

MAYOR AND CITY COUNCIL

CHRISTOPHER G. MILLER
MAYOR

JAMES L. McCARRON
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRI R. AVALLONE
TREASURER

CLARA KALMAN
CLERK



COUNCIL MEMBERS

JUDITH K. FULLER

DIANE A. FOSTER

ELIZABETH W. CHANEY

CHRISTOPHER R. TILLMAN

AGENDA MAYOR AND CITY COUNCIL WORKSHOP WEDNESDAY, APRIL 3, 2024 7:30 PM

Opening: Pledge of Allegiance and roll call ▶

Review of Minutes: Review of the minutes of the March 6, 2024 and March 11, 2024 regular meetings and the March 27, 2024 Budget Workshop. ▶

Reception of Delegation: Main Street update – Chairwoman Bollinger ▶

Council member statement regarding conflicts of interest on agenda items ▶

Public comment pertaining to non-agenda items ▶

Resolution, Ordinances and Agreements: ▶

Introduction:

Ordinance 01 – 2024 – Fiscal Year 2024 – 2025 Operating Budget ▶

Ordinance 02 – 2024 - Fiscal Year 2024 - 2025 Water and Sewer Rate ▶

Ordinance 03 – 2024 - Fiscal Year 2024 – 2025 Tax Rate ▶

Adoption:

Resolution 2024 – 06 – Water allocation for April ▶

City Manager Report ▶

Department Reports ▶

Legal Report ▶

New Business ▶

1. Monthly Financial Report ▶
2. Accounts Payables ▶
3. Department of Public Works building – Step 2 ▶
4. Approval of Contract Addendum No. 3 – Ecker's Lawn Service, LLC ▶
5. Approval of Fence Installation Agreement – Bollinger Park and Perry Property ▶
6. Public Works Agreement for Evapco – 3rd Amended Site Plan ▶

Public comment pertaining to Agenda items ▶

Adjournment ▶

ORDINANCE NO. 01 - 2024
FISCAL YEAR 2024 - 2025 OPERATING BUDGET

PURSUANT to Article VII, §C-702 and C-703 of the Charter of the City of Taneytown, the Mayor and City Council shall adopt an annual budget that provides a complete financial plan for the budget year and contains estimates of anticipated revenues and proposed expenditures.

WHEREAS, a budget fulfilling the requirements of the Charter has been prepared; and

WHEREAS, pursuant to the provisions of §C-703, a public hearing on said budget has been held on _____, after the required two weeks notice was given in the Carroll County Times pursuant to §C-703 of the Charter of the City of Taneytown; and

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TANEYTOWN:

Section One: That the budget attached hereto and incorporated herein is hereby adopted as the budget for the City of Taneytown for Fiscal Year July 1, 2024 through June 30, 2025

INTRODUCED THIS ____ DAY OF _____, 2024

CLARA KALMAN, CITY CLERK

PASSED THIS ____ DAY OF _____, 2024

CLARA KALMAN, CITY CLERK

APPROVED THIS ____ DAY OF _____, 2024

CHRISTOPHER MILLER, MAYOR

ORDINANCE NO. 02 - 2024
FISCAL YEAR 2024 - 2025 WATER AND SEWER RATE

PURSUANT to Section C-1013 of the Charter of the City of Taneytown, the Mayor and City Council have the authority to charge and collect such services rates, water rents and ready-to-serve charges as it deems necessary for water supplied and for removal of sewage.

WHEREAS, the Operating Budget for fiscal year 2024-2025 calculates the revenue necessary to operate the water and sewer system; and

WHEREAS, due to the effective management of the system, reduction in operational costs, increase in the accuracy of the metering system, and modest growth in the City, the rate needed to balance the water/sewer budget can be maintained at the prior year's rate.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TANEYTOWN:

Section One: That water and sewer rate for water and sewer consumed and used for Fiscal Year July 1, 2024 through June 30, 2025 shall be billed per quarter as follows:

Water	\$7.25/1,000 gallons
Sewer	\$14.24/1,000 gallons
Water Hydrant Meter	\$16.38/1,000 gallons
Bay Restoration Fund	\$15.00

INTRODUCED THIS ____ DAY OF _____ 2024

CLARA KALMAN, CITY CLERK

PASSED THIS ____ DAY OF _____, 2024

CLARA KALMAN, CITY CLERK

APPROVED THIS ____ DAY OF _____, 2024

CHRISTOPHER MILLER, MAYOR

ORDINANCE NO. 03 - 2024
FISCAL YEAR 2024 - 2025 TAX RATE

PURSUANT to Article VII, §C-709 and C-710 of the Charter of the City of Taneytown, the Mayor and City Council shall determine the amount of the tax levy for the fiscal year as determined by the amount of property tax stated in the budget; and

WHEREAS, the Mayor and City Council desire to maintain the real property tax rate of \$.37 per 100 of assessed real property value and the personal property tax rate of \$.80 per 100 of assessed property value from the prior fiscal year; and

WHEREAS, this existing real property rate exceeds the Constant Yield Tax Rate for the Fiscal Year 2023-2024, as calculated by the Maryland Department of Assessment and Taxation, thus the City has complied with the notice and public hearing requirements of §6-308 of the Tax Property Article of the Maryland Annotated Code.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TANEYTOWN:

Section One: That real property tax rate for the City of Taneytown shall be \$.37 per 100 of assessed real property value for Fiscal Year July 1, 2024 through June 30, 2025.

