



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: December 2, 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 4:30 p.m. in the 2nd floor Conference Room of City Hall on Tuesday, November 5, 2025 for the purpose of immediately closing the meeting to discuss pending litigation with CSX and to receive legal advice from the City Solicitor relative to the same. Authority to close the session is provided by Sections 3-305(b)(7) and 3-305(b)(8) of the General Provisions Article of the Annotated Code of Maryland.

V. Presentations

1. Presentation of City Star Awards

Mayor Morriss spoke of the following recipients:

Dave Williams – President of the Allegany County Historical Society, was nominated by Becky McClaren. His committed work to create new programs, purchase of the Canada House, and efforts in coordinating Heritage Day's has made him an appreciated asset to the City.

Sidda Brock – nominated Rhonda Hartman, began giving to the community at a very young age. She raised over \$1800 for the Alzheimer's Association, collected items for Veteran's, and collected 49 bags for Social Services for the Foster program.

Lisa Olinger – a retiree from the State of Maryland she is a very active member of the community as a licensed foster parent, an active member of the Cornerstone Baptist Church, assisting at the Embassy Theatre, and assisted on her high school reunion committee.

Dave Roche – nominated by Ed Mullaney and Ginny Decker, an active member of Let's Beautify Cumberland for over 25 years, Dave has spearheaded the planning of over 50 planters downtown as well as he landscaping at Riverside Park and the Welcome to Cumberland sign at the bridge leaving Ridgeley, WV.

Chris Meyers – nominated by Linda Day, Chris’s commitment to the City does not allow his sight to impair his ability to make a difference.

Geppert, McMullan, - Paye, & Getty – over the years the firm has made countless donations to organizations and their contribution to the community is greatly appreciated.

A photograph was taken with the nominees and the Mayor and City Councilmembers.

VI. 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 Closed Session Minutes, Open Work Session Minutes and Regular Session Minutes of November 18, 2025

VII. Public Comments for Agenda Items Only

All public comments are limited to 5 minutes per person.

Andrew Cummins, a bidder for the Walnut Island surplus property, is present to request reconsideration of the award. He explained that the property became surplus because he initiated the purchase process. His goal in purchasing was not only to create a space for his family to be part of nature, but also to expand his business into the area once settled. He owns a craft studio in Manassas, VA, that generates about \$300 in annual revenue and attracts customers from DC and MD. A goal once settled was to expand his business to the area to generate revenue.

VIII. New Business

(A) Resolution

1. Resolution No. 2025-09 (*1st 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

READING: The resolution was submitted in title only for its reading.

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

(B) Ordinances

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

FIRST READING: The ordinance was submitted in title only for its first reading. **Motion** to approve the first reading and table until next meeting was made by Council Member Cioni, seconded by Council Member Lepley, and was passed on a vote of 5-0.

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

FIRST READING: The ordinance was submitted in title only for its first reading. **Motion** to approve the first reading and table until next meeting was made by Council Member Frazier, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

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

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

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

FIRST READING: The ordinance was submitted in title only for its first reading. Motion to approve the first reading and table until next meeting was made by Council Member Frazier, seconded by Council Member Lepley, and was passed on a vote of 5-0.

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

FIRST READING: The ordinance was submitted in title only for its first reading. Motion to approve the first reading and table until next meeting was made by Council Member Furstenberg, seconded by Council Member Lepley, and was passed on a vote of 5-0.

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

FIRST READING: The ordinance was submitted in title only for its first reading. Motion to approve the first reading and table until next meeting was made by Council Member Lepley, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

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

FIRST READING: The ordinance was submitted in title only for its first reading. Motion to approve the first reading and table until next meeting was made by Council Member Cioni, seconded by Council Member Frazier, and was passed on a vote of 5-0.

(C) 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 Furstenberg, seconded by Council Member Cioni, and was passed on a vote of 5-0.

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

IX. Public Comments

Carla Huddleson, a recipient of the roof replacement grant in 2025, purchased her home 25 years ago and retired in 2024. What began as small leaks quickly escalated into a situation that required a full roof

replacement. Living on a fixed income, she thought her only option was to patch the roof and sell her home as a fixer-upper.

However, she is now very pleased with the work OTG Roofing has provided and appreciates the consistent communication throughout the project. Carla has expressed her gratitude to Ruth Davis-Rogers, Erica Beeman, and the City for their assistance. She also hopes this program will remain available to other residents in need.

Mayor Morriss spoke of the program, known as Ruth's Roof's, and noted that sometimes the City's programs go unnoticed, so it is nice to hear a personal experience from a recipient.

IX. Adjournment

With no further business at hand, the meeting adjourned at 6:55 p.m.

Minutes approved on December 16, 2025

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk