



# 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

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

DATE: June 15, 2021

**I. OPEN SESSION – 6:15 p.m.**

**II. Pledge of Allegiance**

**III. Roll Call**

**PRESENT:**

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

Councilman Bernard was absent

**Also Present:** Ken Tressler, Director of Administrative Services/Interim City Administrator;  
Marjorie A. Woodring, City Clerk; Robert Smith, City Engineer/Interim Utilities Manager;  
Morgan Alban, Engineering Consultant

**IV. Statement of Closed Meeting**

1. Summary Statement of closed meeting held June 8, 2021

The Mayor announced that a closed session had been held on June 8, 2021 at 5:27 p.m. and read into the record a summary of that meeting which is attached hereto and made a part of these minutes as required under Seciton3-306 (c))(2) of the General Provisions Article of the Annotated Code of Maryland.

**V. Presentations**

1. Presentation of the 2020 Annual Report of the Planning and Zoning Commission to allow for comment and evaluation by the Mayor and Council.

Morgan Alban, Engineering Consultant, provided a PowerPoint presentation to discuss the 202 Planning Commission Annual Report. The presentation provided background on the report which is required under Sections 1-207 & 208 of the Land Use Article of the Annotated Code of Maryland, and must be made available for public inspection and submitted to the Secretary of the MD Dept. of Planning after M&CC review. Ms. Alban reviewed the 2020 Key Findings, and then took questions.

- The City issued 2 building permits for new residential construction
- The City issued 35 residential demolition permits – removing 35 units
- The City experienced an overall net housing stock decrease of 32 residential units
- The City adopted its Comprehensive Plan in 2013
- Development patterns were supported by infrastructure improvements and were consistent with local and state plans
- No major changes in current plans or permitting process is necessary at this time

## **VI. Director's Reports**

**Motion** to approve the reports was made by Councilman Frazier, seconded by Councilwoman Marchini, and was passed on a vote of 4-0.

### **(A) Administrative Services**

1. Administrative Services monthly report for April, 2021

### **(B) Engineering**

1. Engineering Division monthly report for May, 2021

### **(C) Fire**

1. Fire Department monthly report for May, 2021

### **(D) Police**

1. Police Department monthly report for May, 2021

### **(E) Utilities - Flood, Water, Sewer**

1. Utilities Division Flood/Water/Sewer monthly report for May, 2021

## **VII. Approval of Minutes**

**Motion** to approve the minutes was made by Councilman Cioni, seconded by Councilman Frazier, and was passed on a vote of 4-0.

1. Approval of the Regular Session Minutes of May 4, 2021, and the Work Session Minutes of May 11, 2021

## **VIII. New Business**

### **(A) Ordinances**

1. **Ordinance 3892 (*1st reading*)** - accepting bids for the purchase of eight (8) parcels of real property solicited through the 2021 Surplus Properties Round II Request for Bids and authorizing transfer of those properties to the successful bidders.

Mr. Tressler provided background on the ordinance and advised that from the original ten (10) properties, two (2) were held out and won't be bid out because they are rehabs, and will have reverter clauses.

**FIRST READING:** The ordinance was presented in title only for its first reading. **Motion** to accept the first reading and table until next meeting was made by Councilwoman Marchini, seconded by Councilman Frazier, and was passed on a vote of 4-0.

**(B) Orders (Consent Agenda)**

Mr. Tressler reviewed each item, and Mayor Morriss called for questions or comments. **Motion** to approve all Consent Agenda items was made by Councilman Frazier, seconded by Councilman Cioni, and was passed on a vote of 4-0.

**Order 26,812** - approving the sole source purchase of a new Ford F-250 Regular Cab Pickup Truck with Plow from Keystone Ford (truck) and Stephenson Equipment (up-fit of plow) in an amount not to exceed \$40,470, as obtained through CoStar pricing.

Mr. Tressler explained that this purchase is taking advantage of the PA co-op CoStar, which competitively bids vehicles.

**Order 26,813** - approving the sole source purchase of a new Ford F-350 Super Cab Service Body Truck with Liftgate from Keystone Ford (truck chassis) and Stephenson Equipment (up-fit of service body and liftgate) in an amount not to exceed \$54,271 as obtained through CoStar pricing.

Mr. Tressler advised this is the same competitive process as Order 26,812.

