

# Mayor and City Council of Cumberland

## WORK SESSION

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

Tuesday, January 5, 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; Sandi Saville, DDC

### I. PUBLIC MEETING AGENDA REVIEW – JANUARY 5, 2021

Mayor Morriss reviewed the reports and minutes on the Agenda, and Mr. Tressler discussed the Unfinished Business bond ordinances:

**Ordinance 3881:** Mr. Tressler advised that this is for new debt issue, and is debt that was approved to issue in the FY21 budget. He stated that they had originally expected to do this through Maryland CDA, but because refunding is being done, it makes sense to combine and not have to pay issuance costs twice. He said this will be for police and fire vehicles, heavy equipment, some money for the Baltimore Street Bridge and Baltimore Street Access Project, a couple of water line projects and a flood control improvement project.

**Ordinance 3882:** Mr. Tressler advised that this ordinance provides for refunding bonds, and said the City will take advantage of historic low rates. He said there are several different bonds they are looking to refund, with a total amount being over \$14M, with the expectation to save over \$1.5M. Mr. Tressler stated that it's important to note that the Ordinance allows M&CC to give approval to refund more than what will be refunded this spring, with the hope to close in March. He added that it's basically every outstanding bond that they may want to consider in the future. He said some have not been outstanding long enough to refinance now, and said if the rates stay low, they'll probably do another one.

Mr. Tressler reviewed **Resolution R2021-01**, and said this allows for the City to make some acquisitions prior to the bond closing, and the bond closing will reimburse those expenditures. He said that they had planned to issue CDA debt last fall, but that didn't happen, and several police vehicles had been previously approved. Mr. Tressler advised that historically, these vehicles take over a year to deliver; however, they were notified recently that they're ready now, and the City needs to take possession, so they have been

paid for. He stated that they were intended to be paid for by the new bond issue, but this will allow the City to refund itself from bond proceeds.

Mr. Rhodes reviewed New Business **Ordinance 3833**, advising that this property was discussed a couple weeks ago, and said that neighbors wanted to purchase it from the City for the cost of the demolition of this blighted house. He stated that it was declared surplus at the last meeting, and said the next step is to complete the sale and transfer the deed.

Mr. Rhodes reviewed the orders on the Consent Agenda:

**Order 26,748** – authorizing the Chief of Police to accept a 2020 Coronavirus Emergency Supplemental Funding grant in the amount of \$58,983.00, to be used to protect the public and employees from coronavirus contamination by purchasing resources to protect the police facility and vehicles, as well as promote safe communication via virtual media.

Mr. Rhodes advised that some of the items to be purchased through this grant is for prisoner transport equipment to separate them from officers, cleaning services, changes to the Police Department lobby, safety kiosks, thermometers, masks, sanitizers, etc.

**Order 26,749** – accepting the bid of Denali Water Solutions for the “WFP Residuals Management Transportation, Storage, Beneficial Use and/or Disposal” project (33-20-WFP) in variable amounts based on material generated.

Mr. Rhodes advised that this project is for water source sediment transportation, storage and disposal.

**Order 26,750** – authorizing the Mayor’s execution – on behalf of the DDC – a Professional Services Agreement by and between the DDC, the CEDC, and Cochran Studio, Inc. regarding services provided by Cochran Studio for the Baltimore Street Redevelopment Project for a term effective December 15, 2020, and extending through completion of 100% construction drawings being submitted to SHA, for an amount not-to-exceed \$25,250.00 to be funded by Lenders Loan Pool unrestricted funds.

Ms. Saville advised that this is the third extension of the original contract with Cochran Studio, and said the DDC has paid the first and second extension fees. She said Mr. Cochran will continue with his oversight and continue to prepare a planting plan. She added that this funding comes from the Lenders Loan pool because the DDC has no funds anymore, but said Matt Miller from the CEDC will try to replenish those funds from CEDC revenue in order to have funds available for utility and fiber hook-ups to supplement the expense of the owners. She added further that the contract will end at 100% completion of the drawing package being submitted to the SHA.

Mayor Morriss advised that this is an extension to finalize the work on the drawings and to get everything ready to bid for SHA, and said it ran a little longer than anticipated. Councilwoman Marchini praised Mr. Smith's efforts, as well as Mr. Cochran's. Mayor Morriss stated that everything envisioned will be done to the greatest extent possible, but some changes had to be made.

**II. ADJOURNMENT**

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

Respectfully submitted,

Marjorie A. Woodring, City Clerk

Minutes approved February 16, 2021