicular Directional - 6" Copy / Double Pole	VDIR.4	\$7,500	\$4,000	\$11,500	1	\$11,500	
Vehicular Directional - 6" Copy / Double Pole	VDIR.5	\$9,750	\$4,500	\$14,250	4	\$57,000	
Vehicular Directional - 6" Copy / Double Pole	VDIR.6	\$12,500	\$5,000	\$17,500	1	\$17,500	
Residential Directional - 3" Copy / Single Pole	RES.1.1	\$2,900	\$1,250	\$4,150	4	\$16,600	
Residential Directional - 3" Copy / Single Pole	RES.2.1	\$3,100	\$1,250	\$4,350	3	\$13,050	
Park Trailblazer	TRBL.1	\$3,000	\$1,250	\$4,250	2	\$8,500	
Park Trailblazer (Additional Panel)	TRBL.1A	\$3,200	\$1,250	\$4,450	2	\$8,900	
ADDITIONAL ITEMS (Lump Sum)		COST					
Addition Cost per all items described in BASE BID		\$15,000			1	\$15,000	

\$546,300 TOTAL PHASE 4

PHASE 5: GATEWAY

SIGN DESCRIPTION	SIGN TYPE	FABRICATION	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
Gateway - New (Large) Brick Base	GATE.1	\$35,000	\$15,000	\$50,000	3	\$150,000	
Gateway - New (Medium) Double Pole	GATE.2	\$15,000	\$3,000	\$18,000	1	\$18,000	
Gateway - New (Small) Single Pole	GATE.3	\$13,000	\$2,000	\$15,000	1	\$15,000	
Gateway - New Neighborhood	GATE.4	\$15,000	\$3,000	\$18,000	5	\$90,000	
District Gateway (Downtown)	DIST.1	\$8,000	\$3,000	\$11,000	5	\$55,000	
ADDITIONAL ITEMS (Lump Sum)		COST					
Addition Cost per all items described in BASE BID		\$15,000			1	\$15,000	
						\$343,000	TOTAL PHASE 5

ATTIC STOCK

SIGN DESCRIPTION	SIGN TYPE	FABRICATION	INSTALL	SUB TOTAL	QTY	TOTAL	COMMENTS
Attic Stock: Poles	XXX.X	\$0			0	\$0	
Attic Stock: Poles	XXX.X	\$0			0	\$0	
Attic Stock: Poles	XXX.X	\$0			0	\$0	
Attic Stock: Brackets	XXX.X	\$0			0	\$0	
Attic Stock: Blank Panels	XXX.X	\$0			0	\$0	
Attic Stock: Blank Panels	XXX.X	\$0			0	\$0	
Attic Stock: Blank Panels	XXX.X	\$0			0	\$0	
Attic Stock: Blank Panels	XXX.X	\$0			0	\$0	
						\$0	TOTAL ADD ALTERNATE #F
						\$1,221,265	PROJECT TOTAL

File Attachments for Item:

. 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

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,903

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, increments of the Choose Cumberland Relocation Program funds be and are hereby approved for distribution to the individual listed in an amount not to exceed Twenty Thousand Dollars and No Cents (\$20,000.00) per individual (City match \$10,000, Grant \$10,000) and a cumulative programmatic City amount not to exceed One Hundred Thousand Dollars and No Cents (\$100,000.00); and

BE IT FURTHER ORDERED THAT, this program utilizes grant funds previously received from the Maryland Department of Housing and Community Development and requires the grantees to meet the program requirements specified in the attached document.

- Jessica Peters

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: 12/2/25

Key Staff Contact: Ruth Davis - Rogers

Item Title: Choose Cumberland Relocation Package

Summary of project/issue/purchase/contract, etc for Council:

Finalist for the Choose Cumberland Relocation Package

Award: Community Legacy-2024-Cumberland-00226

Choose Cumberland Relocation and Renovation Package

Amount of Award: \$100,000 (\$10,000 per awardee)

First round of Finalists (one award per household/family):

- Jessica Peters

File Attachments for Item:

. 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

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,904

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the execution of a contract of sale by and between the Mayor and City Council of Cumberland and Dennis Landis authorizing the purchase of the property known as 404 Chestnut Street in Cumberland, MD (Tax ID 05-017319) for the purchase price of One Thousand Dollars and No Cents (\$1,000.00) be and is hereby approved.

Raymond M. Morriss, Mayor

THIS DEED, made this ____ day of _____, 2025, by and between **Dennis Landis** (the “Grantor”), a resident of Allegany County, Maryland, and **Mayor and City Council of Cumberland** (the “City”), a Maryland municipal corporation.

WITNESSETH:

That for and in consideration of the sum of One Thousand Dollars (\$1,000.00) cash in hand paid and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant, bargain and sell, release, confirm and convey unto the City, its successors and assigns, the following described property, to wit:

ALL that certain lot or parcel of ground situated partly on Independence Street (formerly known as Knobley Street) and partly on Chestnut Street in the city of Cumberland, Allegany County, Maryland, and known on the plat of Hook's Addition to Cumberland as Lot No. 56, the measurements of which said lot according to the said Plat which is recorded in Liber 2, folio 442, among the Allegany County Land Records, being as follows:

BEGINNING at a point on the westerly side of Independence Street, distant 18.75 feet in a southerly direction from the intersection of the south side of Chestnut Street with the west side of Independence Street and running thence with Independence Street 18.75 feet to the aforesaid intersection of said street; thence with the south side of Chestnut Street 37.5 feet to a point on said Chestnut Street and to the end of a line of Lot No. 57 in said Addition; thence leaving said Chestnut Street and running in a southwesterly direction along said line of said Lot No. 57, 125 feet; thence in a northwesterly direction 50 feet to a point distant 125.5 feet from the place of beginning of this deed; thence in a northwesterly direction 112.5 feet to the place of beginning.