Section Two. That the personal property tax rate for the City of Taneytown shall be \$.80 per 100 of assessed property value for Fiscal Year July 1, 2024 through June 30, 2025.

INTRODUCED THIS ____ DAY OF _____ 2024

CLARA KALMAN, CITY CLERK

PASSED THIS ____ DAY OF _____, 2024

CLARA KALMAN, CITY CLERK

APPROVED THIS ____ DAY OF _____, 2024

CHRISTOPHER MILLER, MAYOR

CITY OF TANEYTOWN
RESOLUTION NO. 2024-06

WHEREAS, the Charter of the City of Taneytown gives the City Council power to operate and maintain a water system and take all necessary steps for the efficient operation thereof; and

WHEREAS, the Charter of the City of Taneytown gives the City Council the powers to exercise planning and zoning authority, under which the City has established a process for granting zoning certificates and building permits which serves to regulate construction and development within the City; and

WHEREAS, from time to time the City, based on water usage demand, improvements made to the water system, and other related factors, shall reassess the formula and calculations used to calculate available water capacity; and

WHEREAS, such a re-evaluation was conducted in August 2017 by the City and its Engineer and have used such findings in the creation of Exhibit A attached hereto; and

WHEREAS, the City Council of the City of Taneytown makes the following findings:

- A. The City of Taneytown has a limited water supply. The amount of water available for allocation to new or expanded uses is provided on Exhibit A, attached hereto and made a part hereof.
- B. It is necessary for the City of Taneytown to protect its limited water supply to allocate water capacity to existing, pending and future development within its jurisdictional boundaries to ensure the continuing economic development and stability of the City, and to ensure that development will not generate water demands which exceed available capacity.
- C. Substantial harm to the public health, safety and general welfare of the City in the form of premature exhaustion of its water supply and economic hardships will result from the issuance of unlimited development approvals.
- D. Under the mandate of State law the City has adopted a Water Capacity Management Plan to guide the development, use and allocation of drinking water appropriate for use by the City and its residents. The terms of the Water Capacity Management Plan require that the City give specific attention to water allocation.
- E. This Resolution is a fair and reasonable means of achieving, and substantially advances a public purpose and has been adopted to provide the controls necessary to accomplish this purpose.
- F. In making these findings the City Council has reviewed the background documentation and presentations by City staff and concludes that it reasonably supports these findings.

WHEREAS, the Mayor and City Council deem it in the best interest of the citizens of the City of Taneytown to use an allocation process for water currently available for new and expanded uses.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF TANEYTOWN that:

1. An allocation shall be made of the existing water supply for any existing lot of record where the owner has made application for a zoning certificate for improvements to said lot and the lot conforms in all ways to the Code of the City of Taneytown, or has already received the necessary waivers, variances, or special exceptions.
2. An allocation shall be made of the existing water supply for any development project that has received approval from the Taneytown Planning and Zoning Commission and has recorded plats.
3. An allocation shall be made of the existing water supply for any development to which water capacity was addressed under the terms of a Development Rights and Responsibilities Agreement.
4. The calculations used in forming this allocation plan are provided on Exhibit A.
5. This Resolution shall become effective upon passage of this Resolution.
6. This Resolution for the allocation of water supply shall expire as provided on Exhibit A.
7. Upon the expiration of this Resolution all allocations made under this Resolution, but not utilized shall be null and void. A reallocation of any existing water supply shall be made after that date by action of the Council.
8. This Resolution and the water allocation made thereunder does not in any way create a contract, agreement or other promise by the City to any party, to provide the water allocated beyond the effective dates of this Resolution. Any plans, decisions or determinations made in reliance of the allocations made in this Resolution or on the available water shown in Exhibit A are made at the parties own risk.
9. The City Staff is hereby empowered to enact policies necessary for the effective administration and enactment of the goals contained in the Resolution.

INTRODUCED THIS ____ DAY OF _____, 2024

CLARA J. KALMAN, CITY CLERK

PASSED THIS _____ DAY OF _____ 2024 BY A VOTE OF
_____ COUNCILMEMBERS IN FAVOR AND _____
COUNCILMEMBERS OPPOSED.

CLARA J. KALMAN, CITY CLERK

APPROVED THIS _____ DAY OF _____ 2024.

CHRISTOPHER G MILLER, MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
THIS _____ DAY OF _____, 2024.

BY: _____

Exhibit A.

Resolution 2024-06
April 11, 2024
Water Allocation Plan

	<u>EDU</u>	<u>GPD</u>
Available Gallons per Day (GPD)		39,085
Allocated		
Infill	1 @ 250 gpd	250
Recovery 180	1 @ 250 gpd	250
Taney View	2 @ 250 gpd	500
Total Allocated		1,000
Available GPD Less Allocated		38,085
Projects with Preliminary Plan Approval		<u>0</u>
Remaining GPD		38,085

This allocation plan shall expire on May 13, 2024