

COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2025-19
October 7, 2025

The County Council of Cecil County met in Legislative Session at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The following members of the Council were present:

Al Miller, Council President
Robert Meffley, Council Vice President
Rebecca Hamilton, Council Member
Donna Culberson, Council Member
Dawn Branch, Council Member

NOTE: The recording with transcription of this meeting is available on the County website at www.ccgov.org/council

CALL TO ORDER

The meeting of the County Council of Cecil County of October 7, 2025, was called to order by Council President Miller at 7:00 p.m.

ROLL CALL

Council Manager Henson called the roll and noted that five members were present.

OPENING PRAYER/MOMENT OF SILENCE

President Miller requested an observation of a moment of silence.

APPROVAL OF AGENDA

On a motion made by Councilwoman Culberson, seconded by Vice President Meffley, the Council moved to approve the agenda of October 7, 2025. The motion was approved unanimously.

PRESENTATION OF PROCLAMATIONS

a. Women's Small Business Month

Councilwoman Hamilton, on behalf of County Council, read the Women's Small Business Month Proclamation.

b. Breast Cancer Awareness Month

Councilwoman Culberson, on behalf of County Council, read the Breast Cancer Awareness Month Proclamation, noting that County Executive Adam Streight ordered that the County Administration Building will be illuminated in pink from October 1st – 31st in recognition of Breast Cancer Awareness Month.

PUBLIC HEARING

Rezoning File 2025-04

Council Manager Henson stated for the record:

Rezoning File 2025-04 – Applicant: Morris & Ritchie Associates, Inc., and Maryland Sand Gravel and Stone Company. Property Location: 64 Ephrata Avenue, Elkton, Maryland 21921. Election District: 5, Tax Map: 26G, Parcels: 256, 276 and 332. Property owner: Maryland Sand Gravel and Stone Company. Presently Zoned: Residential Mixed Use (RMU). Proposed Zoning: Business-General (BG) and Heavy Industrial (M-2).

President Miller opened the Public Hearing at 7:06 p.m.

Witnesses presenting testimony were sworn in by Council Manager Henson.

Messrs. Sean Davis, representing Morris & Ritchie Associates, Inc. and Alfred Tyler, Maryland Sand Gravel and Stone Company, introduced themselves to Council.

Mr. Davis stated that Mr. Tyler requested the rezoning of this property based upon a mistake in zoning classification during the 2011 Comprehensive Rezoning. Mr. Davis provided a Power Point

presentation outlining the rezoning request, a copy of which was placed in the record of the minutes.

Mr. Davis stated that the Environmental Protection Agency (EPA) placed a restrictive covenant upon the property in 2007 due to previous chemical contamination of the site and subsequent cleanup efforts. He stated EPA identified 40 parties which were responsible for the original contamination and subsequent cleanup, adding that the restriction calls out that all parties would be required to approve residential development of the site.

Mr. Davis stated that during the Comprehensive Rezoning of 2011, the County was not aware of the EPA's restriction regarding residential development, and the property was designated Residential Multi Use (RMU).

Mr. Davis stated that the property was zoned Business General (BG) and Development Residential (DR) in 1993, adding that between 1993 and 2011 the property designation was amended to its current description. He noted that the requested zoning designations of BG and M-2 match the balance of properties along Route 40.

Mr. Davis stated that groundwater treatment has been ongoing at the site since 1996, adding that all hazardous materials and contaminated soils have been removed.

Vice President Meffley queried if the wells of neighboring properties are routinely tested. Mr. Davis stated he did not know the answer.

Mr. Tyler stated that the site's groundwater is contained within slurry walls, adding that there has been no migration of the groundwater over the years.

Mr. Tyler stated he was not involved in any cleanup operations, stating that EPA charged the perpetrators with cleaning the site.

Mr. Davis stated he would research EPA's remediation action plan regarding the site.

Department of Land Use and Development Services (LUDS) Director Stephen O'Connor stated that LUDS staff and the Planning Commission recommended approval of the request to rezone the property based upon the applicant's successful demonstration of a mistake during the 2011 Comprehensive Rezoning.