IT BEING the same property that was conveyed from Kevin Kniseley, Personal Representative of the Estate of Robinhood Constitution (F/K/A Mark A. Shryock), to Dennis Landis, by deed dated February 2, 2022, and recorded among the Land Records of Allegany County, Maryland in Book 2757, Page 397.

SUBJECT TO all outconveyances, use and occupancy restrictions, privately or governmentally imposed and generally applicable to properties in the immediate neighborhood of

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Dennis Landis**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, and did acknowledge that he/she executed the same for the purposes therein contained; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$1,000.00; and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned Maryland attorney.

MICHAEL SCOTT COHEN

Property Information:

440 Chestnut Street
Cumberland, MD 21502
Tax ID No. 05-017319

CONTRACT OF SALE

THIS CONTRACT OF SALE ("Contract") is made by and between **Mayor and City Council of Cumberland** (the "City") and **Dennis Landis** ("Seller") and is effective as of the date its execution is completed as shown in the signature provisions on the last page of this Contract.

1. Property Description. Seller does agree to sell to the City, and the City does agree to purchase from Seller, all of the following tracts or parcels of land, together with the improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereto or in anywise appertaining which are owned by Seller and are hereinafter referred to collectively as the "Property":

404 Chestnut Street, Cumberland, MD 21502, Allegany County Land
Records Book 2527, Page 397, Tax Account No. 05-017319.

2. Purchase Price. The purchase price for the Property (the "Purchase Price") is One Thousand Dollars (\$1,000.00).

3. Payment Terms. The Purchase Price shall be paid at settlement.

4. Estate. The Property is being conveyed in fee simple.

5. Contingencies. This Contract and the consummation of the transaction contemplated by its terms are contingent upon the following:

- A. Seller shall deliver the Property to the City free of tenants or inhabitants of any kind, with all of any such individuals' personal property and belongings having been removed. Seller shall be responsible for legally evicting any tenants who may have been leasing the Property.
- B. Seller shall be responsible for the termination of all utility services to the Property.
- C. Settlement shall be contingent upon the City's performance of a walk-through inspection of the Property within 48 hours prior to settlement in order to confirm that the Property will be delivered to the City in accordance with the terms of Sections 5 and 8 of this Contract. the City shall have the right to waive this contingency and proceed to settlement without conducting the said inspection.

Notwithstanding the foregoing, the City shall have the right to insist that Seller perform as required in subparagraphs A and B above. In that regard, the City shall have the right to bring an action to specifically enforce those provisions in the event they are not met within the time frame set for settlement as provided for hereinafter.

6. **Representations & Warranties.** The Property is being sold in as-is condition, without any express or implied warranties or representations made as to its condition or otherwise, and subject to all defects, if any, known or unknown.

7. **Risk of Loss.** The Property is to be held at the risk of Seller until legal title has passed or possession has been given to the City.

8. **Possession.** Seller agrees to give the City possession and occupancy of the Property at the time of settlement. Seller will deliver the Property in substantially the same physical condition as of the date of his/her/their/its execution of this Contract but free of Seller's personal property and all junk, trash and debris. Any personal property, junk, trash or debris shall be deemed to be abandoned and the City may dispose of it in any manner it sees fit, including, but not limited to, selling it or disposing of it as rubbish.

9. **Adjustments.** All general or special taxes, rents, ground rents, public, private or community water and/or sewer charges, including any deferred sewer and water tap fees, homeowners association charges and all other public, private or governmental charges or assessments, excluding liens which must be paid prior to deed recordation, which may exist, whether such have been levied or not, are to be adjusted and apportioned as of the date of settlement, and will be assumed and paid thereafter by the City. Notwithstanding the foregoing, the City shall abate the real estate taxes it is owed, it will assume responsibility for the payment of the real estate taxes due to Allegany County, and it will assume responsibility for the payment of the said City and County taxes after the settlement of the transaction which is the subject of this Contract is held.

10. **Deed and Title.** Upon payment of the Purchase Price, a deed conveying the Property from Seller to the City containing covenants of special warranty and further assurances shall be executed at Seller's expense by Seller. Title to the Property shall be good and merchantable, free of liens and encumbrances, except as specified herein and except use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the Property is located and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the Property.

Seller shall provide the City with a draft of the deed in advance of settlement for its review and approval if Seller elects not to have the City's legal counsel prepare the deed on his/her behalf.

11. **Agency/Real Estate Commission.** Seller and the City warrant and represent that no real estate broker participated in the procurement or negotiation of this Contract. Each party agrees to defend, indemnify, and hold the other harmless for any claim for real estate commissions arising by reason of the indemnifying party's breach of this warranty. The provisions of this paragraph shall survive settlement and the delivery, acceptance and recordation of the deed for the Property or the termination of this Contract.

12. **Settlement.** Settlement shall occur no later than forty-five (45) days after the effective date of this Contract. the City's City Solicitor is authorized to consent to extensions of the date for settlement on behalf of the City.

13. **Notice of Disclosure or Disclaimer Statements; Lead-Based Paint.** the City is advised that under Maryland law (Real Property Article, Section 10-702), a purchaser is entitled to receive from a seller a written Residential Property Condition Disclosure Statement or a Written Residential Property Disclaimer Statement on forms provided by the Maryland Real Estate Commission. No such statements are provided with this Contract as, under Section 10-702(b)(2)(vi), this transaction is exempt from that law due to the fact that the Property will be demolished.

Similarly, the disclosures relative to lead-based paint hazards under the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. 4852d, are inapplicable because the Property is presently unoccupied and it is not intended to be occupied for residential purposes.

14. **Recordation & Transfer Taxes, Non-Resident Withholding Tax.**

14.1. **Recordation & Transfer Taxes.** All recordation taxes and fees and transfer taxes payable in connection with the sale of the Property shall be paid by Seller. Presently, the Court does not require that transfer taxes be paid on sales to government entity and that recordation tax be paid at the rate of \$1.75 per \$500.00 of the purchase price (one-half of the recordation tax for most transactions).

