

# Mayor and City Council of Cumberland

## WORK SESSION

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

Tuesday, September 21, 2021  
5:00 p.m.

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

**ALSO PRESENT:** Ken Tressler, Interim City Administrator; Michael S. Cohen, City Solicitor; Marjorie Woodring, City Clerk; Chief of Police Chuck Ternent; Joe George – Councilman-to-be; Morgan Alban, Engineering Consultant

### I. PUBLIC MEETING AGENDA REVIEW – SEPTEMBER 21, 2021

Mayor Morriss reviewed the Reports, Minutes, Presentation, and Public Hearing on the agenda and called for any questions or comments. Being none, Mr. Tressler reviewed the five Unfinished Business ordinances, up for their second and third readings:

**Ordinance No. 3896** (*2nd and 3rd Readings*) - to repeal and re-enact with amendments Article II of Chapter 14 pertaining to noise nuisances.

Mr. Tressler advised that this ordinance will provide objective ways to measure noise levels and nuisances.

**Ordinance No. 3897** (*2nd and 3rd Readings*) - amending Section 11-93 of the City Code to except indoor shooting ranges from the general prohibition against the discharge of firearms in the city

Mr. Tressler advised that this was basically to allow the discharge of firearms in approved indoor shooting ranges.

**Ordinance No. 3898** (*2nd and 3rd Readings*) - authorizing execution of a deed to convey surplus property at 455 Baltimore Avenue to Andrea C. Moore for the amount of \$3,111 with terms included to cause the property to revert back to the City should certain terms for rehabilitation not be met.

Mr. Tressler advised that this property is from Surplus Property Sale II, and stated that it's separate from the group due to the reverter clause, it being a rehab property.

**Ordinance No. 3899** (*2nd and 3rd Readings*) - authorizing execution of a deed to convey surplus property at 424 Goethe Street to Sandesh Sreenivas for the amount of \$1,200 with terms included to cause the property to revert back to the City should certain terms for rehabilitation not be met.

Mr. Tressler advised that this property is also from Surplus Property Sale II, and due to it being a rehab with a reverter clause, it also has the same terms as the property in *Ordinance No. 3898*. He added that improvements have to be completed within two years.

**Ordinance No. 3900** (*2nd and 3rd Readings*) - providing for the issuance and sale of \$7.3M of General Obligation Bonds to be issued under the State Local Government Infrastructure Financing Program to finance and/or refinance certain identified costs for (a) office equipment and information technology improvement, equipment and software; (b) new and/or replacement vehicles; (c) facility and infrastructure improvements; (d) street improvements; and (e) water system, sewer system and flood control improvements and equipment.

Mr. Tressler mentioned that this ordinance pertains to the Public Hearing this evening in the M&CC Regular Session.

Mr. Tressler reviewed the Orders on the Consent Agenda:

**Order 26,871** - granting the following residential tax exemptions from the Special Taxing District levy for the 2021-2022 tax year: 45 N. Centre St., Rhee, \$618.64; 50 & 52 N. Centre St., Humbertson, \$300.73; and 43 & 45 N. Centre St., Humbertson, \$201.62.

**Order 26,872** - authorizing the Chief of Police to accept the Allegany County Health Department's Overdose follow-up grant (DART) in the amount of \$5,000 which will allow CPD officers to partner with UMPC Western Maryland and the Allegany County Parole and Probation unit to perform follow-ups with non-fatal overdose victims within 24-48 hours after release from hospital.

**Order 26,873** - authorizing the Fire Chief to accept a 2020 Assistance to Firefighters Grant Award in the amount \$198,000.00 with a City match of \$22,000, for the purchase of 30 self-contained breathing apparatuses and twenty (20) additional face pieces.

Mr. Tressler advised that this is a federal grant sponsored by the Bowling Green Fire Department.

**Order 26,874** - authorizing the execution of Change Order No. 1 with Carl Belt, Inc. for the "Flood Control System Concrete Repairs Project" (1-13-FPM) for the hiring of a qualified industrial lead abatement subcontractor for the increased amount of \$39,000.00, bringing the current total contract price to \$187,650.00.

Mr. Tressler advised that lead was discovered in the trash gate at the Jaycee field flood control area and it required abatement of the lead. He added that this had been budgeted at \$250K, and added that a grant had been acquired for 75% of the total amount, allowing this to come in under budget even at the increased amount, and stated that the City's cost is \$48K.

**Order 26,875** - authorizing execution of a Contract of Sale with H&H MDRP, LLC for the City's purchase of property at 309 Fayette Street (Tax Acct No. 06-027172) for the amount of \$ 2,500.00, and authorizing acceptance of the deed of transfer.

Mr. Tressler advised that this is a property acquisition associated with the Fayette Street Bridge project.

**Order 26,876** - accepting the State Bid from Hertrich Fleet Services, Inc. for four (4) 2022 police vehicles at a total cost of \$147,068.00.

