COUNTY COUNCIL OF CECIL COUNTY
WORK SESSION MINUTES
August 18, 2026
OPEN SESSION – Elk Room
4:30 P.M.
NOTE: The recording of this meeting is available on the County website at cecilcountymd.gov

PRESENT: Council Members: Al Miller, Bob Meffley, Rebecca Hamilton and Dawn Branch; Council Manager L. Michelle Henson; Council Executive Assistant Christine Palmer; members of the Administration and members of the public.

Call to Order
President Miller called the meeting to order at 4:30 p.m. and announced that there were four Council Members present which constitute a quorum.

Approval of Minutes
On a motion made by Vice President Meffley, seconded by Councilwoman Branch, the Council moved to approve the minutes of the Council Work Session of August 11, 2026. The motion passed unanimously.

REVIEW OF LEGISLATIVE AGENDA
PUBLIC HEARING
File 2026-01
Council Manager Henson stated for the record:
FILE 2026-01 Applicant: Timothy & Lori Patterson Property Location: 560 Blue Ball Road, Elkton, Maryland 21921 Election District 3, Tax Map 26F, Parcels 39 & 40 Property Owner Timothy & Lori Patterson – Presently Zoned Urbanized Residential (UR) Proposed Zoning Business General (BG).
Director of Land Use and Development Services (LUDS) Stephen O'Connor stated that the standard for rezoning a parcel is based upon either a substantial change in the character of the neighborhood or a mistake in the original zoning classification. He noted that LUDS staff recommended disapproval of the rezoning, and that the Planning Commission recommended approval, pursuant to the applicant's presentation during a meeting before the Commission.

Introduction of Resolutions
Resolution No. 44-2026
Council Manager Henson stated for the record:
Resolution No. 44-2026 Approval – Axon Equipment Enhancement Package for Cameras, Tasers, Virtual Reality (VR) Training, License Plate Readers (LPR), Drone Support, etc. – Multiple Year Contract
Director of Administration Schneckenburger stated that the proposed agreement was reviewed during the August 4th Work Session. He stated Sheriff Adams was present to answer any questions. Councilwoman Hamilton stated she would review the August 4th presentation.
Councilwoman Branch noted that funding for year one of the proposed agreement was budgeted for Fiscal Year 2027 (FY27).
Vice President Meffley expressed support for the proposed agreement, stating that the package will enhance interdepartmental communication.

Resolution No. 45-2026
Council Manager Henson stated for the record:
Resolution No. 45-2026 Approval – Application – Enterprise Zone Expansion
Director of Economic Development Sandra Edwards stated that Resolution No. 45-2026 provides for the expansion of the Enterprise Zone to include 63.05 acres owned by EJP, LLC, represented by Rick Polanski. She stated the property is located on the south side of Route 40, between Perryville and North East.
Councilwoman Hamilton queried the planned use of the property. Director Edwards stated that the owner is consolidating his businesses and plans to develop an innovation hub, which will provide spaces for various business startups.
Councilwoman Branch requested clarification of the Zoning Designation of the parcels.

Resolution No. 46-2026
Council Manager Henson stated for the record:
Resolution No. 46-2026 Appointment – Planning Commission – John Mettee
Director of Administration Schneckenburger requested Council's consideration regarding the appointment of John Mettee to the Planning Commission for a term which expires August 17, 2029.
Councilwoman Hamilton expressed support for the appointment of John Mettee.

Consideration of Resolutions
Resolution No. 40-2026
Council Manager Henson stated for the record:
Resolution No. 40-2026 Appointment – Agricultural Preservation Advisory Board – Paul Drummond
Director of Administration Schneckenburger requested Council's consideration of the reappointment of Paul Drummond to the Agricultural Preservation Advisory Board for a term which expires August 1, 2031.

