

THE TOWN OF UNION BRIDGE
COUNCIL MEETING MINUTES
October 27, 2025

The Council met in the Union Bridge Town Hall, on Monday, October 27, 2025 at 7:00 p.m., for their monthly council meeting. Notice of the meeting was given by posting the agenda at the Town Hall, on the Town's website, and provision to the Carroll County Times. Mayor Jones presided over the meeting with councilmembers Laura Conaway; Anthony Bowman; Bret Grossnickle; and Logan Grossnickle; and Town Attorney, Mandi Porter. Councilmember Ellen Cutsail was absent. The attendees' sheet is attached to and made a part of these minutes. **Councilmember Laura Conaway motioned to approve the September 2025 operating statements; September 22, 2025 council meeting minutes and October 6, 2025 work session minutes. Councilmember Tony Bowman seconded and the motion passed unanimously.**

Council President Laura Conaway motioned to approve Quantum's financial statements for September 2025. Councilmember Logan Grossnickle seconded and the motion passed 3-1. Councilmember Anthony Bowman recused himself due to a conflict of interest.

MAYOR'S REPORT

-Mayor Jones recommended that the space at the Town Hall which was previously designated for use by the Historical Society (which is no longer active) be repurposed to convert the space into additional Town Hall storage. Mayor Jones is committed to storing the Historical Society archives at the Town Hall. **Councilmember Bret Grossnickle motioned to repurpose the old pump house as recommended by Mayor Jones. Council President Laura Conaway seconded and the motion passed unanimously.** Everyone was in agreement to get rid of the old pump and motor that is currently in the area.

-Mayor Jones stated that Union Bridge will be holding a Christmas Decoration Contest this year. Details to follow next month.

-Mayor Jones informed Councilmember Tony Bowman of a street/parking issue on E. Elger St.

-Union Bridge will be holding Trick or Treat Friday, October 31, 2025, from 6:00 p.m. to 8:00 p.m.

ATTORNEY REPORT – MANDI PORTER

-Mandi discussed the Town's option to purchase and acquire a lot of ground containing 11.478 acres from Citizens UB Solar, LLC as mentioned in the annexation agreement. The cost per acre would be \$4,500.00. After discussion, **Councilmember Bret Grossnickle motioned for the Town to move forward with the purchase of the 11.478 acres. Council President Laura Conaway seconded and the motion passed unanimously.**

-Mandi Porter introduced Ordinance No. 320 authorizing the Town of Union Bridge to exercise an option to purchase and to acquire a lot of ground containing 11.478 acres located at the southwest intersection of W. Locust St. and E. Whyte St. within the Town limits for a purchase price of \$51,651.00. A public hearing will be held on November 24, 2025.

JACKSON RIDGE DEVELOPMENT

-Martin Hill, President Woodhaven Building and Development, requested the Town amend current policy requiring the retention of 20% (20,000 gallons per day) daily capacity at the Waste Water Treatment Plant (WWTP) to 10% daily capacity. The proposed change would free approximately 38 Equivalent Dwelling Units (EDUs) of capacity needed to accommodate Phase One of the Jackson Ridge Development. Councilmember Bret Grossnickle stated that MDE would have to be consulted on this request to see if they would allow Union Bridge to do so. Town staff will reach out to MDE to discuss. Mr. Grossnickle discussed the need to establish an agreement outlining how the developer will fund their portion of the new WWTP. A copy of Mr. Hill's request dated October 16, 2025 is attached to and made a part of these minutes.

CARROLL COUNTY SHERIFF'S OFFICE - DEPUTY MCGINNIS

-Deputy McGinnis reported that between September 22, 2025 and October 27, 2025 there were 37 calls for service within the Town of Union Bridge. Out of those calls for service seven (7) were found to be reportable. A copy of Deputy McGinnis' report is attached to and made a part of these minutes.

COMMITTEE REPORTS

WATER/SEWER

-Mr. Grossnickle covered everything he had in the discussion concerning Martin Hill's request and had no further business to discuss.

STREETS

-Mr. Bowman had no new business.

COMMUNITY CENTER

-Ms. Cutsail was absent.

POLICE/MOWING/CHRISTMAS LIGHTS

-Ms. Conaway informed Council that the Town needs to purchase more parking meters to replace meters that are no longer in working order. **Council President Laura Conaway motioned to purchase six (6) parking meters at a cost of \$1,434.00. Councilmember Logan Grossnickle seconded and the motion passed unanimously.**

-Quantum Management seeks permission to send out final violation notices to two (2) Shriner Court residents. **Council President Laura Conaway motioned to give Quantum Management permission to send out final violation notice to two (2) Shriner Court residents. Councilmember Bret Grossnickle seconded and the motion passed 3-1. Councilmember Tony Bowman recused himself due to a conflict of interest.**

-Ms. Conaway worked with Leda, Ellen, Dawn and Deputy McGinnis throughout the month regarding parking issues.

-Ms. Conaway's full report is attached to and made a part of these minutes.

STREET LIGHTS/TRASH

-Mr. Logan Grossnickle reported that Donald Wilson requested permission to plant two (2) Pin Oak trees at the Little Pipe Creek Park/Donald D. Wilson Walking Trail. Council was in agreed to Mr. Wilson's request. Logan will meet with Mr. Wilson to decide the precise location where the trees can be planted.

PUBLIC COMMENTS AND CONCERNS

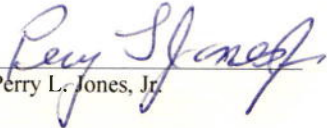
-There were no public comments or concerns.

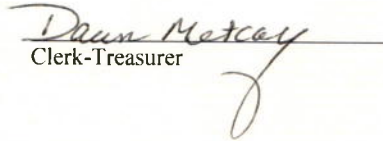
Council President Laura Conaway motioned to adjourn the Council meeting. Councilmember Tony Bowman seconded and the motion passed unanimously.

The next council meeting will be held on November 24, 2025.

The next work session will be held on November 10, 2025.

The content of the council meeting is contained on a zip drive.


Perry L. Jones, Jr.


Clerk-Treasurer