



# Mayor and City Council of Cumberland

Mayor Raymond M. Morriss  
Councilman Seth D. Bernard  
Councilman Richard J. "Rock" Cioni  
Councilman Eugene T. Frazier  
Councilwoman Laurie P. Marchini

City Administrator Jeffrey D. Rhodes  
City Solicitor Michael S. Cohen  
City Clerk Marjorie A. Woodring

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## MINUTES

M&CC Regular Meeting  
Via Video Conference

DATE: January 19, 2021

### I. OPEN SESSION - 6:15 PM

*Due to technical difficulties, the meeting convened at 6:27 PM*

### II. Roll Call

### III. PRESENT:

Councilman Seth Bernard  
Councilman Richard J. "Rock" Cioni  
Councilman Eugene T. Frazier  
Councilwoman Laurie P. Marchini  
President Raymond M. Morriss

**Also Present:** Jeffrey D. Rhodes, City Administrator; Marjorie A. Woodring, City Clerk; Ken Tressler, Director of Administrative Services; Robert Smith, City Engineer

Councilman Frazier wanted to say a few words, and thank the Mayor, Council, City employees, churches, businesses, and our citizens, for taking the time today to remember and honor all those who have lost their lives to this dreaded Covid-19 virus. He stated he wanted their families to know that they are in our thoughts and prayers and the City shares in their grief. Councilman Frazier then asked for a moment of silence.

Mayor Morriss advised that City Hall has been lit up this evening in red, white, and blue, and said at the start of this memorial they could hear the church bells ringing in town, as requested by Councilman Frazier.

### IV. Director's Reports

**Motion** to approve the reports was made by Councilman Frazier, seconded by Councilwoman Marchini, and was passed on a vote of 5 -0.

**(A) Public Works**

1. Maintenance Division monthly report for December, 2020

**(B) Fire**

1. Fire Department monthly report for December, 2020

**(C) Police**

1. Police Department monthly report for December, 2020

**(D) Utilities - Flood, Water, Sewer**

1. Utilities Division Flood/Water/Sewer monthly report for December, 2020

**V. Approval of Minutes**

**Motion** to approve the Minutes was made by Councilman Bernard, seconded by Councilman Frazier, and was passed on a vote of 5-0.

1. Approval of the Work Session Minutes of November 10, 2020, the Work and Regular Session Minutes of November 17, 2020, and the Work and Regular Session Minutes of December 1, 2020

**VI. Unfinished Business**

**(A) Ordinances**

**Ordinance No. 3883** (*2nd and 3rd readings*) - authorizing the execution of a Contract of Sale and deed to convey 884 Sperry Terrace to Harold P. and Ann V. Atkins for \$9,200

Mr. Rhodes provided background on the Ordinance, advising that this property, 884 Sperry Terrace, was discussed a couple weeks ago, and explained that neighbors wanted to purchase it from the City for the cost of the demolition. He stated that it was declared surplus, and said the next step is to complete the sale and transfer the deed.

**SECOND READING:** The Ordinance was presented in title only for its second reading. The reading was interrupted, and **Motion** to accept the second reading and move to the third after comment was made by Councilman Bernard, seconded by Councilman Frazier, and was passed on a vote of 5-0.

The Mayor called for questions or comments. Being none, the Ordinance moved to its third reading.

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

**VII. New Business**

**(A) Ordinances**

1. **Ordinance No. 3884** (*1st reading*) - accepting the bids for the purchase of 17 Waverly Terrace, 19 Waverly Terrace, and 417 Walnut Street and authorizing conveyance of the properties to the successful bidders

Mr. Rhodes advised that these are three former blighted properties, and it's part of the City's blight program to get these back on the tax rolls. He added that these properties have already been declared surplus back in July, and have already been bid once.

**FIRST READING:** The Ordinance was presented in title only for its first reading. **Motion** to approve the first reading and table until next meeting was made by Councilwoman Marchini, seconded by Councilman Frazier, and was passed on a vote of 5-0.

## 2. Orders (Consent Agenda)

Mr. Rhodes reviewed each item on the Consent Agenda, and Mayor Morriss called for questions or comments. **Motion** to approve each Consent Agenda item was made by Councilman Bernard, seconded by Councilman Frazier, and was passed on a vote of 5-0.

**Order 26,751** - authorizing the execution of Change Order No. 2 with Maverick Construction, LLC for the "New Inlet Screens at Gatehouse Project" (8-19-WFP) in the increased estimated amount of \$20,291.55 for additional concrete repairs needed at the project site, bringing the new total contract price to \$866,045.05

Mr. Smith advised that part of this order is for repairing some suspended concrete slabs in the gatehouse where the equipment is located, and the other part is for work on the DAF system. He stated that these repairs were scheduled for FY21, and the contractor was already onsite, so they wanted to go ahead and get this done while a contractor is there that's experienced and can get it done quickly.

**Order 26,752** - authorizing the Mayor to sign and accept a Capital Projects Grant Agreement with the State of MD (acting through the Board of Public Works) in the amount of \$500,000.00 to be used for the Baltimore Street Access Project (12-16-M)

Mr. Rhodes advised that these funds are already included in the plans, and stated that this is not new money. Mr. Tressler advised that a new amount was requested and is under consideration, but said they have been planning on these funds, and are just getting that paperwork finalized.

**Order 26,753** - authorizing execution of a 15-year PILOT Agreement with Allegany Junction Partnership and Allegany County, Maryland, regarding the construction of a 40-unit mixed-income rental housing development at 100 Reynolds Street to be known as Allegany Junction

Mr. Rhodes advised that this is a residential zone, and residential office zone, and said it's a pretty good fit from a zoning aspect. He stated that with this Agreement the City will receive \$21,141.34 each year for 15 years, with a 2% escalation clause, and said that this is a way to protect the city's interest in terms of taxes.

Mayor Morriss added that this is a great use of that property, and will be much-needed new construction for some good workforce housing in the community. Councilman Frazier stated this will also provide a welcoming site coming into the City.

### **VIII. Public Comments**

Greg Larry, Cumberland Times-News, asked for an update on the timeline of the East Side School apartment project, as far as breaking ground. Mr. Rhodes advised that after M&CC approve the PILOT this evening, he imagines they will move to closing pretty quickly; however, he said he doesn't have a timeline on WODA, but said they do seem anxious to begin. He said they do have to work through a State Tax Credit program to get the funding, and said he assumes they would see something moving in the spring, but doesn't have confirmation on that.

All public comments are limited to 5 minutes per person

### **IX. Adjournment**

With no further business at hand, the meeting adjourned at 7:40 p.m.

Minutes approved on February 16, 2021

Raymond M. Morriss, Mayor

ATTEST: Marjorie A. Woodring, City Clerk