Resolution No. 41-2026
Council Manager Henson stated for the record:
Resolution No. 41-2026 Appointment – Susquehanna Workforce Network Board – Lisa Beeman
Director of Administration Schneckenburger requested Council's consideration of the appointment of Lisa Beeman to the Susquehanna Workforce Network Board for a term which expires June 30, 2029. He noted that statute requires representation from the Department of Social Services on the Susquehanna Workforce Network Board.

Resolution No. 42-2026
Council Manager Henson stated for the record:
Resolution No. 42-2026 Appointment – Commission for Women – Sally Kilby Dulin
Director of Administration Schneckenburger requested Council's consideration of the appointment of Sally Kilby Dulin to the Commission for Women for a term which expires March 3, 2029.

Resolution No. 43-2026
Council Manager Henson stated for the record:
Resolution No. 43-2026 Appointment – Building Board of Appeals – Christopher Bradley
Director of Administration Schneckenburger requested Council's consideration of the appointment of Christopher Bradley to the Building Board of Appeals for a term which expires August 19, 2031.

Bill No. 2026-06
Council Manager Henson stated for the record:
Bill No. 2026-06 Establishment of the Sanitary Sewer Benefit Assessment for the Little Elk Creek Sanitary Subdistrict
Director of Administration Schneckenburger stated that property owners within the Triumph Industrial Park (TIP) voiced concerns regarding ownership and maintenance of sewer mains over which buildings had been constructed at 545 and 555 Blue Ball Road. He stated that Director of Public Works Scott Flanigan was present to brief Council on the issue.
Director Flanigan stated that in response to concerns voiced by property owners during the August 4th Public Hearing regarding sewer line maintenance responsibility, he and Director of Administration Schneckenburger met with the property owners. He stated that he will develop a Memorandum of Understanding (MOU) through which the County will accept maintenance responsibility of the sewer mains in exchange for certain conditions, including providing the County access to a manhole that is currently within a fenced area and access to buildings and grounds to conduct inspections. He noted that the property owners will retain responsibility for sewer lateral maintenance.
Councilwoman Branch expressed appreciation that the property owners' issues were addressed. Vice President Meffley queried if the County had inspected the mains with a sewer camera. Director Flanigan stated that the previous owners of the TIP did not permit County inspection of

the mains, adding that the lines will now be inspected as part of the County's acceptance of maintenance responsibility.
Vice President Meffley queried the number of connections to the sewer main. Director Flanigan stated his belief that 3 buildings are connected to the sewer main, and that a 4th building flows directly to the manhole. He added that this will be confirmed once the County can access the manhole within the fenced area.
President Miller queried the size of the building that was constructed over the sewer main. Director Flanigan estimated that the building is about 4 times the size of the Elk Room (approximately 9, 000 square feet).
Councilwoman Hamilton queried if conditions outlined in the MOU would change after the sewer main is inspected. Director Flanigan stated that the MOU provides permission for the County to enter the property and inspect the sewer main. He added that if any plumbing violations are identified, they will be referred to the Department of Permits and Inspections.

Council Manager Report
Council Manager Henson stated the report was included in Council's meeting packet.

Council Member Items
Council deferred Council Member Items to the Legislative Session.

Adjournment
President Miller requested a motion to adjourn the Work Session.
Councilwoman Branch made motion to adjourn the Work Session, which was seconded by Councilwoman Hamilton.
President Miller adjourned the work session at 4:55 pm.

Motion for a Closed Session
Council Manager Henson stated for the record:
Pursuant to Statutory Authority to Close Session, General Provision Article, Annotated Code of Maryland §3-305 (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees or officials over whom this body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

President Miller requested a motion to conduct a Closed Session.
Councilwoman Hamilton made a motion to conduct a Closed Session, which was seconded by Vice President Meffley.
President Miller announced that the Work Session would not reconvene.

President Miller announced that the next Work Session will be held on Tuesday, August 25, 2026 at 4:30 pm in the Elk Room of the County Administration Building. The session will be livestreamed on the County Council's webpage at www.cecilcountymd.gov

Approved:

Al Miller, Council President

L. Michelle Henson, Council Manager