Director O'Connor presented the Findings of Facts report, a copy of which was read and placed in the record of the minutes.

Councilwoman Hamilton queried if the 1993 zoning designation of DR is compatible with RMU. Director O'Connor stated the 1993 designation of DR envisioned a mixed-use development, adding that the County's current Limited Development Residential (LDR) or Suburban Transition Residential (ST) zones are similar to the DR zone.

Councilwoman Hamilton queried if any area of the site would be developable for residential use.

Mr. Davis stated the property is not marketable for residential development.

Councilwoman Hamilton expressed concerns that other properties with similar histories may have undiscovered restrictions.

Director O'Connor stated that enforcement of EPA restrictions would be between EPA and the property owner.

Councilwoman Hamilton queried the plans for the property. Mr. Davis stated the plans for the property include a solar field and possible ecommerce facility.

President Miller advised meeting attendees who have comments regarding the rezoning request to speak from the podium after stating their name and address, adding that all comments and questions are to be directed to Council.

Mr. Harold DeLoach expressed his belief that the EPA restrictions prohibited all development, not just residential.

Mr. Steven Poff spoke in opposition of the rezoning request.

Ms. Christine Reeves expressed concerns regarding heavy equipment and road maintenance. She queried if the required disclosure of her property's proximity to a super fund site would be discontinued after development occurred on the site. She asked if water and sewer services would be provided to the residents when infrastructure was placed.

Mr. Mark Poff expressed concerns regarding water quality and increased traffic on Ephrata Avenue.

Council Manager Henson stated that Council received a letter of opposition from Mrs. Jaborne Price, which was read and placed in the record of the minutes.

Councilwoman Hamilton queried if the proposed development will be subject to plan review and development processes. Mr. Davis answered in the affirmative.

Councilwoman Hamilton queried if the development process included additional opportunities for public comment. Mr. Davis answered in the affirmative, adding the development process will include EPA review.

Mr. Davis noted that the contamination and cleanup occurred in the northern portion of the property however the EPA deemed the entire site as a super fund area.

Councilwoman Hamilton queried if the properties would be included in future water and sewer infrastructure plans. Mr. O'Connor stated there is no water and sewer infrastructure in the area currently however when constructed, property owners would be required to connect.

President Miller advised all in attendance that the decision before Council is to determine if a mistake was made in the zoning classification during the Comprehensive Rezoning of 2011.

Councilwoman Hamilton stated that development activity will be reviewed by LUDS and overseen by the EPA. She encouraged residents to attend upcoming meetings.

President Miller stated Council will consider Rezoning File 2025-04 at the October 21st Legislative Session, which commences at 7:00 p.m.

Hearing no additional comments, President Miller closed the Public Hearing at 7:57 p.m.

APPROVAL OF MINUTES

On a motion made by Vice President Meffley, seconded by Councilwoman Culberson, the Council moved to approve the minutes of the Legislative Session of September 16, 2025. The motion was approved unanimously.

PUBLIC COMMENTS

Mr. Sean Brimm spoke about the recent Cecil College Scholarship Awards ceremony and education policies.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Branch expressed appreciation to the meeting attendees.

Councilwoman Branch stated she and Councilwoman Hamilton attended the Cecil College Scholarship Breakfast on September 10th. She noted that she attended the Harvest Dinner on September 24th and the Live for Thomas Foundation Masquerade Ball on September 27th. Councilwoman Branch stated that the Live for Thomas Foundation was founded by Amy Ocasio and Michaela Ocasio, mother and sister of Thomas Ocasio, for the purpose of public education and prevention of teen suicide.

Councilwoman Branch stated that 5th Company Brewing will host a fundraiser on October 11th featuring Armored Combat, noting that the proceeds will support Veterans Mental Health programs.

Vice President Meffley stated he was happy to return to Council after his recent surgery.

Vice President Meffley stated that he and Councilwoman Hamilton previously met with a citizen regarding violations associated with his property, adding that a follow up meeting is scheduled between the citizen and associated County personnel on October 9th. He stated that County Departments have held similar meetings with other citizens, and expressed his appreciation that staff members are willing to discuss issues with residents.

