



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: April 7, 2026

I. OPEN SESSION – 6:15 p.m.

II. Pledge of Allegiance

III. Roll Call

PRESENT:

Council Member Richard J. "Rock" Cioni
Council Member Eugene T. Frazier
Council Member James L. Furstenberg, III
Council Member Brian R. Lepley
President Raymond M. Morriss

Also Present: Jeffrey F. Silka, City Administrator; Allison K. Layton, City Clerk; Chief Pyles and Chief Adams;

IV. Statement of the Closed Meeting

On April 7, 2026, the Mayor and City Council met in public session beginning at 5:00 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to discuss matters related to the recruitment of a new Fire Chief. And to receive advice from the City Solicitor. Authority to close the session is provided by Section 3-305(b)(1)(i) of the General Provisions Article of the Annotated Code of Maryland.

IV. Presentations

1. Presentation of awards given in recognition of employee career milestone anniversaries.

Chief Pyles highlighted the **5-year** employment milestones of Trevor Baluch, Andi Gibbner, and Peyton Fazenbaker.

Mayor Morriss highlighted Sarah Gyger's **20-year** employment achievement.

The Mayor and City Council Members participated in photographs with the employees.

V. Directors Reports

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

(A) Administrative Services

1. Administrative Services Monthly Report for February 2026

(B) Public Works

1. Maintenance Division Monthly Report for February 2026

(C) Fire

1. Fire Department Monthly Report for February 2026

(D) Police

1. Police Department Monthly Report for February 2026

(E) Utilities – Flood, Water, Sewer

1. Utilities Division Monthly Report for February 2026

VI. Approval of Minutes

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

1. Approving the Closed Work Session Minutes, Open Work Session Minutes and Regular Session Minutes of March 3, 2026 and the Open Work Session Minutes of March 10, 2026.

VII. Public Comments for Agenda Items Only

All public comments are limited to 5 minutes per person.

VIII. Public Hearing

1. A public hearing for the Community Development Block Grant (CDBG) 2026 Annual Action Plan

Convened: 6:32 PM

Lee Borrer presented the second public hearing, a portion of A five-year process where the City applies for funding from Housing and Urban Development.

- **Estimated Funding:** Approximately **\$786,000** from the US Department of Housing and Urban Development (HUD), which is about **\$36,000** more than initially estimated.
- **Focus Areas:** Projects are concentrated in high low-to-moderate income areas, focusing on affordable housing, homelessness, and non-housing community development.

Proposed **Projects**:

- Administration (capped at 20%)
- **Public Facilities & Infrastructure**: Improvements to Mason Sports Complex (including additional security lighting), South Cumberland sidewalk installation, and YMCA Gilchrist roof rehabilitation.
- **Public Services (capped at 15%)**: Crime prevention, homelessness programs, food programs, and emergency utility assistance.

Public Comment Period: Open until May 6, 2026.

Adjourned: 6:39 PM

IX. Unfinished Business

(A) Ordinances

1. Ordinance 4040 (*2nd & 3rd readings*) - authorizing the transfer of 229 Columbia Street to Mark Thrasher for the purchase price of \$16,500

SECOND READING: Motion to accept the second reading was made by Council Member Furstenberg, seconded by Council Member Frazier, 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 4041 (*2nd & 3rd readings*) - authorizing the transfer of 404 Furnace Street to Walcott Investments LLC for the purchase price of \$300

SECOND READING: Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Cioni, 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.

3. Ordinance 4042 (*2nd & 3rd readings*) - authorizing the transfer of 413 Broadway and 417 Broadway Street to Tamara Lynn Siebert for the purchase price of \$300

SECOND READING: Motion to accept the second reading was made by Council Member Frazier, 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.

4. Ordinance 4043 (*2nd & 3rd readings*) - authorizing the transfer of 445 Waverly Terrace to Leo Rhodes III and Felicia Rhodes for the purchase price of \$500

SECOND READING: Motion to accept the second reading was made by Council Member Lepley, seconded by Council Member Cioni, 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.