**Order 26,814** - approving the sole source contract with AquaLaw in the estimated cost of \$47,500 to provide consultation to determine what steps are needed to extend the 1998 Consent Order issued by MDE to address Combined Sewer Overflows (CSO's) by October, 2023.

Mr. Smith advised that this will allow the City to negotiate an extension with the state and will help determine what future performance metrics will be.

**Order 26,815** - approving the price modification to the current contract with Burgmeier's Hauling for "Municipal Solid Waste Hauling Services for Curbside Garbage and Recycling Collection (22-18-M)" to a reduced annual cost of \$1,227,800.64 effective July 1, 2021, due to the recent commercial revenue reduction as a result of 155 units switching to private dumpster service.

Mr. Tressler advised that this will save the City approximately \$20K per year.

**Order 26,816** - appointing Mason R. Reed as the student representative to the Parks and Recreation Board.

**Order 26,817** - accepting the sole source proposal from Wycliffe Technologies to provide additional Milestone XProtect Camera System licenses, network video recorder, cameras, and related equipment and software to add to the city's existing Milestone

camera systems located at City Hall, the Public Safety Building, and the Municipal Services Center for the amount not to exceed \$74,461.

Mr. Tressler advised that the system is already in place at City Hall and the Public Safety Building, and added that since the Municipal Service Center has no infrastructure at all, their system will be at a higher cost.

**Order 26,818** - authorizing the assignment of the tax sale certificate for 501 Regina Avenue to the City for the amount of \$7,165; authorizing the City Solicitor to complete the tax sale foreclosure so the City can take title and record the deed; and authorizing the abatement of City real estate taxes, contingent upon recordation of the deed.

Mr. Tressler advised that this property has receive numerous complaints, has draining problems, and said the City has an agreement with the previous tax certificate holder to take the property. He added that once the City has control it will be assessed as a potential warehouse property in a commercial zone.

**Order 26,819** - accepting the report from the City Administrator pertaining to the closure of a portion of a street known as Riverside Avenue, advising that there is no basis for assessing damages and awarding benefits to abutting property owners resulting from the aforesaid closing.

Mr. Tressler advised that the City Solicitor had noted there was no basis for assessing damages for this property, but said it had been visited and looked at anyway and there was found no reason for damages.

**Order 26,820** - approving the award of \$4,023.85 from the Central Business District Facade Improvement Program to the Allegany Youth Enrichment Program Services (AYEPS) for their project at 119 North Centre Street, which serves as a City match of 25%.

Ms. McKenney advised that four (4) projects mentioned in the previous meeting were funded by this program, because of issues with 2019 taxes, and said there was a requirement with all taxes being up to date. Mr. Tressler advised that this project was budgeted in the façade program, and said this represents the remaining amount not distributed yet.

**Order 26,821** - approving the abatement of the 2019-2020 real estate taxes for 119 N. Centre Street (Tax ID 14-005129) owned by the non-profit group Allegany Youth Enrichment Program Services (AYEPS).

Ms. McKenney advised that this property was donated to AYEPS in May 2019, and said they received their non-profit status that same year, so there was some crossover between the time it was donated and the non-exempt status. Mr. Tressler advised that it's not uncommon for the state to lag behind, and stated that the organization didn't realized they had to formally request an abatement.

Mayor Morriss said it was good news that the entire budget for the façade program could be utilized, with Mr. Tressler advising that Ms. McKenney had taken another look at the original program that didn't go so well, and revised it to get all the funds out so they would be available for use.

**IX. Public Comments**

Mayor Morriss stated that it was an honor to have Chief Dunn at the meeting, and advised that the Chief will be retiring at the end of the month. The Mayor thanked him for all he's done for the City of Cumberland, and said he will be missed. The CFD Battalion Chiefs as well as the Interim Fire Chief Shannon Adams were in attendance, and congratulated him on his wonderful career, wishing him well going forward. Chief Dunn introduced his family, who were also in attendance, and thanked personnel and officers, saying they have been the most qualified group the Fire Department has ever had. He thanked his Administrative Assistant Julie Davis, and Fire Marshal Shannon Adams, and said he counted on them every day. Chief Dunn thanked his family, and the M&CC for all their support of the CFD.

*No Other Public Comments*

All public comments are limited to 5 minutes per person

**X. Adjournment**

With no further business at hand, the meeting adjourned at 6:44 p.m.

Minutes approved on August 4, 2021

Raymond M. Morriss, Mayor

ATTEST: Marjorie A. Woodring, City Clerk