Vice President Meffley stated that he represented Cecil County during Gov. Moore's tour of the Conowingo Dam on September 28th. He expressed concerns regarding the lengthy process of studies associated with dredging the dam and disposal of dredge spoils, stating the goal of dredging the area behind the dam is to improve the health of the Chesapeake Bay.

Vice President Meffley stated that Cecil County's Court Appointed Special Advocate (CASA) will hold a fundraiser on October 9th and added that the District 36 Delegation will hold a fundraiser at the Fish Whistle in Georgetown on October 28th.

Councilwoman Hamilton welcomed Vice President Meffley back to Council.

Councilwoman Hamilton stated she attended a screening of the Cecil County Journeys of Courage video on September 19th, adding that the film features a portrayal of Frederick Douglass by Darius Wallace.

Councilwoman Hamilton stated the Maryland Five Star event will be held from October 16th – 19th, adding that a 5k will be held at Fair Hill on the 19th.

Councilwoman Hamilton stated that Heritage Day will be observed at the Farm Museum on October 18th.

Councilwoman Culberson expressed appreciation to the meeting attendees.

Councilwoman Culberson stated that her intel update would be provided at the next Legislative Session.

Councilwoman Culberson stated she attended the Pirate Takeover in Port Deposit during the weekend of September 20th – 21st, stating it was a family-friendly event with many activities for children.

Councilwoman Culberson noted she attended the Kinship Program at Milburn Orchards on September 13th and stated that she volunteered at the CHEPS Outpost Thrift Store as part of the Cecil Cares Volunteer event on October 3rd.

President Miller expressed appreciation to the meeting attendees.

President Miller stated he attended the Harvest Dinner on September 24th. He commended the owners of the Wellwood for hosting the event, adding that most of the food served was locally grown. He stated that participation grows each year and commended the Office of Economic Development for coordination of the event.

President Miller stated he attended the Cecil Chamber of Commerce Legacy of Leadership breakfast on September 26th, during which Dr. Carl Roberts was honored for his years of community service.

President Miller stated he participated in Cecil Cares on October 4th at Fair Hill Nature Center, adding that Council Executive Assistant Christine Palmer also attended on the 4th and that Ms. Palmer and Council Manager Henson participated in a cleanup event at Chesapeake Boulevard on October 3rd.

President Miller announced the Rising Sun Spooktacular event will take place on Saturday, October 11th.

INTRODUCTION OF RESOLUTIONS

Resolution No. 63-2025

Council Manager Henson stated for the record:

Resolution No. 63-2025 – Appointment – Agricultural Preservation Advisory Board – John Tosh, Jr. and Anthony Vlamis

A Resolution to confirm the appointment of John Tosh, Jr. to replace William Ewing, and Anthony Vlamis to fill the vacancy left by Clay Stubbs, to terms which expire on August 1, 2029, to the Agricultural Preservation Advisory Board.

Introduced and ordered posted on October 7, 2025; and scheduled for consideration on October 21, 2025.

Director Schneckenburger stated the appointments leave one vacancy, which is required to be filled by a farmer.

Resolution No. 64-2025

Council Manager Henson stated for the record:

Resolution No. 64-2025 – Appointment – Adult Public Guardianship Review Board – Dianne Fox

A Resolution to confirm the reappointment of Dianne Fox to a term which expires November 5, 2028 to the Adult Public Guardianship Review Board

Introduced and ordered posted on October 7, 2025; and scheduled for consideration on October 21, 2025.

Director Schneckenburger stated that this reappointment leaves one vacancy on this board.

Resolution No. 65-2025

Council Manager Henson stated for the record:

Resolution No. 65-2025 – Appointment – Building Board of Appeals – Michael Downes, Patrick Conway and Theresa Jackson

A Resolution to confirm the reappointment of Theresa Jackson and the appointments of Michael Downes to fill the vacancy left by Douglas Day, and Patrick Conway to fill the vacancy left by David Strouss to terms which expire December 3, 2029 to the Building Board of Appeals.