5. Ordinance 4044 (*2nd & 3rd readings*) - authorizing the transfer of 414 Goethe Street to Rolando Alas for the purchase price of \$400

SECOND READING: Motion to accept the second reading was made by Council Member Frazier, 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.

6. Ordinance 4045 (*2nd & 3rd readings*) - authorizing the Mayor and City Council of Cumberland to issue and sell one or more series of general obligation bonds and general obligation bond anticipation notes, each in an aggregate principal amount not to exceed \$2,447,352 for the public purpose of financing, reimbursing or refinancing costs of a project generally referred to as Evitts Creek CO P-4

SECOND READING: Motion to forego the second reading was made by Council Member Frazier, seconded by Council Member Cioni, 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.

X. New Business

(A) Resolution

1. R2026-04 – (*1 reading only*) - a resolution supporting HB1142/SB, establishing the task force to modernize county and municipal revenue sources

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.

2. R2026-04 (*1 reading only*) - a resolution granting the Cumberland Economic Development Commission (CEDC) a property tax credit for the 2023-2025 tax years

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

(B) Ordinances

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 Cioni, seconded by Council Member Frazier, and was passed on a vote of 5-0.

1. Ordinance 4046 (*1st reading*) - authorizing the transfer of 842 Gephart Drive to Jason Mills for the purchase price of \$4,240

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.

2. Ordinance 4047 (*1st reading*) - authorizing the transfer of 846 Gephart Drive to D'Andra Fazzalore for the purchase price of \$15,651

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 Furstenberg, and was passed on a vote of 5-0.

3. Ordinance 4048 (*1st reading*) - repealing Sections 13-166 to 13-188 of the Code of the City of Cumberland pertaining to bicycle ownership and operation and enacting new regulations covering that subject matter as Sections 13-166 to 13-172 of the City Code

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 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 Frazier, seconded by Council Member Cioni, and was passed on a vote of 5-0.

1. Order 27,967 - authorizing the execution of a contract of sale with Derek McFarland for the purchase of 111-113 Walnut Place and 115-117 Walnut Place for the total price not to exceed \$12,000
2. Order 27,968 - authorizing appointments to the Administrative Appeals Board, Historic Preservation Commission and Zoning Board of Appeals
3. Order 27,969 - authorizing Special Taxing District residential exemptions for 107 S. Centre Street for the 25-26 Tax Year in the amount of \$731.82

4. Order 27,970 - lifting the provisions of Section 11-113 of the City Code to allow open containers of alcohol within a defined area of the City for the "Gatsby Gala" Event on April 26, 2026 from 6:00 PM to 10:00 PM; notwithstanding, that open glass containers shall not be permitted
5. Order 27,971 - authorizing the abatement of City Real Property Taxes and Interest for properties at 600 Bishop Walsh Road and 229 Columbia Street
6. Order 27,972 - authorizing the execution of an Outdoor Dining/Outdoor Seating Lease Agreement with Baltimore Street Grill for the use of the public right of way immediately in front of and adjacent to the property for a term effective March 17, 2026 through October 31, 2026
7. Order 27,973 - establishing an official parade route for all parades in the City of Cumberland, with the exception of the annual South Cumberland Halloween Parade
8. Order 27,974 - authorizing the amendment of the existing FY26 service agreement with Turnbull Hoover & Kahl, P.A., with the addition of two years at a 1% price escalation for each of FY27 and FY28, for the provision of audit services for the following yearly amounts not to exceed: 2026 (\$134,580), 2027 (\$135,580) and 2028 (\$136,660)
9. Order 27,975 - declaring vehicles and equipment to be surplus property and authorized for sale, trade in or scrap
10. Order 27,976 - approving the sole source proposal from Sherwood Logan for the purchase of two 24" Cast Iron Sluice Gates Assembly for the Flood Control Sanitary Siphon at the Washington Headquarters structure and the Wills Creek floodgate in the not to exceed amount of \$55,000
11. Order 27,977 - accepting the bid from iM Motors, LLC for the purchase of three DAF recycle pumps for the Water Filtration Plant under the Capital Improvement Plan, in an amount not to exceed \$28,616.64, and rejecting all other bids
12. Order 27,978 - authorizing the acceptance of a donation from The Riggs Family Foundation Fund in the amount of \$1,000 to be used for Fire Prevention Supplies to assist Cumberland residents in need through the distribution of smoke detectors and carbon monoxide detectors
13. Order 27,979 - lifting the provisions of Section 11-113 of the City Code to allow open containers of alcohol within a defined area of the downtown for the "DeFest Downtown Kickoff" event on May 20, 2026 from 5:00 p.m. to 11:59 p.m., the "Friday After Five" event on June 12, 2026 from 5:00 p.m. to 11:59 p.m. and

