

Mayor and City Council of Cumberland

WORK SESSION

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

Tuesday, June 1, 2021
5:30 p.m.

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

ALSO PRESENT: Ken Tressler, Director of Administrative Services/Interim City Administrator; Michael S. Cohen, City Solicitor; Marjorie Woodring, City Clerk; Mark Gandolfi, City Comptroller

I. AGENDA REVIEW – JUNE 1, 2021

Mayor Morriss reviewed the Agenda, went over the Work Session Minutes of April 20 and 27, 2021 up for approval, and mentioned the Men’s Health Month Proclamation for the month of June, 2021. Mr. Tressler reviewed the ordinances:

Ordinance 3886 (*2nd & 3rd readings*) - providing for the closure of a portion of a street known as Riverside Avenue, as requested by Northbranch Properties, LLC

Mr. Tressler provided background on the ordinance, which is associated with the Grow West expansion, 200 jobs and significant investment.

Ordinance No. 3887 (*2nd & 3rd readings*) - providing for the City Tax Levy for FY22. Real Estate tax rate to remain at \$1.0595 per \$100 of assessed value. Personal Property tax rate to remain at \$2.648 per \$100 of assessed value.

Mr. Tressler provided background on the ordinance and said this ordinance will set the tax rate for the upcoming year, with rates remaining the same

Ordinance No. 3888 (*2nd & 3rd readings*) - providing for the annual appropriation for the FY22 General Fund.

Ordinance No. 3889 (*2nd & 3rd readings*) - providing for an appropriation for the FY22 Water Fund.

Ordinance No. 3890 (*2nd & 3rd readings*) - providing for an appropriation for the FY22 Sewer Fund.

Ordinance No. 3891 (*2nd & 3rd readings*) - providing for the annual appropriations for the FY22 Special Purpose Funds.

Mr. Tressler reviewed each of the two resolutions on the Agenda:

Resolution R2021-04 - approving the submission of applications to the Maryland Department of Housing and Community Development's Community Legacy program for

the consideration of awarding funding to the four projects that have been recommended by Cumberland's Sustainable Community's Workgroup.

Resolution R2021-05 - approving the submission of an application to the Maryland Department of Housing and Community Development's Strategic Demolition Program for the consideration of awarding funding for the Cumberland Main Street Connections project that has been recommended by Cumberland's Sustainable Community's Workgroup

Mr. Tressler provided background both resolutions and stated that these two resolutions (Community Legacy and Strategic Demolition), are required in order for the City to fill out and submit the applications. He noted that Kathy McKenney was instrumental in going out and soliciting requests for this funding. He added that the City is submitting four projects for Community Legacy funding with a total of \$351K, and one project for Strategic Demolition.

Mr. Tressler reviewed each item on the Consent Agenda:

Order 26,801 - authorizing execution of a Concession License Agreement with Joyce Wormack granting the right to exclusively operate the Concession Area at Constitution Park for the term June 1, 2021, through September 30, 2021, for the fee of \$900.

Mr. Tressler advised that this will be Ms. Wormack's third year operating the concession stand at Constitution Park Pool.

Order 26,802 - authorizing execution of an Outdoor Dining Lease Agreement with Ristorante Ottaviani, LLC and Uncle Jack's Pizzeria & Pub detailing terms for the use of the public right-of-way adjoining each establishment for a one (1) year term effective June 1, 2021 through May 31, 2022.

Mr. Tressler advised that these are our annual agreements to allow local restaurants to do outdoor dining.

Order 26,803 – authorizing the Chief of Police to execute a Memorandum of Understanding (MOU) by and between the Allegany County Sexual Assault Response Team (SART) and all SART partner agencies to establish the terms and conditions under which the SART will meet and function to collaboratively make system-wide improvements in response to sexual violence; said MOU to be for a term not longer than three (3) years from the effective date of the MOU.

Mr. Tressler advised that this is just an operational agreement to share information; it is not funding-related.

Order 26,804 – accepting the bid of Michael's Janitorial, Inc. to provide custodial services for City Hall, Public Safety Building, Municipal Services Center, and emergency clean-up services for the period July 1, 2021 - June 30, 2022, with the option to extend for two years by mutual consent. Basic service - \$7,745.60 per month; COVID cleaning service - \$440.00 per month; emergency on-site cleanup - \$60.00; emergency call-out cleanup - \$100.00.