14.2. **Non-Resident Withholding Tax.** Non-resident withholding tax must be paid upon the recordation of deeds for sales of property from non-residents and non-resident entities to third parties. Seller must pay these taxes.

15. **Assignability.** This Contract may not be assigned without the written consent of Seller, said consent not to be unreasonably withheld.

16. **Captions.** The marginal captions of this Contract are for convenience and in no way define or limit the intents, rights or obligations of the parties hereunder.

17. **Entire Agreement.** This Contract and any addenda thereto contain the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained.

18. **Maryland Law Applies.** This Contract shall be governed and construed according to the laws of the State of Maryland without regard to principles of conflict of laws. It shall be enforceable exclusively by means of an action commenced in the Circuit Court for Allegany County, Maryland or the District Court of Maryland for Allegany County, and both parties waive the right to claim that such a proceeding is commenced in an inconvenient forum or one that lacks proper venue.

19. **Breach of Contract and Default.** the City and Seller are required and agree to make full settlement in accordance with the terms of this Contract and acknowledge that failure to do so constitutes a breach hereof. In the event of a breach, each of the parties hereto is entitled to pursue such rights and remedies as may be available, in law or in equity, including, without limitation, an action for specific performance of this Contract and/or monetary damages. If either party defaults, the party committing the default, whether the City or Seller, shall reimburse the non-defaulting party for the court costs, litigation expenses, and reasonable attorneys' fees that party incurred as a result of the default.

20. **Binding Effect.** This Contract shall be binding upon the parties hereto and each of their respective heirs, personal representatives, administrators, executors, successors, assigns, and guardians

21. **Gender/Tense/Conjugation.** The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

22. **Jury Trial Waiver.** **THE PARTIES HERETO WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH ANY OF THEM MAY BE PARTIES ARISING OUT OF OR IN ANY WAY PERTAINING TO THIS CONTRACT. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS CONTRACT.**

23. **Counterparts.** This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

24. **Signing by Electronic Means.** Each of the parties hereto expressly authorizes and agrees to sign electronically transmitted copies or counterparts of this Contract; provided, however, that signing by means of faxed documents is not permissible. Once the electronically transmitted signed copies or counterparts are executed by each of the parties hereto, they shall have the same binding effect as would a signed original Contract once delivered to the other party.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures hereto as of the date written beneath those signatures.

WITNESS:

**MAYOR AND CITY COUNCIL OF
CUMBERLAND**

By: _____

Raymond M. Morriss, Mayor

Date

Dennis Landis

Date

File Attachments for Item:

. Order 27,905 - declaring miscellaneous office furniture to be surplus and authorizing it to be recycled or scrapped

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,905

DATE: December 2, 2025

WHEREAS, the Mayor and City Council of Cumberland is the record owner of certain equipment that have been determined to be of no further value to the City; and

WHEREAS, the Mayor and City Council authorize this equipment to be recycled or scrapped;

IT IS THEREFORE ORDERED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, THAT, the following equipment is hereby declared to be surplus property and authorized to be recycled or scrapped:

- 4 Desks
- 3 L-Shaped Desks
- 1 Cabinet
- 6 Chairs
- 4 Filing Cabinets
- 1 Table

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: 12/2/2025

Key Staff Contact: Derrik Grimm

Item Title:

Surplus Furniture from Engineering/Police Move

Summary of project/issue/purchase/contract, etc for Council:

Recommendation to declare the following office furniture as surplus:

- 4 Desks
- 3 L-Shaped Desks
- 1 Cabinet
- 6 Chairs
- 4 Filing Cabinets
- 1 Table

Amount of Award: N/A

Budget number: N/A

Grant, bond, etc. reference: N/A

File Attachments for Item:

. 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

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,906

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the City Administrator be and is hereby authorized to execute Change Order No. 3 with Harbel, Inc., 11521 Milnor Avenue/PO BOX 358, Cumberland MD 21502, 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 Twenty Two Thousand Eleven Dollars and Nineteen Cents (\$22,011.19), bringing the total project cost not to exceed Three Hundred Ninety One Thousand Seven Hundred Eighty Six Dollars and Twenty Five Cents (\$391,786.25).

Raymond M. Morriss, Mayor

Original Contract Price	\$253,220.00
Change Order No. 1	\$16,192.07
Change Order No. 2	\$100,362.99
Change Order No. 3	\$22,011.19
Total Price after CO 3	\$391,786.25

Budget:
115.GP1.63000

Council Agenda Summary

Meeting Date: 12/2/2025

Key Staff Contact: Matt Idleman, P.E.

Item Title:

Change Order No. 3 to Marion Street Bridge Repairs, 2023-12-BRDG

Summary of project/issue/purchase/contract, etc for Council:

This change order is for the costs associated with the items necessary to stabilize the bridge prior to the bridge closure. Additionally, it includes the scaffolding rental costs. This change order also removes unused line items and change order #1 costs that were not performed. This results in an overall increase of \$22,011.19 with the new contract value now being \$391,786.25.

Amount of Award: \$22,011.19

Budget number: 115.GP1.63000

Grant, bond, etc. reference: City Funds

HARBEL, INCORPORATED

General Contractors

P.O. Box 358
11521 Milnor Avenue
Cumberland, MD 21501-0358

Telephone (301) 729-8303
Fax (301) 729-0163

November 17, 2025

City of Cumberland
57 North Liberty Street
Cumberland, MD 21502

RE: MARION STREET BRIDGE – CHANGE ORDER #3 ITEMS

Dear Mr. Matt Idleman,

Please find the following list of items to include in change order #3 for this project.