the "250th Parade and Celebration" event on June 27, 2026 from 10:00 am to 6:00 pm; notwithstanding, that open glass containers shall not be permitted

14. Order 27,980 - authorizing the execution of a Strategic Demolition Fund Program Grant Agreement with the Department of Housing and Community Development (DHCD) regarding the disbursement and use of \$50,000 in funding for the "Cumberland Roof Replacement Program", authorizing the City Comptroller to accept said grant funds and authorizing the Mayor and City Administrator to execute all paperwork necessary for the disbursement, receipt, and use of funds

15. Order 27,981 - authorizing the appointment of Cody Pearce as the Interim Fire Chief, effective April 12, 2026

16. Order 27,982 - authorizing the execution of Change Order No. 1 with Carl Belt, Inc., for costs associated with tariff fees related to the purchase of materials for this project that were enacted after the bidding period for the Design for Odor Covers at Water Reclamation Facility (City Project 2025-02-WRF) in the amount not to exceed \$9,460, bringing the total project cost not to exceed \$385,550

17. Order 27,983 - accepting the bid from Carl Belt, Inc., for the WRF Dewatering Building MCC Replacement Project (City Project 2025-25-WRF) to remove and replace the existing Master Control Center in the Dewatering Building at the Water Reclamation Facility in the cost not to exceed \$198,000

18. Order 27,984 - accepting the bid from Dixie Electric, Inc., for the Ridgedale Reservoir Pump Station Generator Installation Contract (City Project 2026-11-WFP) for the procurement of all equipment and labor for the installation of a backup generator at the Ridgedale Water Pump Station in an amount not to exceed \$229,450.10

19. Order 27,985 - authorizing the City Administrator to execute the FY26 Maryland Energy Administration Grant Agreement with the Maryland Energy Administration to provide the City a grant in the amount of \$429,000 to modernize HVAC controls at the Public Safety Building, and authorizing the City Comptroller to accept the grant funding

20. Order 27,986 - authorizing the execution of a Strategic Demolition Fund Program Grant Agreement with the Department of Housing and Community Development (DHCD) regarding the disbursement and use of \$150,000 in funding for the "Fire Suppression System Grant Program", authorizing the City Comptroller to accept said grant funds and authorizing the Mayor and City Administrator to execute all paperwork necessary for the disbursement, receipt, and use of funds

21. Order 27,987 - authorizing participation in the proposed settlement with the Remnant Defendants Settlement Agreement (RDSA) and authorizing the City's local counsel in the opioid litigation, D. Bruce Poole, the Mayor, and the City Administrator to execute such documents as are necessary to participate in those proposed settlements and any changes to their terms that are expected to be approved

Public Comments

Chris Myers: Raised concerns about pedestrian safety and walkability downtown, specifically regarding construction vehicle parking on sidewalks and tripping hazards from uneven bricks.

Mark Larson: Requested safety improvements at the Green Street/Baltimore Street intersection, noting that cars often fail to stop for pedestrians.

William Taccino: Expressed frustration over ongoing sewage issues affecting his property and questioned the use of state grant funds intended for sewer system improvements.

Christopher Price: Advocated for a focus on community development in South Cumberland, including green spaces and youth programs, to improve the local workforce and overall community well-being.

XI. Adjournment

With no further business at hand, the meeting adjourned at 7:23 p.m.

Minutes approved on April 21, 2026

Raymond M. Morriss, Mayor

ATTEST: Allison K. Layton, City Clerk