



Mayor and City Council of Cumberland

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

City Administrator Jeffrey F. Silka
City Solicitor Michael S. Cohen
City Clerk Marjorie A. Woodring

MINUTES

M&CC Regular Meeting
City Hall

DATE: May 03, 2022

I. OPEN SESSION – 6:15 p.m.

II. Pledge of Allegiance

III. Roll Call

PRESENT:

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

Also Present: Jeffrey Silka, City Administrator; Michael S. Cohen, City Solicitor; Marjorie A. Woodring, City Clerk; Mark Gandolfi, City Comptroller; Ken Tressler, Director of Administrative Services; Robert Smith, City Engineer; Morgan Alban, GIS Specialist

IV. Statement of Closed Meeting

1. Summary Statements of the closed meetings held April 26 and May 3, 2022

Mayor Morriss announced that closed sessions had been held on April 26, 2022 at 4:15 p.m., and May 3, 2022 at 4:00 p.m., and read into the record summaries of those sessions which are attached hereto and made a part of these minutes as required under Section 3-306 (c) (2) of the General Provisions Article of the Annotated Code of Maryland.

V. Presentations

1. Presentation of the 2021 Planning Commission Annual Report

Morgan Alban, GIS Specialist, provided a PowerPoint presentation and gave a brief background review of the report. Ms. Alban went over key findings: number of building permits issued, and demolition permits issued, which reflects the City's efforts to initiate the Maryland Avenue Redevelopment Project and removal of blighted properties; and a net housing stock decrease of 28 residential units in 2021. Ms. Alban stated that no major changes in current plans or the permitting process is necessary at this time. Mayor Morriss noted that the last Comprehensive Plan was in 2013, and asked if there was a time frame for the next one. Ms. Alban advised that it's being worked on now, and is due 2023/2024.

VI. Proclamations

1. Proclaiming the week of May 9 – 14, 2022 as Salvation Army Week in Cumberland

Mayor Morriss read the Proclamation and presented it to Captain Ronnette Smith and representatives from the Salvation Army. Captain Smith thanked the City of Cumberland, saying they couldn't do all they do without the City's continued support.

Chief Ternent expressed his appreciation to Captain Smith, saying that the CPD and the Salvation Army partner on National Night Out, and the Kids Academy. He said Captain Smith and her team are invested in the community and all they do is appreciated.

VII. Director's Report

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

(A) Administrative Services

1. Administrative Services monthly report for February, 2021

VIII. Approval of Minutes

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

1. Approval of the Closed and Work Session Minutes of December 21, 2021, and the Regular Session Minutes of January 4, 2022

IX. Public Hearings

1. Public Hearing to receive comment on the City's intent to not adopt the 2022 Constant Yield Tax Rate and to readopt the current real property tax rate of \$1.0595 per \$100 of assessment.

Convened: 6:35 p.m. *No comments*

Adjourned: 6:35 p.m.

X. Unfinished Business

(A) Ordinances

1. **Ordinance 3910** (*2nd and 3rd readings*) - accepting the bid from C3 Home Renovations LLC in the amount of \$52,963.40 for the purchase of City-owned surplus property at 502

Regina Avenue, which was offered for public sale in the 2022 Request for Bids for Surplus Property Round IV. No other bids were received.

SECOND READING: The ordinance was submitted in title only for its second reading, **Motion** to accept the second reading and move to the third after comment was made by Councilman Frazier, seconded by Councilman Cioni, and was passed on a vote of 5-0. Mayor Morriss called for questions or comments. Being none, the ordinance 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 3911** (*2nd and 3rd readings*) - accepting the bid from Richard A. Pravlik in the amount of \$2,000 for the purchase of City-owned surplus property at 309 S. Cedar Street, which was offered for public sale in the 2022 Request for Bids for Surplus Property Round IV, and rejecting all other bids.

SECOND READING: The ordinance was submitted in title only for its second reading, **Motion** to accept the second reading and move to the third after comment was made by Councilman Frazier, seconded by Councilman George, and was passed on a vote of 5-0. Mayor Morriss called for questions or comments. Being none, the ordinance 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 3912** (*2nd and 3rd readings*) - accepting the bid from Del and Del Allegany Properties, LLC in the amount of \$3,500 for the purchase of City-owned surplus property at 107/109 S. Allegany Street, which was offered for public sale in the 2022 Request for Bids for Surplus Property Round IV, and rejecting all other bids.

SECOND READING: The ordinance was submitted in title only for its second reading, **Motion** to accept the second reading and move to the third after comment was made by Councilwoman Marchini, seconded by Councilman Cioni, and was passed on a vote of 5-0. Mayor Morriss called for questions or comments. Being none, the ordinance 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.

XI. New Business

(A) Ordinances

1. **Ordinance 3913** (*1st reading*) - to amend Section 25-23 of the City Code to establish a definition for "Gambling Facility" and to amend the Use Regulation Table in Section 25-132 to incorporate the "Gambling Facility" use into its terms (ZTA #22-01).

Mr. Silka advised that Ordinance Nos. 3913 and 3914 are related to the City being able to accept any of the Fantasy Gambling licenses that the state is issuing. He said No. 3913 allows the gambling facilities to be brick and mortar structures in all zones other than residential.

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

2. **Ordinance 3914** (*1st reading*) - to amend Section 11-132 of the City Code pertaining to gambling to legalize fantasy competitions and sports wagering.

Mr. Silka advised that this ordinance allows for the use of the machines in approved zones.

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

(B) Orders (Consent Agenda)

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

Order 27,001 - authorizing the acceptance of the recommendation of the Historic Preservation Commission (HPC) of a Historic District Tax Incentive Program property tax credit for 224 Washington Street in the amount of \$2,900.45, which is 10% of the eligible project costs of \$29,004.46.

Mr. Silka advised that this work was an exterior porch and roof renovation.

Order 27,002 - authorizing the sole source purchase of a New 2022 Ford F150 Super Cab XL Pickup from Diehl's Ford in an amount not-to-exceed \$37,220, with government rebates offered by the seller, in accordance with City Code Section 2-171 (d)(3).

Mr. Silka advised that this is a replacement for a 2003 F250 that was declared surplus, and said the cost is roughly \$4200 over what was budgeted, which he said they are seeing in every vehicle the City is buying this year, but funds are available.

Order 27,003 - authorizing execution of a Collective Bargaining Agreement with the AFSCME, AFL-CIO, Local #1715, pertaining to certain employees in the general trades and labor, and clerical/technical classifications of the City, for the term May 3, 2022 through June 30, 2025.

Mr. Silka advised that a few highlights are health insurance premium/co-pays increasing, which will bring the AFSCME union in line with other employees at 10%. He also mentioned wage increases or COLAs for 2022-2024, and comp time not accruing more than 80 hours/year. He added that all of this was ratified by the membership.

Order 27,004 - authorizing execution of a Contract of Sale with Cumberland Ventures, LLC, regarding the City's purchase of certain parcels of land in the area of Bellevue Street for the purchase price of \$40,000.

Mr. Silka advised that the City is purchasing the undeveloped lots of this townhouse development with the hope to be able to use them for future housing projects.

XII. Public Comments

No Comments

All public comments are limited to 5 minutes per person

XIII. Adjournment

With no further business at hand, the meeting adjourned at 6:48 p.m.

Minutes approved on September 6, 2022

Raymond M. Morriss, Mayor

ATTEST: Marjorie A. Woodring, City Clerk