1. Pier 1 Cap End / Bearing Strips	\$13,139.46
2. Under Deck Spall Repair	\$6,675.80
3. Bridge Closure/Detour	\$3,958.00
4. Scaffolding Rental (1st Month)	\$10,500.00
5. Scaffolding Rental (2nd Month)	\$10,500.00
6. Scaffolding Rental (3 rd Month)	\$10,500.00
7. Scaffolding Rental (4 th Partial Month)	\$7,875.00
8. Delete CO #1 Repair Anchor Bolts	(\$16,192.07)
9. Delete Unused Unit Price Items	<u>(\$24,945.00)</u>

PROPOSED CHANGE ORDER #3 TOTAL \$22,011.19

Contract Summary

Original Contract Price	\$253,220.00
Change Order No. 1	\$16,192.07
Change Order No. 2	\$100,362.99
Change Order No. 3 (Proposed)	<u>\$22,011.19</u>
REVISED CONTRACT TOTAL	\$391,786.25

If you should have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,

HARBEL, INCORPORATED



Jared Burkett
Vice President

JB/ph

Harbel Inc

Job:	Marion Street Bridge									Job:	HB-203	
										Last Modified:	6/11/25 13:26	
Equipment												
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes
2	19001 - Pier 1 Cap End/Bearing Repairs				\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	LABOR				\$ -		\$ -		\$ -		\$ -	
1	Job Foreman	12	HR		\$ -		\$ -		\$ -	62	\$ 744.00	
1	Carpenter Foreman	37	HR		\$ -		\$ -		\$ -	58.5	\$ 2,164.50	
3	Laborer	44	HR		\$ -		\$ -		\$ -	44	\$ 5,808.00	
1	Truck Driver	3	HR		\$ -		\$ -		\$ -	50.5	\$ 151.50	
					\$ -		\$ -		\$ -		\$ -	
	MATERIAL				\$ -		\$ -		\$ -		\$ -	
	Epoxy Rebar	210	LB		\$ -		\$ -	1.2	\$ 252.00		\$ -	
	Kaufman Suregrout	48	BG		\$ -		\$ -	18	\$ 864.00		\$ -	
	#8 Stone	1650	LB		\$ -		\$ -	0.15	\$ 247.50		\$ -	
	Form Materials	120	SF		\$ -		\$ -	2.5	\$ 300.00		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	EQUIPMENT				\$ -		\$ -		\$ -		\$ -	
1	INGERSOLL RAND Air Compressor	7	HR		\$ -	60	\$ 420.00		\$ -		\$ -	
1	Riviot Buster Demo Hammer	22	HR		\$ -	5	\$ 110.00		\$ -		\$ -	
1	Pick-up Truck	7	HR		\$ -	40	\$ 280.00		\$ -		\$ -	
1	Honda Generator	15	HR		\$ -	30	\$ 450.00		\$ -		\$ -	
1	Dump Truck	3	HR		\$ -	65	\$ 195.00		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	Total				\$ -		\$ 1,455.00		\$ 1,663.50		\$ 8,868.00	\$ 11,986.50
											\$ 8,868.00	Total Labor
											\$ 1,663.50	Total Material
											\$ 1,455.00	Total Equipment
											\$ -	Total Subcontractor
										6%	\$ 99.81	Sales Tax
											\$ 12,086.31	Sub Total
										10%	\$ 886.80	O&P Labor
										10%	\$ 166.35	O&P Material
										0%	\$ -	O&P Subcontractor
											\$ 13,139.46	Sub Total
										0.00%	\$ -	Bond
											\$ 13,139.46	Grand Total

Harbel Inc.

Job:	Marion Street Bridge Repairs									Job:	HB-203	
										Last Modified:	6/11/25 13:33	
Equipment												
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes
3	19002 - Under deck Spall Repair				\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	LABOR				\$ -		\$ -		\$ -		\$ -	
1	Job Foreman	6	HR		\$ -		\$ -		\$ -	62	\$ 372.00	
3	Laborer	8	HR		\$ -		\$ -		\$ -	44	\$ 1,056.00	
	SUB				\$ -		\$ -		\$ -		\$ -	
1	East Coast Rigging Additional Scaffolding	1	LS	5000	\$ 5,000.00		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	EQUIPMENT				\$ -		\$ -		\$ -		\$ -	
1	Pick-up Truck	1	HR		\$ -	40	\$ 40.00		\$ -		\$ -	
1	Dump Truck	1	HR		\$ -	65	\$ 65.00		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	Total				\$ 5,000.00		\$ 105.00		\$ -		\$ 1,428.00	\$ 6,533.00
											\$ 1,428.00	Total Labor
											\$ -	Total Material
											\$ 105.00	Total Equipment
											\$ 5,000.00	Total Subcontractor
										6%	\$ -	Sales Tax
											\$ 6,533.00	Sub Total
										10%	\$ 142.80	O&P Labor
										10%	\$ -	O&P Material
										0%	\$ -	O&P Subcontractor
											\$ 6,675.80	Sub Total
										0.00%	\$ -	Bond
											\$ 6,675.80	Grand Total

Harbel Inc.

Job:	Marion Street Bridge Repair									Job:	HB-203	
										Last Modified:	6/11/25 13:39	
Equipment												
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes
4	19003 - Bridge Closure/Detour				\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	LABOR				\$ -		\$ -		\$ -		\$ -	
1	Job Foreman	7	HR		\$ -		\$ -		\$ -	62	\$ 434.00	
1	Carpenter Foreman	11	HR		\$ -		\$ -		\$ -	58.5	\$ 643.50	
3	Laborer	11	HR		\$ -		\$ -		\$ -	44	\$ 1,452.00	
1	Truck Driver	1	HR		\$ -		\$ -		\$ -	50.5	\$ 50.50	
	EQUIPMENT				\$ -		\$ -		\$ -		\$ -	
1	Pick Up Truck	8	HR		\$ -	40	\$ 320.00		\$ -		\$ -	
1	Traffic Flatbed	8	HR		\$ -	100	\$ 800.00		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	Total				\$ -		\$ 1,120.00		\$ -		\$ 2,580.00	\$ 3,700.00
											\$ 2,580.00	Total Labor
											\$ -	Total Material
											\$ 1,120.00	Total Equipment
											\$ -	Total Subcontractor
										6%	\$ -	Sales Tax
											\$ 3,700.00	Sub Total
										10%	\$ 258.00	O&P Labor
										10%	\$ -	O&P Material
										0%	\$ -	O&P Subcontractor
											\$ 3,958.00	Sub Total
										0.00%	\$ -	Bond
											\$ 3,958.00	Grand Total

Harbel Inc.