Mr. Tressler advised that the City is piggy-backing on a State Bid, which it has done several times in past years. He added that the total cost of these vehicles is approximately \$200K, as they still have to be outfitted with lights, computers, etc.

**Order 26,877** - accepting the recommendation from the Cumberland Planning Commission to approve a Zoning Map Amendment (ZMA 21-01) to apply the Rehabilitation & Redevelopment Floating Zone (R&R) to property at 718 Frederick Street to re-establish a former local business/commercial use on the ground level for the establishment of a tattoo shop.

Mr. Tressler advised that the Floating Zone allows the City to re-establish a vacant commercial property back to commercial, that has reverted to residential due to becoming vacant or out of operation for more than 2 years. The Mayor advised that Ms. Alban had sent backup with photos of the property, and said that everything looked good.

**Order 26,878** - accepting the proposal from Citgo Water in the total unit price not to exceed \$67,030.50 to supply various materials, including pipe, copper wire, and various hydrants and valve parts to be used for the Fayette Street water main replacement project.

Mr. Tressler advised that both Orders 26,878 and 26,879 are associated with an in-house water line replacement on Fayette Street. He added that a list of materials was sent out to several vendors and said each individual part was bid on, and said the project will take place as soon as materials are received.

**Order 26,879** - accepting the proposal from Ferguson Waterworks in the total unit price not to exceed \$39,593.62 to supply various materials to provide a service connection from the water main to customer meter boxes as part of the Fayette Street water main replacement project.

Mr. Tressler advised that these two Orders, 26,878 and 26,879, are associated with an in-house water line replacement on Fayette Street. He added that a list of materials was sent out to several vendors and stated that each individual part was bid on.

**Order 26,880** - granting the following residential tax exemption from the Special Taxing District levy for the 2021-2022 tax year: 33 N. Centre Street, Gusella/Sasaki - \$600.72.

Mayor Morriss advised Joe George that all of these items being discussed tonight had already been discussed ahead of time. Mr. George had a question regarding Mr. Adams signing the firefighters' grant, and was advised that Shannon Adams is interim Fire Chief at Bowling Green VFD as well.

## **II. MAYOR AND CITY COUNCIL UPDATES**

Councilman Frazier advised that the Human Relations Commission cancelled their annual meeting and are moving their next meeting to November. He stated that prior to this they only had executive meetings due to Covid.

Mayor Morriss advised that the Allegany Museum Board cancelled their meeting also due to the Whiskey Rebellion event. He advised they are still getting numbers, but said it was very successful again this year. He added that the CASA Wine Festival and Heritage Days had a great weekend and were well-attended, even in light of Covid.

Councilwoman Marchini advised that the Downtown Development Commission, and Melinda Kelleher, Downtown Manager, are working on a mitigation plan for when construction starts for the Baltimore Street Town Center project. The Councilwoman added that they want to have a Town Hall Meeting with property owners and businesses downtown. She added that since the Halloween Parade is on, and said Ms. Kelleher will contact business owners downtown to see if they want kids to come by.

Councilwoman Marchini stated that they are looking for a Fall Marketing Intern, and noted that they specifically would like a Junior or Senior in college. She added that their new website should start this month, and said that a Quilt Walk was on for this month. The Councilwoman also mentioned that the HPC Preservation Plan funding was accepted, and said they are looking to complete the plan, and are hoping to engage the public. She also advised that Kathy McKenney, Community Development Program Manager, will be taking a leave of absence for a while.

Mayor Morriss advised that there was a meeting held today to discuss parking downtown, and said they discussed re-routing parking traffic during construction. He added that those working on the plan include him, Melinda Kelleher, Stu Czapski, Lt. Jim Burt, and Kevin Thacker.

Councilman Cioni advised on the Parks and Recreation Board, and said the Halloween Party for kids is not being held at the Park, but said they will be doing a Trick-or-Treat drive-thru, and noted that last year's was very successful. He added that regarding the skate board park, the group's primary pick for a site is Jaycee Field. He said that former Councilman Bernard had stated that from the group's standpoint, they have excluded Constitution Park.

Mr. Tressler advised that they have had some interest in 19 Frederick Street, said they are working with Matt Miller to create an RFP to issue, and have hopes of getting it out in the next week or so.

Councilman Frazier spoke about the East Side School site, and said it was amazing how far the construction has come.

Mayor Morriss advised that regarding the Maryland Avenue project, Ed Scott's footer construction team is in LaVale next Monday with a project that will take one week. He stated that the week after that they will be coming to Maryland Avenue, and said soon there will be some real movement out there.

### **III. ADJOURNMENT**

With no further business at hand, the meeting adjourned at 5:25 p.m., with Councilman Frazier making a motion to move into Closed Session, seconded by Councilwoman Marchini, and was passed on a vote of 4-0.

Respectfully submitted,  
Marjorie A. Woodring  
City Clerk

Minutes approved December 21, 2021