Mr. Tressler stated that for the public solicitation, Michael's was the only bidder, and advised that their basic service had gone down about \$100.

Order 26,805 -authorizing the City Administrator to execute all Seasonal Employment Agreements for the 2021 spring/summer season; given that said agreements shall not exceed six (6) months from the date of execution.

Mr. Tressler advised that these are the lifeguards, day camp instructors, maintenance, etc.

Order 26,806 – authorizing the City Administrator to execute all FY22 Employment Agreement for part-time employees of the City.

Mr. Tressler advised that these are contractual employees that are here year-round.

Order 26,807 – approving the award of funding from the Central Business District Facade Improvement Program to: 36 North Centre Street - \$10,000.00, 105 South Centre Street - \$3,750.00, 129 Baltimore Street - \$2,450.00, and 138 Baltimore Street - \$4,776.15, each of which represents a City project match of 25%.

Mr. Tressler provided background on how this program works and advised that these business improvements use the balance of the funds that were initially for residential improvements; however, only one residential applicant was approved.

Order 26,808 – declaring three (3) vehicles as surplus, and authorizing them for trade-in: 2004 Chrysler Concord VIN No. 2C3HD36M34H635884, 2007 Dodge Durango VIN No. 1D8HB38P57F537505, 2008 Dodge Durango VIN No. 1D8HB38N08F129090.

Mr. Tressler stated that all of these vehicles are in excess of 150K miles, are in poor condition, and will be used as trade-ins for new police vehicles.

Order 26,809 - appointing Ken Tressler, Director of Administrative Services, as Interim City Administrator effective June 1, 2021.

Order 26,810 - authorizing acceptance of American Rescue Plan Act (ARPA) funding in the total amount of \$19,595,850 and authorizing the City Comptroller, Mayor and City Administrator to execute documentation necessary for the receipt and disbursement of these funds.

Mr. Tressler stated that they are working to analyze the requirements and regulations to determine what these funds can be used for, and said they will be getting a report to M&CC soon to begin the process of identifying projects.

Order 26,811 - approving Minor Amendment #1 05132021 to the 2021 Community Development Block Grant Program which increases the 2021 Constitution Park Improvements Splash Pad Project by \$11,750, making the project total \$87,750.

Mr. Tressler advised that there was a program error made in the calculation on the federal end, so the City received more money and is putting it into the Splash Pad project.

There was discussion regarding Matt Miller, Executive Director of the CEDC, suggesting putting the splash pad at Canal Place at the Western MD Station Center, where the fountain is now, to get more folks to come to the downtown.

The Mayor stated that the idea is worthy of consideration, and mentioned they are thinking also about where to put the skate park. He added that it will be good to see what all the various potential locations would be for both projects.

II. MAYOR AND CITY COUNCIL UPDATES

Mayor Morriss mentioned how wonderful the recent free Del McCoury concert was at Canal Place. He said he estimates the crowd was 2500-3000. He added that it was extraordinary generosity what the McCoury family did, and shows their belief in the City and how much they appreciate the support they've gotten from us for DelFest. The Mayor stated that Dig Deep Brewery was packed during the concert, with a lot of outside beer sales as well, and noted that other businesses seemed just as busy.

Councilman Frazier suggested having something planned once a month at Canal Place to keep people interested in coming downtown. Mayor Morriss advised that Jason Buckel is leading a Canal Place taskforce with ideas of revamping all of Canal place, with one of the critical parts of it for the City to take over the festival grounds. The Mayor stated that this will be especially important during the construction phase of Baltimore Street, to keep people coming downtown. He added that it's important for the City to look at taking over the festival grounds, and said the cost would be worth it to provide activities for the community.

The Mayor stated that he had been talking with Ms. Kelleher and Bob Mayhew about events downtown, and how valuable it would be to have more programming at the festival grounds. He advised that the thought-process is there, and believes that this time next year it may be happening.

III. ADJOURNMENT

With no further business at hand, the meeting adjourned at 6:00 p.m.

Respectfully submitted,

Marjorie A. Woodring
City Clerk

Minutes approved July 20, 2021