

THE TOWN OF UNION BRIDGE
COUNCIL MEETING MINUTES
August 24, 2026

The Council met in the Union Bridge Town Hall on Monday, August 24, 2026, at 7:00 p.m., for their monthly council meeting. Mayor Perry Jones presided over the meeting with council members Laura Conaway, Anthony Bowman, Ellen Cutsail, Bret Grossnickle, and Logan Grossnickle present. Town attorney Mandi Porter, Planning & Zoning Consultant Steve Horn, and Town Administrator Mike Reynolds were also present. Mayor Perry Jones opened the meeting with the Pledge of Allegiance. The sign-in sheet is attached to and made a part of these minutes. **Councilmember Ellen Cutsail motioned to approve the July 2026 operating statement, July 27, 2026 council meeting minutes, July 27, 2026 closed session minutes, and August 10, 2026 work session minutes. Councilmember Tony Bowman seconded, and the motion passed unanimously.**

Councilmember Laura Conaway motioned to approve June 2026 and July 2026 financial statements for Shriner Court. Councilmember Logan Grossnickle seconded, and the motion passed unanimously.

PLANNING CONSULTANT

-Planning Consultant Steve Horn would like to go into closed session to discuss the Potomac Edison land acquisition request.

MAYOR'S REPORT

-Mayor Jones had the following statements:

- Carroll County Maryland Municipal League will be holding its quarterly meeting on September 10, 2026
- Maryland Municipal League will be holding several Lunch and Learn webinars; if you are interested, you must register.

ATTORNEY REPORT

-Town Attorney updated the Mayor and Council on the Citizens UB Solar 5-year decommissioning update submitted to the Maryland Public Service Commission, which was discussed at last month's Council meeting. Ms. Porter reported that she had just received information that the Assistant Attorney General sent a response concerning the proposed reduction. She further advised that the Power Plant Research Program is requesting that the project owner apply a 25% contingency, rather than 10%, to the Solar Escalated Decommissioning total. This change would increase the bond amount to \$1,003,033.50.

TOWN ADMINISTRATOR

-Town Administrator Mike Reynolds reported to the Mayor and Council on the special projects currently underway in town. He reported that the Town solicited bids to replace aging playground equipment and install a maintenance-free safety surface beneath the new equipment. Bids were opened on August 17, 2026, and four bids were received: Cunningham Recreation, \$195,866.19; Metro Recreation, \$196,000.00; All Recreation, \$195,999.00; and Kompan, \$182,533.84. A copy of Mr. Reynolds' August 24, 2026 report was attached to and made a part of these minutes.

-A request was presented from a group of horseback riders who frequent Flood Zone, seeking permission to install a hitching post on Town-owned conservation land. The group stated that it would provide all materials and labor for the installation. Mr. Reynolds recommended that, if the Mayor and Council approve the request, the group be required to clean up any horse waste left in the area. The Council agreed to discuss the matter further at the next work session meeting.

CARROLL COUNTY SHERIFF'S OFFICE – DEPUTY MCGINNIS

-Master Deputy Kevin McGinnis reported that between the dates of July 24, 2026 until August 24, 2026, the Carroll County Sheriff's Office responded to 36 calls for service within the town limits of Union Bridge. Out of those calls, five (5) required a report. A copy of Deputy McGinnis's full report is attached to and made a part of these minutes.

COMMITTEE REPORTS

STREETS

Councilmember Anthony Bowman gave a report on the following:

- Received a request from The Church of the Brethren to close the alley that runs behind the church for an event they will be holding. Mr. Bowman stated that he gave permission for them to close the alley for the event.

COMMUNITY CENTER

-Councilmember Ellen Cutsail motioned to accept Metro Recreation's bid in the amount of \$196,000.00 to replace some of the playground equipment and to install a maintenance-free safety play surface under the new equipment. Councilmember Tony Bowman seconded, and the motion passed unanimously.

WATER/SEWER

Councilmember Brett Grossnickle had no new business.

POLICE

Councilmember Laura Conaway provided a copy of her report, which is attached to and made a part of these minutes.

- National Night Out was held on Tuesday, August 4th, from 6-8 p.m. at the town square.
- The final free snowcone event for the summer will be held on Friday, August 28th, from 12-2 at the town square.
- Throughout the month, Ms. Conaway spoke to Master Deputy McGinnis, Lead, and Ellen regarding parking enforcement issues.

STREETLIGHTS

Councilmember Logan Grossnickle had no new business.

PUBLIC COMMENTS AND CONCERNS

-Giuseppe Monteleone addressed the Mayor and Council, stating that several residents had expressed interest in a dog park, and asked whether one could be installed in town. Mr. Monteleone also informed Council that residents living at the far end of West Broadway are speeding along the roadway, causing nearby residents' windows to shake.

-Marty Hill addressed the Mayor and Council concerning Woodhaven's efforts to move the Jackson Ridge project forward. He stated that, although several meetings have been held, there does not appear to be a clear process for advancing the development. Mr. Hill expressed the need for an established procedure to ensure that his questions are addressed and that he receives the feedback necessary to proceed. Mr. Hill also reported that he has been working to bring the Jackson Ridge well online. He noted that, during Monday's meeting, he was asked when the first homes would be constructed. He stated that the anticipated timeframe is spring 2028, contingent upon site work beginning in early 2027. Mr. Hill emphasized that achieving this timeline will require a formalized procedure and a designated individual to provide timely responses and guidance. Town Attorney Mandy Porter informed Mr. Hill that the Town does have a process in place. She stated that the next step would be to take some of the revisions suggested by Mr. Hill to the Planning and Zoning Commission and then to the Mayor and Council.

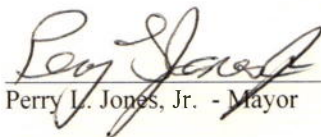
Councilmember Ellen Cutsail motioned to convene to closed session at 7:45 p.m., pursuant to Maryland Code, General Provisions Article Section 3-305 (b), to discuss Potomac Edison land acquisition. Council President Laura Conaway seconded, and the motion passed unanimously.

Council President Laura Conaway motioned to adjourn the Council meeting. Councilmember Ellen Cutsail seconded, and the motion passed unanimously.

The next council meeting will be held on September 28, 2026.

The next work session will be held on September 14, 2026.

The content of the council meeting is contained as an audio file located on a flash drive.


Perry L. Jones, Jr. - Mayor


Dawn Metcalf - Clerk-Treasurer