Job:	Marion Street Bridge Repairs									Job:	HB-203	
										Last Modified:	7/2/25 12:17	
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Equipment Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes
5	19004 - Scaffolding Rental				\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	SUB				\$ -		\$ -		\$ -		\$ -	
1	East Coast Rigging Additional Scaffolding	1	LS	10000	\$ 10,000.00		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	Total				\$ 10,000.00		\$ -		\$ -		\$ -	\$ 10,000.00
											\$ -	Total Labor
											\$ -	Total Material
											\$ -	Total Equipment
											\$ 10,000.00	Total Subcontractor
										6%	\$ -	Sales Tax
											\$ 10,000.00	Sub Total
										10%	\$ -	O&P Labor
										10%	\$ -	O&P Material
										5%	\$ 500.00	O&P Subcontractor
											\$ 10,500.00	Sub Total
										0.00%	\$ -	Bond
											\$ 10,500.00	Grand Total

Harbel Inc.

Job:	Marion Street Bridge Repairs									Job:	HB-203	
										Last Modified:	8/21/25 15:10	
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Equipment Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes
9	19006 - Scaffolding Rental - July/August Pay App				\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	SUB				\$ -		\$ -		\$ -		\$ -	
1	East Coast Rigging Additional Scaffolding	1	LS	10000	\$ 10,000.00		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	Total				\$ 10,000.00		\$ -		\$ -		\$ -	\$ 10,000.00
											\$ -	Total Labor
											\$ -	Total Material
											\$ -	Total Equipment
											\$ 10,000.00	Total Subcontractor
										6%	\$ -	Sales Tax
											\$ 10,000.00	Sub Total
										10%	\$ -	O&P Labor
										10%	\$ -	O&P Material
										5%	\$ 500.00	O&P Subcontractor
											\$ 10,500.00	Sub Total
										0.00%	\$ -	Bond
											\$ 10,500.00	Grand Total

Job:	Marion Street Bridge Repairs									Job:	HB-203	
										Last Modified:	9/22/25 7:39	
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Equipment Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes
10	19010 - Scaffolding Rental - September Pay App				\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	SUB				\$ -		\$ -		\$ -		\$ -	
1	East Coast Rigging Additional Scaffolding	1	LS	7500	\$ 7,500.00		\$ -		\$ -		\$ -	
					\$ -		\$ -		\$ -		\$ -	
	Total				\$ 7,500.00		\$ -		\$ -		\$ -	\$ 7,500.00
											\$ -	Total Labor
											\$ -	Total Material
											\$ -	Total Equipment
											\$ 7,500.00	Total Subcontractor
										6%	\$ -	Sales Tax
											\$ 7,500.00	Sub Total
										10%	\$ -	O&P Labor
										10%	\$ -	O&P Material
										5%	\$ 375.00	O&P Subcontractor
											\$ 7,875.00	Sub Total
										0.00%	\$ -	Bond
											\$ 7,875.00	Grand Total

File Attachments for Item:

. 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

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,907

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the sole source proposal from Carl Belt, Inc., 11521 Milnor Avenue, Cumberland, MD 21502 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 Fifty Five Thousand Three Hundred Fifty Eight Dollars and Thirty One Cents (\$55,358.31) be and is hereby approved.

Raymond M. Morriss, Mayor

Budget Number:
127.101.63000

Council Agenda Summary

Meeting Date: 12/2/2025

Key Staff Contact: Matt Idleman, PE

Item Title:

Downtown ADA Improvements II, City Project # 16-21-M

Summary of project/issue/purchase/contract, etc for Council:

Downtown ADA Improvements II was performed by Carl Belt, Inc. at the price of \$55,358.31 to perform additional work during City Project # 16-21-M.

This additional work includes the installation of curb ramps at the Harrison Street and George Street intersection. This includes replacement of sidewalk slabs and curbs.

This additional work was performed at the bid prices of the original project.

The project was not budgeted for this fiscal year, but was necessary due to state requirements after paving.

Amount of Award: \$55,358.31

Budget number: 127.101.63000

Grant, bond, etc. reference: City Funds



PCO #001

Carl Belt, Inc. - An Equal Opportunity Employer
P.O. Box 1210 / 11521 Milnor Avenue
Cumberland, Maryland 21502

Project: 4498 - City of Cumberland ADA Sidewalks - Belt-Misc. Projects
11521 Milnor Avenue
Cumberland, Maryland 21502

Prime Contract Potential Change Order #001: Additional Work at George St. and Harrison St.

TO:	City of Cumberland 57 N. Liberty Street Cumberland, Maryland 21502	FROM:	Carl Belt, Inc. P.O. Box 1210 Cumberland, Maryland 21501-1210
PCO NUMBER/REVISION:	001 / 1	CONTRACT:	3 - City of Cumberland - Downtown ADA Improvements
REQUEST RECEIVED FROM:	Avery Costilow (Carl Belt, Inc.)	CREATED BY:	Jen Wilson (Carl Belt, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	10/16/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	CHANGE ORDER REQUEST:	None
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$55,358.31

POTENTIAL CHANGE ORDER TITLE: Additional Work at George St. and Harrison St.

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Additional Work at George St. and Harrison St., as per the attached.

ATTACHMENTS:

[PCO #001 R1 Additional Work at George St. and Harrison St..pdf](#) , [PCO #001.pdf](#)

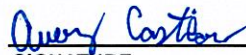
#	Budget Code	Description	Amount
1	OC Owner Cost	Additional Work at George St. and Harrison St.	\$55,358.31
Grand Total:			\$55,358.31

City of Cumberland
57 N. Liberty Street
Cumberland, Maryland 21502

Carl Belt, Inc.
P.O. Box 1210
Cumberland, Maryland 21501-1210

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

 11/21/25
SIGNATURE _____ DATE _____

Carl Belt, Inc.

