



# Mayor and City Council of Cumberland

*Mayor* Raymond M. Morriss  
*Councilman* Richard J. "Rock" Cioni  
*Councilman* Eugene T. Frazier  
*Councilman* James L. Furstenberg  
*Councilwoman* Laurie P. Marchini

City Administrator Jeffrey F. Silka  
City Solicitor Michael S. Cohen  
City Clerk Allison K. Layton

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## Mayor and City Council of Cumberland

### WORK SESSION

City Hall 2<sup>nd</sup> Floor Conference Room  
57 N. Liberty Street  
Cumberland, MD 21502

Tuesday, April 4, 2023, 5:30 p.m.

**PRESENT:** Mayor Raymond M. Morriss; Council Members: Richard Cioni, Eugene Frazier, Jimmy Furstenberg, Laurie Marchini

**ALSO PRESENT:** Jeff Silka, City Administrator; Allison Layton, City Clerk; Kevin Thacker, Code Compliance Manager

**Media:** Kathy Cornwell and Chris Myers, WCBC Radio

Teresa McMinn, Cumberland Times-News

### I. SHORT TERM RENTAL CODE

Mr. Thacker provided a PowerPoint presentation and discussed a short-term rental ordinance they have been working on. He explained that short-term rentals are better known as AIR BNB, or VRBO, and said the City has no ordinance in place to govern these, so Mr. Silka tasked him and his team to adopt this into code.

Mr. Thacker stated that they have partnered with a company called Granicus, and have identified 60 buildings with 74 units in the City. He explained the generic definition of STRs was kept simple to encompass everything, and reviewed the zones in the City that will allow STRs.

Mr. Thacker went over licensing requirements, saying right now they are treated like a hotel/motel, and said they should be submitting hotel/motel tax, though only one does. He explained that by the City setting these codes, they would be required to collect hotel/motel tax and submit it to the County, in turn coming to the City. He added that properties can have no liens, no fines, and no violations within the City.

Mr. Thacker discussed parking, which he said can be an issue since the current housing code states that property owners who rent their property must provide 2 parking spaces for every 3 bedrooms. He also discussed existing STRs and specific rules that would apply to them, and

added that if the property was within a zone that didn't allow it, they would be allowed to continue, but no new STRs can be there.

Mr. Thacker noted that the only complaints so far with STRs are very few – mostly parking and trash. He stated that homeowners need to be educated to share information with renters. He advised that the owner/agent has to be within Allegany County and be able to respond within 1 hour.

Mr. Thacker discussed the application and review process, documentation that needs to be provided, guest registry, etc. He said once the unit has been approved, an inspection will be done. He added that any violations will fall under the City's housing code. Mr. Thacker opened the floor for questions:

Council Member Marchini asked if the County was doing this as well. Mr. Silka explained that by law, the County collects the tax. He said it's in the City's best interest to conduct the inspections. Mr. Thacker stated that they are being pro-active, and said the County should be doing this, too.

Mr. Thacker explained that Terri Hast has worked with the Citizenserve software to implement the short-term rental licensing in the system. He said they will plug in whatever M&CC decides the fee should be. Mr. Silka stated that in taking a look at the fees the City has right now, they have decided to roll out fee increases, since the City's is lagging.

*There was consensus to proceed with the ordinance.*

## **II. AGENDA REVIEW – APRIL 4, 2023**

Mayor Morriss asked if there was anything specific in the agenda that anyone wanted to discuss.

Mr. Silka reviewed Order 27212 regarding abatement of personal property taxes. He stated that of the \$28,375.89, over \$25K of it is over 7 years old and is deemed uncollectable. Mr. Silka also discussed Order 27214 regarding the George Street Garage parking incentive. He stated that everyone is calling to cancel and get new leases, but noted that this incentive is for new leases and new customers only. He said that any existing lease has to be lapsed for 12 months in order to get the new price. He added that the 2-hour free parking is on as of April 1<sup>st</sup>.

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

Council Member Marchini discussed the ribbon-cutting last week – went well, good turnout. She stated that equipment has arrived downtown and planters have been removed. She mentioned upcoming events: Spring Fling April 8th, prescription take-back at Pharmicare April 6th, Embassy Theater Masquerade Ball, Farmers Market at Canal Place, and Day of Caring and Sharing on May 19th.

There was discussion on Let's Beautify Cumberland's request of \$15K instead of \$10K, and that some of it will be needed the day of Caring and Sharing to buy plants.

Council Member Frazier noted that the first Friday After Five will be May 5<sup>th</sup>, and said hopefully it will reinvigorate the George Street Garage parking for the event.

Council Member Cioni noted that Friday the 7<sup>th</sup> will be the Easter Egg Hunt at Constitution Park.

#### **IV. ADJOURNMENT**

With no further business at hand, the meeting adjourned at 6:06 p.m.

Respectfully Submitted,

Allison K. Layton

City Clerk

Minutes approved on: April 18, 2023