

# Mayor and City Council of Cumberland

## WORK SESSION

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

Tuesday, January 19, 2021  
5:45 p.m.

*This meeting was held via Video-Conference*

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

**ALSO PRESENT:** Jeffrey D. Rhodes, City Administrator; Margie Woodring, City Clerk; Ken Tressler, Director of Administrative Services; Robert Smith, City Engineer

### I. PUBLIC MEETING AGENDA REVIEW – JANUARY 19, 2021

Councilman Frazier advised that he would be doing a small speech during the upcoming Regular Session to thank M&CC, City employees, citizens, etc. for observing a moment of silence to remember all those that have lost their lives to Covid-19. Mayor Morriss advised that the lights around City Hall are red, white, and blue, and noted that the church bells had rung at 5:30 as requested.

Mayor Morriss reviewed the Directors Reports and Minutes up for approval, and called for any questions. Councilwoman Marchini advised that she found a potential discrepancy with the reporting of “outside of City limits” calls on the Fire Department report, and inquired about it. Mr. Rhodes advised that he would get with Chief Dunn for an answer.

In answer to a question from Council, Mr. Smith advised that the difference in “cold mix” and “hot mix” to fix potholes is that hot mix is around 350 degrees, and cold mix is way drastically below that. He said during cold weather, the cold mix is better to repair the potholes, as in certain colder temperature ranges the hot mix can’t be used. He added that cold mix is for temporary repairs.

Unfinished Business **Ordinance 3833**, pertaining to a Contract of Sale and Deed to convey 884 Sperry Terrace to the Atkins’, up for its second and third readings, was reviewed again.

Mr. Rhodes reviewed New Business **Ordinance 3884**, up for its first reading, which will accept bids for 17 and 19 Waverly Terrace, and 417 Walnut Street, and authorize conveyance to 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, and have already been bid once.

Mr. Rhodes reviewed the orders on the Consent Agenda:

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

Mr. Smith explained that they basically combined two FY21 projects and merged into them into the inlet screen project. He stated that the contractor was already there doing concrete repairs, and is very capable. He advised that tomorrow they will be starting up the inlet screen equipment, which will drastically improve the performance of plant, while making it safer for crews doing work. Mr. Smith noted that they removed a crane that was installed in 1915, and said now the plant is on the cutting edge of technology. Mr. Rhodes discussed the underwater video of the work the divers had to do, and Mr. Smith invited M&CC to come to his office to view the rather large video file, and said he can also give them some context as to what’s going on.

**Order 26,752**, authorizing the Mayor to sign and accept a Capital Projects Grant Agreement with the State of Maryland (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 the execution of a 15-year PILOT with Allegany Junction Partnership and Allegany County, Maryland, regarding the construction of a 40-unit mixed-income rental housing development at 100 Reynolds Street (former East Side School site), 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 \$21,141.00 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 called for any questions or comments. Just a reminder, he stated that the 17-19 Waverly Terrace was surplus property that no one had bid on during the surplus sale, so the City subsequently accepted an offer. He added that now someone else is trying to make an offer on the property after the City had already agreed to the other offer. He stated that although this party had plenty of time to offer in the first and second round, they chose to

wait until the City had already accepted an offer. Mayor Morris advised Council that they may get some comments from people about this issue at some point.

Mr. Rhodes discussed the East Side School site, and inquired if anyone knew if there was anything on that property before the school was there, and advised that this may be the first time that the property has ever paid taxes.

## **II. ADJOURNMENT**

With no further business at hand, the meeting adjourned at 6:13 p.m.

Respectfully submitted,

Marjorie A. Woodring, City Clerk

Minutes approved February 16, 2021