

**OFFICE OF THE MAYOR AND CITY COUNCIL
TANEYTOWN, MARYLAND
Mayor and Council Workshop
September 3, 2025**

The Mayor and City Council workshop was held at 7:30 PM on Wednesday, September 3, 2025.

Present: Mayor Miller, Mayor Pro Tem Miller and Council members Tillman, McCarron, Meade and Kalinock. **Also Present:** City Manager Wieprecht and Clerk Kalman. Mayor Miller led the Pledge of Allegiance.

Review of Minutes: Review of the minutes of the August 6, 2025 and August 11, 2025 regular meetings – No changes were requested.

Reception of Delegation: CQI Associates, LLC – Mr. Richard Anderson reviewed an updated trend chart and summary of City government accounts. Mayor Miller and City Manager Wieprecht responded to questions and concerns from Council members and after discussion the unanimous consensus of the Council is for a thirty-six month, all-in fixed option.

Council member statement regarding conflicts of interest on agenda items: None

Public comment pertaining to agenda and non-agenda items:

Dick Hull, the developer of Meadowbrook, advised he is requesting the approval of the Taneytown Stormwater Management Association Dedication, which is the City's acceptance of a stormwater management pond. This will be the finalization of the development. Approximately \$19,700.00 is currently held in a maintenance fund and will be returned to the City along with the deed. The recommendation of City Manager Wieprecht is to accept the pond which would be consistent with the practice for residential subdivisions. Wieprecht explained when the development was initially envisioned it was assumed the pond would serve a commercial or industrial purpose, however that has never been the case. Typically, there is not a separate agreement, but the Public Works Agreement did not include acceptance of the pond. Acceptance of the agreement signifies the City's commitment to accepting the pond and the remainder of the maintenance fund minus the costs associated with the transfer of the deed and legal fees. This item will be on the agenda for approval at the Monday, September 8, 2025 Council meeting.

Resolutions, Ordinances and Agreements:

Adoption:

Ordinance 18 – 2025 – Parks and Recreation Advisory Board – There were no questions or concerns expressed.

Ordinance 19 – 2025 – Fiscal Year 2025 Budget Amendment #3 – City Manager Wieprecht responded to questions from the Council.

Ordinance 20 – 2025 - Fiscal Year 2026 Budget Amendment #1 – There were no questions or concerns expressed.

City Manager Report:

- City Manager Wieprecht reviewed his monthly report which included updates on the Streets and Stormwater Management Facilities Manual, Charter and Code review, Roberts Mill Road / Broad Street Reconstruction, Riffles Lane to York Street drain, Westview Drive water line replacement and the sewer manhole rehabilitation main interceptor line.
- The Planning Commission has discussed requests from manufacturers for flexibility in the zoning code that would allow for daycare facilities near manufacturing operations, easements to allow for sidewalks and service type businesses for employees. Discussion followed about the feasibility of an overlay zone with suggestions from Council member Kalinock and Tillman to instead create a list of special exceptions that would be allowed. Solar generation facilities were also a topic of discussion. Wieprecht indicated some permits have been issued for residential roof top solar but there has not been a request for a solar facility on industrial land. Currently the City code is silent on the issue, but it would be helpful to have legislation in place before a request is received. Mayor Miller stated caution should be exercised because industrial land is limited and the land should not be taken over with solar.
- It may become necessary to update City Code to address energy storage facilities in the industrial district.

Council member Meade stated zoning should be used to direct growth in a way that will be beneficial to all.

- Wieprecht advised the Council of recent water leaks and stated readings at well 15 continue to show decreased levels and encouraged residents to continue water conservation efforts.
- The City was awarded Main Street improvement funds in the amount of \$25,000.00 from the Department of Housing and Community Development who recommended using the funds to offset the Director of Economic Development salary.
- The second installment from the polyfluoroalkyl lawsuit, in the amount of \$241,957.74, has been received.

Department Reports:

- Wieprecht responded to questions from Council member Tillman about the water discharge chart provided in the monthly report from the Department of Public Works which led to a lengthy discussion about inflow and infiltration and water recharge. Mayor Miller stated the readings within the next few months will likely show a correction, but the City should be mindful of future capacity.

New Business:

1. Monthly Financial Report – No questions or concerns were expressed.
2. Accounts Payables – No questions or concerns were expressed.
3. Approval of Special Event Permit – National Capital Region Early Ford V9 Club Car Show – May 17, 2026 – No questions or concerns were expressed.
4. Approval of Special Event Permit – Taneytown Pride – June 20, 2026 – No questions or concerns were expressed.
5. Revisions to General Specifications for Street and Stormwater Management Facilities Construction – City Manager Wieprecht explained the manual is a supplement to the Carroll County Manual. Some updates will be to make the terminology more consistent, correct some of the plates and road markings, add detail to the stormwater section, add pedestrian crosswalks, add roll curbs and update easement sizes. Mayor Miller instructed Council members to review the manual before the

October meeting and submit their requests. The resolution will come before the Council for adoption in October.

Mayor Miller advised he will have nominations at the September 8, 2025 meeting for the Executive Administrative Assistant and Director of Planning and Zoning positions. Council members will be provided with their resumes and a narrative with salary information for each candidate.

Adjournment: Motion to adjourn at 9:33 PM by Kalinock, 2nd by Tillman – carried 5 – 0.

Respectfully Submitted by: Clara Kalman, City Clerk