

**OFFICE OF THE MAYOR AND CITY COUNCIL
TANEYTOWN, MARYLAND
Mayor and Council Workshop
July 8, 2026**

The Mayor and City Council Workshop was held at 7:30 PM on Wednesday, July 8, 2026.

Present: Mayor Miller, Mayor Pro Tem Miller and Council members Kalinock, Meade, McCarron and Kelly.

Also Present: City Manager Wieprecht and Clerk Kalman. Mayor Miller led the Pledge of Allegiance.

Review of Minutes: Review of minutes from June 3, 2026 and June 8, 2026 regular meetings – no changes were requested

There was a moment of silence in remembrance of former Council member Angelo Zambetti and Mike Stonesifer, who was an active member of the American Legion and very involved in youth sports.

Public Hearing: Resolution 2026 – 03 – County - Wide Water Resources Element - the hearing was opened at 7:31 PM

Reception of Delegation: Mountain Brook Farm – Request to pursue a Developer Rights and Responsibilities Agreement – City Manager Wieprecht explained the Council must consider if they want to move forward with a DRRA, which will lay out the obligations of both the City and the developer. The agreement can specify the number of units that are going to be developed and at what point the City will commit the water and sewer capacity to the project. Council member Meade stated he is not opposed to a DRRA, however it must contain protections that will prevent a negative impact on the bypass and will not leave any portion of the project unfinished and force the City to incur the cost. Wieprecht stated establishment of an escrow account would provide those protections. If the Council chooses to proceed, the negotiation process will begin, the agreement will be reviewed by the Planning Commission only to make certain it is consistent with the Comprehensive Plan and thereafter be presented to the Council. Mr. Kevin Wingate, a member of the development team, addressed the Council to express that the intent is to come to an amicable agreement.

Council member statement regarding conflicts of interest on agenda items: There were no statements of conflicts.

Public comment pertaining to agenda and non-agenda items: Several business owners were present to express displeasure with the removal of parking meters. A lengthy discussion followed. Business owners feel the Council did not thoroughly discuss the issue before the removal and are frustrated that the City did not provide the opportunity to express their needs and concerns before the decision was made.

Mayor Miller stated studies show parking spaces are consistently available and until it is proven the removal of the meters exacerbates the problem, it is not fiduciarily responsible to spend \$70,000.00 on a parking solution.

The full discussion can be found on the City website at www.taneytownmd.gov.

Consideration and Review: There were no requests from the Council

Resolutions, Ordinances and Agreements:

Adoption:

Resolution 2026 – 03 – County – Wide Water Resources Element – City Manager Wieprecht advised the Planning Commission voted to approve adoption and the County hopes to have all municipalities adopt the resolution by the end of August.

Resolution 2026 A – Retirement of Debt Services Correction – Wieprecht explained this is a correction because the initial resolution did not specify the use of unrestricted funds.

City Manager Report:

City Manager Wieprecht reviewed his monthly report which included updates on Charter review (with concentration on the Accessory Dwelling Unit ordinance), and the Memorial Drive Water service reconnections.

Memorial Park Expansion Award – Parks and Recreation Director Vaccare provided a memo to the Council which stated there was one bid received however the City would need to front the remainder of the project in the amount of \$5,722,042.00. These funds are not currently available. There is a reimbursable amount of \$3,024,573.50, which leaves \$2,697,468.50 without reimbursement. Grant funding for the project is through the Department of Natural Resources. Vaccare advised the Council that if the project is canceled the City will need to relinquish the grants and will thereafter be ineligible for future grant funding through DNR.

Department Reports: There were no questions or comments

Old Business:

1. Ordinance 10 – 2026 – Accessory Dwelling Units – Responding to Council member Kalinock, City Manager Wieprecht stated other mechanisms will need to be utilized to address owner occupancy regulations.
2. Charter Resolution CR 2026 – 01 – Term Limits, Amendment to Terms of Office – pending review
3. Charter Resolution CR 2026 – 02 – Amendment to Removal from Office - pending review

Mayor Miller stated Council members should review Charter Article 1 and submit their concerns and suggestions.

The public hearing for Resolution 2026 – 03 – County - Wide Water Resources Element was closed at 10:03 PM

New Business:

1. Monthly Financial Report – no questions or concerns were expressed
2. Accounts Payables – no questions or concerns were expressed
3. Charter Review – Campaign Finance – City Manager Wieprecht advised some of the items currently being reviewed are the age requirement for contributions and modification of the Campaign Finance forms.
4. Mountain Brook Developer Rights and Responsibilities Agreement – no questions, or concerns were expressed.
5. Memorial Park – Inspection Services and Professional Services Agreement – no questions, or concerns were expressed.
6. Ratification of Sheetz Bond Release – motion to approve by Kalinock, 2nd by Kelly – carried 5 – 0
7. Award of Decarbonization Study – City Manager Wieprecht advised this will allow for energy monitoring at City facilities and explained the goal is to reduce energy demand. Motion to approve by Kalinock, 2nd by Kelly – carried 5 – 0.
8. Approval of Special Event Permit – Carroll Kennel Club FastCAT Trials – Memorial Park, September 4 – 6, 2026 – motion to approve by Kalinock, 2nd by Kelly – carried 5 - 0
 - Monthly Financial Report – motion to approve by Kalinock, 2nd by Kelly – carried 5 - 0
 - Accounts Payables – motion to approve by Kalinock, 2nd by Kelly – carried 5 - 0
9. CDM Smith Water and Sewer Planning Proposal – City Manager Wieprecht explained an overall evaluation has not been conducted for several years. The proposal is for a study that would include identifying infrastructure needs. CDM would continue to monitor the effectiveness of inflow and infiltration, help to develop an approach to use with Maryland Department of the Environment for associating the recharge with the wells and evaluate the need for an additional water storage vessel. Wieprecht advised there is currently a capacity of 30,000 gallons of water per day available for additional growth (which includes both commercial and residential) before building permits would need to be halted, unless recharge issues can be resolved.

Mayor Miller read a Presiding Officer's Closing Statement

Motion to adjourn to a closed session at 10:05 PM by Kalinock, 2nd by Meade pursuant to §3 – 305 (b) (3) of the General Provisions Article of the Maryland Annotated Code, to consider the acquisition of real property for a public purpose and matters directly related to the acquisition and § 3 – 305 (b) (14) To discuss, before a contract is awarded or bids are opened, a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

The Mayor and City Council did not reconvene in public session after the discussion.

Respectfully Submitted by: Clara Kalman, City Clerk