Job: City of Cumberland ADA Sidewalks

Job:	4498
Last Modified:	11/21/25 9:36

[illegible]



Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Downtown ADA Improvements II

2 messages

Derrik Grimm <derrik.grimm@cumberlandmd.gov>
To: Jeff Silka <jeff.silka@cumberlandmd.gov>
Cc: Robert Smith <robert.smith@cumberlandmd.gov>

Tue, Nov 25, 2025 at 8:38 AM

Jeff,

I would like to request sole source approval to place the attached order on to the M&CC Agenda.

It is for additional work that was performed during the Downtown ADA Improvements project at the Harrison Street & George Street intersection. These ADA ramps needed to be installed correctly to conform to state standards after paving the road due to the waterline work on George Street. The amount of the work was \$55,358.31 and will be coming out of the budget line item 127.101.63000.

The additional work used the unit price cost of the Downtown ADA project since Carl Belt was already performing work in the area.

Thanks,



Agenda Worksheet - Harrison St Intersection.docx
14K

Jeff Silka <jeff.silka@cumberlandmd.gov>
To: Derrik Grimm <derrik.grimm@cumberlandmd.gov>
Cc: Robert Smith <robert.smith@cumberlandmd.gov>

Tue, Nov 25, 2025 at 8:42 AM

approved

Jeffrey F. Silka, ICMA-CM
City Administrator
City of Cumberland
57 N. Liberty Street
Cumberland, MD 21502
Office (301) 759-6424
Cell (240) 609-9303

[Quoted text hidden]

File Attachments for Item:

. 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

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,908

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, Change Order No. 1 originally approved by Order 27,892 on November 4, 2025 be and is hereby rescinded; and

BE IT FURTHER ORDERED THAT, revised Change Order No. 1 with Carl Belt, Inc., 11521 Milnor Avenue, Cumberland, MD 21502 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 Fourteen Thousand One Hundred Fifty One Dollars and Eighty Seven Cents (\$14,151.87) bringing the new project total to One Hundred Sixty Eight Thousand Three Hundred Sixty One Dollars and Eighty Seven Cents (\$168,361.87) be and is hereby approved.

Raymond M. Morriss, Mayor

Budget Number: 111.410.2024.63000

Original Bid	\$154,210.00
Revised Change Order No. 1	\$14,151.87
Total After Change Order No. 1	\$168,361.87

Council Agenda Summary

Meeting Date: 12/2/2025

Key Staff Contact: Matt Idleman, PE

Item Title:

Revised Change Order #1 Downtown ADA Improvements Contract, City Project # 16-21-M

Summary of project/issue/purchase/contract, etc for Council:

Revised Change Order #1 for Downtown ADA Improvements Contract to be the amount of \$14,151.87 for additional work instead of \$69,510.19.

This change order is for additional work that occurred at Dexter Place within the project scope due to site limitations and conditions. Additional concrete slabs were required to be removed and replaced to make the sidewalk ADA compliant as per the plans. All additional work was completed at the original bid pricing.

The original award was for \$154,210.00 with M&CC Order 27,752 and will be increasing by \$14,151.87 to the new amount of \$168,361.87.

Amount of Award: \$14,151.87

Budget number: 111.410.2024.63000

Grant, bond, etc. reference: CDBG



PCO #001

Carl Belt, Inc. - An Equal Opportunity Employer
P.O. Box 1210 / 11521 Milnor Avenue
Cumberland, Maryland 21502

Project: 4498 - City of Cumberland ADA Sidewalks - Belt-Misc. Projects
11521 Milnor Avenue
Cumberland, Maryland 21502

Prime Contract Potential Change Order #001: Additional Work at Dexter Pl.

TO:	City of Cumberland 57 N. Liberty Street Cumberland, Maryland 21502	FROM:	Carl Belt, Inc. P.O. Box 1210 Cumberland, Maryland 21501-1210
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	3 - City of Cumberland - Downtown ADA Improvements
REQUEST RECEIVED FROM:	Avery Costilow (Carl Belt, Inc.)	CREATED BY:	Jen Wilson (Carl Belt, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/21/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	CHANGE ORDER REQUEST:	None
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$14,151.87

POTENTIAL CHANGE ORDER TITLE: Additional Work at Dexter Pl.

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Additional Work at Dexter Pl. as per the attached.

ATTACHMENTS:

[PCO #002 Additional Work at Dexter Pl..pdf](#)

#	Budget Code	Description	Amount
1	OC Owner Cost	Additional Work at Dexter Pl.	\$14,151.87
Grand Total:			\$14,151.87

City of Cumberland
57 N. Liberty Street
Cumberland, Maryland 21502

Carl Belt, Inc.
P.O. Box 1210
Cumberland, Maryland 21501-1210

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

 11/21/25
SIGNATURE _____ DATE _____

Carl Belt, Inc.

Job:	City of Cumberland ADA Sidewalks										Job:	4498	
											Last Modified:	11/21/25 9:37	
Equipment													
No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Cost	Unit Price	Material Cost	Unit Price	Labor w/burden	Notes	
1	Additional Work at Dexter Pl.	1	ls		\$ -		\$ -		\$ -		\$ -		
					\$ -		\$ -		\$ -		\$ -		
					\$ -		\$ -		\$ -		\$ -		
					\$ -		\$ -		\$ -		\$ -		
	Engineering and Design Fees				\$ -		\$ -		\$ -		\$ -		
	Specs Engineering	1	ls	6000	\$ 6,000.00		\$ -		\$ -		\$ -		
					\$ -		\$ -		\$ -		\$ -		
	Additional Work at Dexter Pl.				\$ -		\$ -		\$ -		\$ -		
5003	5-Inch Reinforced Concrete Sidewalk	112	sf		\$ -		\$ -	18	\$ 2,016.00		\$ -		
5005	Concrete Curb Wall - Type A	12.5	lf		\$ -		\$ -	435	\$ 5,437.50		\$ -		
					\$ -		\$ -		\$ -		\$ -		
	Total				\$ 6,000.00		\$ -		\$ 7,453.50		\$ -	\$ 13,453.50	
											\$ -	Total Labor	
											\$ 7,453.50	Total Material	
											\$ -	Total Equipment	
											\$ 6,000.00	Total Subcontractor	
										0%	\$ -	Sales Tax	
											\$ 13,453.50	Sub Total	
										0%	\$ -	O&P Labor	
										0%	\$ -	O&P Material	
										10%	\$ 600.00	O&P Subcontractor	
											\$ 14,053.50	Sub Total	
										0.70%	\$ 98.37	Bond	
											\$ 14,151.87	Grand Total	