Introduced and ordered posted on October 7, 2025; and scheduled for consideration on October 21, 2025.

Director Schneckenburger stated Building Board of Appeals has been a non-functioning board in the recent past, adding that the three appointments will provide for a quorum in order to conduct a hearing regarding an upcoming appeal.

Resolution No. 66-2025

Council Manager Henson stated for the record:

Resolution No. 66-2025 – Appointment – Economic Development Commission – Kimberly Justus
A Resolution to confirm the reappointment of Kimberly Justus to the Economic Development Commission with a term to expire September 6, 2028.

Introduced and ordered posted on October 7, 2025; and scheduled for consideration on October 21, 2025.

Director Schneckenburger stated Ms. Justus is the Executive Director of the Susquehanna Workforce Network, which serves Harford and Cecil Counties.

CONSIDERATION OF RESOLUTIONS

Resolution No. 55-2025

Council Manager Henson stated for the record:

Resolution No. 55-2025 – Annexation – Town of Elkton – 253 Maloney Road (Tax Map 033F, Parcel 1035)

A Resolution to approve the request of the Town of Elkton for a waiver of the five-year hold in accordance with § 4-416 of the Local Government Article of the Annotated Code of Maryland. The request from the Town of Elkton is regarding property owned by 253 Maloney Road, LLC, located on the west side of Maloney Road and south of Route 40, consisting of approximately 10.9056 acres, identified on Tax Map 033F, Parcel 1035, which is being annexed into the Town of Elkton pursuant to Town of Elkton Annexation Resolution A2-2025. The property's proposed rezoning from Cecil County's High Density Residential District (RM) to the Town of Elkton's Business and Industrial (BI) zoning upon its annexation will result in substantially different uses, or substantially higher density, exceeding 50%, than could be granted for proposed development under the County's RM zoning.

Introduced and ordered posted on September 2, 2025; Public Hearing scheduled on September 16, 2025; and consideration scheduled on October 7, 2025.

Director Schneckenburger stated that Administration had no further comments.

Councilwoman Hamilton made a motion to approve Resolution No. 55-2025, which was seconded by Vice President Meffley.

Roll Call Vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Y, Miller – Y

The motion was approved 5-0.

Resolution No. 58-2025

Council Manager Henson stated for the record:

Resolution No. 58-2025 – Supplemental Appropriation – Grant Funds – Community Services – Community Partnerships Division

A Resolution to amend the Annual Budget and Appropriation Ordinance for Cecil County, Maryland for the Fiscal Year ending June 30, 2026, in order to provide a total of \$184,386.68 to the Community Services Grants Fund – Department of Community Services, Community Partnerships Division, Fund 109, Department 536, to record two grants awarded through the Maryland State Department of Education (\$126,062.68) and the Governor's Office for Children (\$58,324.00), respectively. Grant funds will be used to support the Cecil County Health Department's Healthy Families Cecil County Program and expand services related to the Governor's ENOUGH Act, respectively.

Introduced and ordered posted on September 16, 2025; and consideration scheduled on October 7, 2025.

Director Schneckenburger stated that Director of Community Services David Trolie provided an overview of Resolution No. 58-2025 during the Work Session.

Councilwoman Culberson made a motion to approve Resolution No. 58-2025, which was seconded by Councilwoman Branch.

Roll Call Vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Y, Miller – Y

The motion was approved 5-0.

Resolution No. 59-2025

Council Manager Henson stated for the record:

Resolution No. 59-2025 – Supplemental Appropriation – Grant Funds – Community Services – Community Partnerships and Community Wellness Division

A Resolution to amend the Annual Budget and Appropriation Ordinance for Cecil County, Maryland for the Fiscal Year ending June 30, 2026, in order to provide a total of \$17,000.00 to the Community Services Grants Fund – Department of Community Services, Fund 109, Department 523, to record two grants awarded through the Cecil County Health Department. Grant funds will be used to expand and cover costs associated with Community Wellness programming (\$10,000.00) and to launch a Volunteer Recruitment Initiative (\$7,000.00) through the Community Partnerships Division.

