

# Mayor and City Council of Cumberland

## WORK SESSION

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

Tuesday, October 27, 2020  
4:10 p.m.

*This meeting was held via Video-Conference*

**PRESENT:** Raymond M. Morriss, President; Council Members: Seth Bernard, Richard Cioni, and Laurie Marchini. Council Member Eugene Frazier was absent.

**ALSO PRESENT:** Jeffrey D. Rhodes, City Administrator; Michael S. Cohen, City Solicitor; Marjorie Woodring, City Clerk; Robert Smith, City Engineer

### I. PUBLIC MEETING AGENDA REVIEW FOR NOVEMBER 4, 2020

Mr. Rhodes reviewed the agenda for the upcoming M&CC meeting on November 4<sup>th</sup>. He advised there was a Proclamation recognizing the month of December as Red Kettle Days, in support of the Salvation Army's annual charitable fundraising campaign. Mr. Rhodes also reviewed the Directors reports and Approval of Minutes, and talked about **Ordinance No. 3877**, up for its 2<sup>nd</sup> and 3<sup>rd</sup> readings, which will accept bids for nine parcels of real property, and authorizing conveyance of same to successful bidders.

Mr. Rhodes reviewed the two Orders on the Consent Agenda:

**Order 26,727**, accepting the bid from S&S Electric, Inc. for the Blower Building Switchgear Replacement Project (36-19-WWTP) in the unit price amount of not-to-exceed \$399,500.

Mr. Rhodes advised that this switchgear replacement is for the electrical aeration system, and said they received two bids, with the losing bid being about \$13K higher than S&S Electric's. Mr. Smith advised that Senior Engineer Matt Idleman will be the lead on this project, and stated that the aeration system is supported by the turbo blowers, and is essentially the life-blood of the WWTP. He explained that as the plant is configured now, if they lose power in the main feed, the aeration system will not function. He said now the switchgear is supported by the secondary feed, so if the main feed were to go offline, the switchgear would move power to the secondary feed, and operations would continue.

**Order 26,728**, accepting the Sole Source proposal obtained through CoStars purchasing consortium from Keystone Ford and Stephenson Equipment to provide two new Ford F-250 Service Body trucks and uplift equipment in the amount not-to-exceed \$43,570 for each truck, for a total not-to-exceed amount of \$87,140.

Mr. Rhodes advised that the chassis of the trucks will come from Keystone, with the build-outs coming from Stephenson. He added that this bid was awarded in April of 2019 when they tried to buy locally and work with a company on an ongoing basis, but as they were unable to provide the vehicles in the end, the City went back to the purchasing co-op.

Mr. Cohen advised on the Purchase Agreement with Allegany Junction that was not listed on the draft agenda, but will be added to the Consent Agenda for the next meeting. He explained that the agreement is for the property that used to be East Side School, and said there were a number of extension terms in the agreement. He advised that the road transfer extension was done, and needs recorded, but said now there is an issue with the terms of the PILOT (payment in lieu of taxes) that should have been worked out some time ago. He stated that the City should not proceed to closing without the agreement regarding the PILOT, and discussion is ongoing to figure out what the dollar amount will be.

Ms. Woodring advised on an Ordinance to approve a zoning map amendment that did not make it on the draft agenda, but will be added to the meeting. She stated that M&CC has already had a meeting on this topic, and there was a public hearing in September. She explained that an unintentional error was made in the zoning map in the Canal Parkway area.

## **II. MAYOR AND COUNCIL BOARDS AND COMMISSIONS UPDATES**

Mayor Morriss advised on the nine properties sold as surplus regarding the Blighted Property Committee and Neighborhood Revitalization, and said they are continuing to work with Kevin Thacker, Code Compliance Manager, on Phase II, and are also strategizing on which properties to do next. The Mayor also advised that due to the pandemic, PACE is cancelled for January 2021, so CACIF is pretty inactive at this time.

Council Member Laurie Marchini advised on updates with the DDC, and stated that in conjunction with Parks and Recreation, regular trick-or-treating is cancelled this year due to the pandemic, as well as the Halloween Parade, but there will be Trunk-or-Treating at Constitution Park, and a virtual Costume Contest.

The Councilwoman also advised that six grant applications had been submitted to CDBG and said the priority zones this year have to do with the Baltimore Street redesign, including roofing, second story redevelopment, and help with fiber optic connections. She advised that a sub-group of the DDC is a work group for the Baltimore Street redesign, and said they are working on renderings for promotional purposes of the project and are looking at grant opportunities to fund that. She stated that Mr. Smith had informed her of a \$20K matching grant from the MD Heritage Fund that can be used for planters downtown. She also advised that most of last week's meeting was spent designating roles and responsibilities on the committee. Councilwoman Marchini also advised on another subgroup of the DDC that was formed to help business owners and building owners understand the redesign, the offer of

fiber access and the sprinkler system. She said there will be a meeting in November for the building and business owners where they will advise them on those topics.

Mayor Morriss noted that Councilwoman Marchini and Mr. Smith have been doing a great job working through this process and stated that the promotional piece will be critical to show the public what the redesign is going to be.

The Councilwoman advised that there was nothing important to report on HPC (Historic Preservation Commission) – business as usual - and stated that Kathy McKenney is doing a great job.

Mayor Morriss also advised that Councilman Frazier had a meeting yesterday with the HRC (Human Relations Commission), but couldn't offer any details on that meeting.

Councilman Cioni advised that LBC (Let's Beautify Cumberland) still has not been able to meet as a group, but said Ed Mullaney and a few other people have been going out to do projects around town. He also advised on P&R, saying they need all the help they can get at Constitution Park for the Halloween events, with Mayor Morriss advising that will be done with social distancing restrictions and PPE in place. The Mayor said yesterday he, Kevin Thacker, Ed Mullaney and Ginny Decker met with Chris Hendershot at the Liberty St. Parklet on Maryland Avenue to discuss putting in a grant request for a Welcome to Cumberland sign along I-68 Westbound at the Maryland Avenue exit.

Councilmen Bernard and Cioni advised that no meetings have taken place. Mayor Morriss encouraged neighborhood groups to come forward, and Councilman Bernard stated that the only neighborhood that seemed interested in having meetings was East Side. Councilman Cioni stated that it's been a year or more since there's not been meetings. The Mayor advised that the Decatur Street area had sent him a message several months ago that everything was on hold due to Covid-19. Councilman Cioni stated that even groups that have had some active leadership are still struggling to get their own neighbors to attend meetings. Councilman Bernard advised that in prior meetings people just seemed to complain, and the meetings were unproductive, while Councilman Cioni stated that they had some limited success at one time when Lt. Burt attended to listen to complaints, but even that died out.

The Mayor said one positive thing they can mention is that the Centre Street Park had its grand opening, due to the good work from David Smith and Cityreach Church, with new equipment, painting, community involvement and lots of donations.

For the Planning and Zoning Commission, Councilman Bernard advised that there hasn't been a meeting in a long while.

With no further business at hand, the meeting adjourned at 4:37 p.m.

*Prior to going into the Closed Session, Councilwoman Marchini motioned to close the meeting, Councilman Bernard seconded, and the motion passed on a vote of 4-0.*

Respectfully submitted,

Marjorie A. Woodring  
City Clerk

Minutes approved January 5, 2021