File Attachments for Item:

. 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

- ORDER -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,909

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the City Administrator be and is hereby authorized to execute Change Order No. 2 with Carl Belt, Inc., 11521 Milnor Avenue/PO BOX 1210, Cumberland MD 21502, for costs associated with 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 Twelve Thousand Eight Hundred Ninety One Dollars and Fifty Three Cents (\$12,891.53), bringing the total project cost not to exceed One Hundred Eighty One Thousand Two Hundred Fifty Three Dollars and Forty Cents (\$181,253.40).

Raymond M. Morriss, Mayor

Original Contract Price	\$154,210.00
Change Order No. 1	\$14,151.87
Change Order No. 2	\$12,891.53
Total Price after CO 2	\$181,253.40

Budget:
111.410.2024.63000

Council Agenda Summary

Meeting Date: 12/2/2025

Key Staff Contact: Matt Idleman, PE

Item Title:

Change Order #2 Downtown ADA Improvements Contract, City Project # 16-21-M

Summary of project/issue/purchase/contract, etc for Council:

Change Order #2 for Downtown ADA Improvements Contract to increase the contract by \$12,891.53.

This change order is for reconciliation of original quantities per the actual work performed in the project scope. This included increases and decreases of quantities from the estimated quantities that were in the original bid. All additional work was completed at the original bid pricing.

The original award was for \$154,210.00 with M&CC Order 27,752, increased by \$14,151.87 with Change Order #1, and increased by \$12,891.53 with Change Order #2 to the new amount of \$181,253.40.

Amount of Award: \$12,891.53

Budget number: 111.410.2024.63000

Grant, bond, etc. reference: CDBG



PCO #002

Carl Belt, Inc. - An Equal Opportunity Employer
P.O. Box 1210 / 11521 Milnor Avenue
Cumberland, Maryland 21502

Project: 4498 - City of Cumberland ADA Sidewalks - Belt-Misc. Projects
11521 Milnor Avenue
Cumberland, Maryland 21502

Prime Contract Potential Change Order #002: Reconciliation of Original Quantities

TO:	City of Cumberland 57 N. Liberty Street Cumberland, Maryland 21502	FROM:	Carl Belt, Inc. P.O. Box 1210 Cumberland, Maryland 21501-1210
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	3 - City of Cumberland - Downtown ADA Improvements
REQUEST RECEIVED FROM:		CREATED BY:	Jen Wilson (Carl Belt, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/21/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	CHANGE ORDER REQUEST:	None
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$12,891.53

POTENTIAL CHANGE ORDER TITLE: Reconciliation of Original Quantities

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Reconciliation of Original Quantities as per the attached.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	OC Owner Cost	Reconciliation of Original Quantities	\$12,891.53
Grand Total:			\$12,891.53

City of Cumberland
57 N. Liberty Street
Cumberland, Maryland 21502

Carl Belt, Inc.
P.O. Box 1210
Cumberland, Maryland 21501-1210

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

 11/21/25
SIGNATURE _____ DATE _____

Carl Belt, Inc.

No.	Description	Qty	Unit	Unit Price	Sub Cost	Unit Price	Equipment Cost	Material Cost	Labor w/burden	Notes
2	Reconsiliation of Original Quantities	1	ls	\$ -		\$ -		\$ -	\$ -	
				\$ -		\$ -		\$ -	\$ -	
				\$ -		\$ -		\$ -	\$ -	
				\$ -		\$ -		\$ -	\$ -	
2001	Inlet Protection	-6	ea	\$ -		\$ -	400	(2,400.00)	\$ -	
2002	Remove Existing Sidewalk	-5	sy	\$ -		\$ -	290	(1,450.00)	\$ -	
5001	White Heat Applied Thermoplastic Pavement Markings	318.25	sf	\$ -		\$ -	3.7	1,177.53	\$ -	
5002	Type A Curb and Gutter Any Height or Depth	-61	lf	\$ -		\$ -	116	(7,076.00)	\$ -	
5003	5-Inch Reinforced Concrete Sidewalk	-297	sf	\$ -		\$ -	18	(5,346.00)	\$ -	
5004	Detectable Warning Surfaces for Curb Ramps	48	sf	\$ -		\$ -	62	2,976.00	\$ -	
5005	Concrete Curb Wall - Type A	58	lf	\$ -		\$ -	435	25,230.00	\$ -	
7001	Remove and Reset Existing Sign Post	-1	ea	\$ -		\$ -	220	(220.00)	\$ -	
				\$ -		\$ -		\$ -	\$ -	
Total				\$ -		\$ -		12,891.53	\$ -	12,891.53
									\$ -	Total Labor
									12,891.53	Total Material
									\$ -	Total Equipment
									\$ -	Total Subcontractor
								0%	\$ -	Sales Tax
									12,891.53	Sub Total
								0%	\$ -	O&P Labor
								0%	\$ -	O&P Material
								0%	\$ -	O&P Subcontractor
									12,891.53	Sub Total
								0.00%	\$ -	Bond
									12,891.53	Grand Total

File Attachments for Item:

. Order 27,910 - authorizing appointments to the Downtown Development Commission and the Human Relations Commission