Introduced and ordered posted on September 16, 2025; and consideration scheduled on October 7, 2025.

Director Schneckenburger stated that Director Trolie provided an overview of Resolution No. 59-2025 during the Work Session, adding that Resolution Nos. 58-2025, 59-2025 and 60-2025 have no fiscal impact on the County.

Councilwoman Culberson made a motion to approve Resolution No. 59-2025, which was seconded by Councilwoman Branch.

Roll Call Vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Y, Miller – Y

The motion was approved 5-0.

Resolution No. 60-2025

Council Manager Henson stated for the record:

Resolution No. 60-2025 – Supplemental Appropriation – Grant Funds – Community Services – Cecil Transit Division

A Resolution to amend the Annual Budget and Appropriation Ordinance for Cecil County, Maryland for the Fiscal Year ending June 30, 2026, in order to provide a total of \$134,310.00 to the Community Services Grants Fund – Department of Community Services, Cecil Transit Division, Fund 109, Department 522, to record two grants awarded through the Opioid Restitution Trust Fund (\$100,000.00) and the Rural Maryland Council (\$34,310.00), respectively. Grant funds will be used to expand Cecil Transit's COMPASS (Cecil On-Demand Mobility Platform and Service Solution) Program and provide micro transit services to individuals served through West Cecil Health Center.

Introduced and ordered posted on September 16, 2025; and consideration scheduled on October 7, 2025.

Director Schneckenburger stated the grants relate to transportation for citizens in recovery and citizens who utilize West Cecil Health for health care.

Vice President Meffley made a motion to approve Resolution No. 60-2025, which was seconded by Councilwoman Culberson.

Roll Call Vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Y, Miller – Y

The motion was approved 5-0.

Resolution No. 61-2025

Council Manager Henson stated for the record:

Resolution No. 61-2025 – Appointment—Commission on Veterans Affairs – John E. Dixon, III

A Resolution to confirm the appointment of John E. Dixon III to fill the vacancy left by John Stricklett, to a term which expires October 1, 2027, to the Commission on Veterans Affairs.

Introduced and ordered posted on September 16, 2025; and scheduled for consideration on October 7, 2025.

Director Schneckenburger stated that Administration had no further comments.

Councilwoman Branch made a motion to approve Resolution No. 61-2025, which was seconded by Vice President Meffley.

Roll Call Vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Y, Miller – Y

The motion was approved 5-0.

Resolution No. 62-2025

Council Manager Henson stated for the record:

Resolution No. 62-2025 – Supplemental Appropriation – Grant Funds – Department of Land Use and Development Services – Department of Natural Resources Critical Area Commission for the Chesapeake & Atlantic Coastal Bays

A Resolution to amend the Annual Budget and Appropriation Ordinance for Cecil County, Maryland, for the Fiscal Year ending June 30, 2026, in order to provide a total of \$25,000.00 to the Special Revenue Other Grants Fund, Department of Land Use and Development Services, in order to record a grant awarded from the State of Maryland, Department of Natural Resources, Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, for the purpose of updating the local Critical Area Program.

Introduced and ordered posted on September 16, 2025; and consideration scheduled on October 7, 2025.

Director of Administration Schneckenburger stated that the grant funds will be used to update the County's Critical Area Plan, adding that there is no fiscal impact to the County's budget.

Vice President Meffley made a motion to approve Resolution No. 62-2025, which was seconded by Councilwoman Culberson.

Roll Call Vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Y, Miller – Y

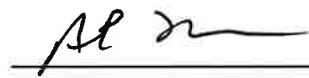
The motion was approved 5-0.

ADJOURNMENT

On a motion made by Councilwoman Hamilton, seconded by Councilwoman Culberson and approved by all present, President Miller adjourned the meeting at 8:27 p.m.

Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, October 21, 2025 at 7:00 p.m. in the Elk Room of the County Administration Building. The Legislative Session will be livestreamed on the County's webpage at www.ccgov.org/council. The recording and transcription will be uploaded to the County's website as soon as possible.

Approved:



Al Miller, Council President

Attest:



L. Michelle Henson, Council Manager