

**OFFICE OF THE MAYOR AND CITY COUNCIL
TANEYTOWN, MARYLAND
Mayor and Council Workshop
September 9, 2026**

The Mayor and City Council Workshop was held at 7:30 PM on Wednesday, September 9, 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 August 17, 2026 combined meeting – no changes were requested.

Public Hearing: Ordinance 10 – 2026 - Accessory Dwelling Units – The hearing was opened at 7:30 PM and closed at 8:56 PM with no comments from the public.

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

Public comment pertaining to agenda and non-agenda items:

Council members responded to concerns from the public related to fencing, lighting, signage and bicycle helmets.

Consideration and Review: There were no requests from the Council

Resolutions, Ordinances and Agreements:

Introduction:

Ordinance 12 – 2026 – Site Plans – There was a lengthy discussion centered on the approval process and various items that will be included. Currently the process requires developers to present to the Planning and Zoning Commission seven times which is a burden on staff, creates redundancy of comments from the public and does not allow adequate time for the staff to make changes following the final presentation before the plan is required to be presented to the Council. Reducing the number of Planning and Zoning touch points to a minimum of two would expedite the process. Council members stated the code should allow ample opportunities for citizen comments. City Manager Wieprecht explained that generalization of adequate facilities was intentional and final approval by the Director of Planning and Zoning will be added. Incorporating a simplified site plan process would provide a step-by-step process and would lay out specific items that need to be on the drawing.

Adoption:

Ordinance 10 – 2026 – Accessory Dwelling Units – City Manager Wieprecht advised work on the parking study continues. Council member Meade reminded the Council that a request from the Planning and Zoning Commission is to add language to clarify that a waiver may be considered if the general cost is atypical to construct off-street parking spaces.

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Ordinance 11 – 2026 – Fiscal Year 2026 Budget Amendment No. 3 – There were no questions or concerns expressed.

Resolution 2026 – 07 – Updates to Fee Schedule – City Manager Wieprecht advised Park Impact Fee has been increased to \$1,600.00 and the word “sheds” has been changed to “accessory building”. Director of Parks and Recreation, Lorena Vaccare, calculated the Park Impact fee based on the same format that was used to determine the original fee, however the anticipated costs for projects in the Capital Improvement Program have been updated to reflect current prices.

City Manager Report:

City Manager Wieprecht advised:

- Field work for the parking study is complete
- Director of Planning and Zoning, Andrew Gray, is continuing to work on the sign ordinance and hopes to have it completed before his departure.
- The Memorial Drive final walk through was conducted and a punch list was created. The contractor and the Department of Public Works will make the repairs.
- CDM Smith will soon submit the proposal for the project design and engineering services for the York and Middle Street project, which has been expanded to include Carroll Heights and Bankard Terrace.
- Presentation of the annual audit is scheduled for the October meeting.

Department Reports:

- Responding to Council member Kelly, Wieprecht advised there is no additional information about the weekend summer water spikes.
- The October Mayor and Council meeting will be a combined meeting.

Old Business:

1. Charter Resolution CR 2026 – 01 – Term Limits, Amendment to Terms of Office – pending review
2. Charter Resolution CR 2026 – 02 – Amendment to Removal from Office - pending review
3. Charter Article 1 – review continues with the first draft tentatively scheduled for the October meeting.
4. Campaign Finance – additional language will be added to specify the age limit for donations.
5. Impact Fee Funding Model – This will be part of the fee schedule updates.
6. Mountain Brook Developer Rights and Responsibilities Agreement – Discussions continue.
7. Memorial Park Expansion – Mayor Miller advised he spoke with County Commission Vigliotti and will be meeting with him later in the week to discuss possible options. Council member Kalinock has been in communication with Representative Johnny Olszewski who suggested earmarking the project for federal funding.

New Business:

1. Monthly Financial Report – Wieprecht advised general fund networking cash is \$1,993,016.00 and utility fund unrestricted cash is \$3,684,260.00.
2. Accounts Payables – no concerns were expressed.
3. Approval of Memorial Park Pavillion #2 Construction Proposal – The proposal is to repair the pavilion after storm damage. Council members were not pleased with the insurance payout, but there were no

concerns expressed about the project in general. The balance to the City is \$68,796.93 and is not in the current budget.

4. Approval of Special Event Permit - Taneytown Pride – June 20, 2027 – no concerns were expressed
5. Approval of Sewer Flow Study – City Manager Wieprecht explained the study includes information about the effectiveness of inflow and infiltration because that was part of the discussion during a presentation by CDM Smith at the April 2026 meeting.

Mayor Miller read a Presiding Officer's Closing Statement

Motion to adjourn to a closed session at 8:57 PM by Kalinock 2nd by Miller pursuant to §3 – 305 (b) (7) of the General Provisions Article of the Maryland Annotated Code, to consult with counsel to obtain legal advice.

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

Respectfully Submitted by: Clara Kalman, City Clerk