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,910

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland,

THAT, the following appointments and reappointments to boards and commissions be and are hereby approved:

<i>Board/Commission</i>	<i>Member</i>	<i>Position</i>	<i>Term</i>
Human Relations Commission	Sylvester Young III	Seat 1	12/2/25-12/2/28
Human Relations Commission	Lisa Castleman	Seat 6	12/2/25-12/2-28
Human Relations Commission	Cindy Bolyard	Seat 7	11/15/25-11/15/28
Downtown Development Commission	Chris Myers	Primary Seat 5	12/2/25-12/2/28
Downtown Development Commission	Hayden Ort-Ulm	Primary Seat 4, Moving from Secondary Seat 3	1/7/25-1/27/28

Raymond M. Morriss, Mayor

File Attachments for Item:

. 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

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 27,911

DATE: December 2, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

THAT, the Comptroller be and is hereby authorized to accept the 2025 Rocky Gap/Allegany County Local Development Council Grant in an amount not to exceed Twenty Thousand Dollars and No Cents (\$20,000.00) in grant funds to the City to be used for the purchase of decorative fencing for outdoor dining areas at downtown dining establishments.

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: December 2, 2025

Key Staff Contact: Melinda Kelleher, Small Business Development & Main Street Manager

Item Title: 2025 Rocky Gap/Allegany County Local Development Council – Decorative Fencing for Outdoor Dining

Summary of project/issue/purchase/contract, etc. for Council:

Consider describing in detail 1) what the project / purchase / contract/ presentation, etc. entails; 2) what funding will be used; 3) whether the project, etc. is budgeted for this fiscal year or what other funding will apply; 4) if sole source, how the purchase qualifies under the code provisions; 5) benefits to City; 6) timeline, etc.

This grant will support the purchase of decorative fencing for outdoor dining areas at our downtown restaurants. The fencing will contribute to the aesthetics of our new downtown, as well as, provide another safety barrier on the sidewalks. Additionally, by providing this to the businesses, the fencing will all match throughout the Main Street district. This is the next phase of support for the downtown businesses with outdoor dining leases following the table umbrellas that were provided in spring of 2025.

We expect to roll out this opportunity in spring of 2026 and have the fencing in place by early summer. All Main Street businesses holding an outdoor dining lease with the city will be eligible to receive fencing.

The grant should cover the entire cost of the fencing for the businesses. No match from the city or from the grant recipients is required.

Amount of Award: \$20,000

Budget number:

Grant, bond, etc. reference:

ALLEGANY · COUNTY ·

Office of the County Attorney

David J. Caporale, President

William R. Atkinson, Commissioner

Creade V. Brodie, Jr., Commissioner

Jason M. Bennett, CPA, Administrator

T. Lee Beeman, Jr., County Attorney

Ramon Rozas III, Assistant County Attorney

November 04, 2025

City of Cumberland MD
57 North Liberty Street
Cumberland, MD 21502

Dear City of Cumberland MD,

Thank you for applying for the Allegany County Local Development Council grant. We received requests far in excess of the available funding and faced many difficult decisions.

We are pleased to announce that your organization has been approved for grant funding during this cycle in the amount \$20,000. A check is enclosed for the amount identified. Please be aware that this is one-time funding and applicants will need to re-apply annually for consideration for additional funding.

Thank you again for your interest and please watch for our press release detailing new funding opportunities in the future. Should you have any questions please feel free to contact me via email: jbennett@alleganygov.org or phone 301-876-9526.

Sincerely,



Jason M. Bennet, CPA
Allegany County Administrator & Local
Development Council Chair

701 Kelly Road
Cumberland, MD 21502
T 301 777-5823

SAMPLE OF FENCING

Rocky Snap Fund · melinda kelli

X

Farms - Local Development Co.

X

Patio Fence, Restaurant Patio F...

X

+

<

>

G

uline.com/BL_1243/Patio-Fence?pricode=WZ902&AdKeyWord=outdoor%20restaurant%20patio%20fencing&AdMatchType=e&...

☆

+ ↻ 📑

M Work

:

cumberland.gov bookmarks | M Inbox (3) · dd@ca... | Downtown Develop... | Logos finance | SDAT: Real Property... | PDF Converter » | All Bookmarks

My Account | Contact Us | Sign In | Cart \$0.00

ULINE

1-800-295-5510

Search

GO

Products

Uline Brand

Quick Order

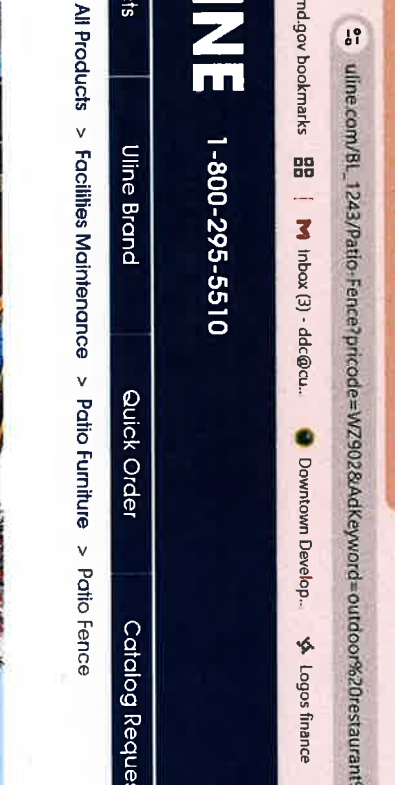
Catalog Request

Special Offers

About Us

Careers

Home > All Products > Facilities Maintenance > Patio Furniture > Patio Fence



PATIO FENCE

Design and define your patio space with attractive latticework panels.

- Provide outdoor seating areas for offices and restaurants.
- Easy assembly. Interlocking posts and panels.
- Plastic resin resists fading and is easy to clean.
- Posts can be filled with water or sand for extra stability.

POST

2 PANEL

3 PANEL

Type here to search

🔍

89°F Mostly sunny

3:49 PM

6/26/2025