

COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2025-18
September 16, 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
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 September 16, 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 four members were present.

OPENING PRAYER/MOMENT OF SILENCE

Brenda Ross, Lay Minister, Cecilton Parish, Zion United Methodist Church, offered the Opening Prayer.

APPROVAL OF AGENDA

On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch, the Council moved to approve the agenda of September 16, 2025. The motion was approved unanimously.

PRESENTATION OF PROCLAMATIONS

a. National Overdose Awareness Month

Councilwoman Culberson, on behalf of County Council, presented the National Overdose Awareness Month Proclamation, noting that County Executive Adam Streight ordered that the County Administration Building will be illuminated in purple from September 15th – 30th in recognition of National Recovery Month.

b. National Suicide Prevention Awareness Month

Councilwoman Branch, on behalf of County Council, presented the National Suicide Prevention Awareness Month Proclamation.

PUBLIC HEARING

Resolution No. 55-2025 – Town of Elkton Annexation A2-2025 – 253 Maloney Road – Tax Map 033F, Parcel 1035 – Waiver of 5-Year Rule

President Miller opened the Public Hearing at 7:24 p.m.

Council Manager Henson stated for the record:

Resolution No. 55-2025 – Annexation – Town of Elkton – 253 Maloney Road (Tax Map 033F, Parcel 1035) – Waiver of 5-Year Rule

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 of Administration Schneckenburger stated Administration had no comments.

President Miller queried the audience for comments in favor of the request.

Ms. Michelle Ravert spoke in favor of the request.

Mr. Russell English spoke in favor of the request.

Councilwoman Hamilton queried the property owner for development plans regarding the property.

Mr. Richard Polansky, owner of the property, stated the site will be leased to and developed for a group that provides situational awareness training for protection services, specifically, body guards. He stated all training activity will take place inside of the building.

Mr. Polansky stated that the tenant will erect fencing around the perimeter of the property and will conduct training operations for 5 – 7 participants at a time, resulting in minimal increase of traffic on Maloney Road.

Discussion ensued regarding the number of dwelling units that could be permitted under the existing zoning designation.

Councilwoman Hamilton queried if firearms would be used during training exercises. Mr. Polansky answered in the negative.

Councilwoman Hamilton queried if construction equipment or delivery trucks would utilize the driveway from Maloney Road to access the property. Mr. Polansky answered in the positive, adding that deliveries will not occur on a daily basis.

Councilwoman Hamilton queried lighting of the site. Mr. Polansky stated training and classroom activities will occur indoors.

Councilwoman Hamilton queried the type of bufferyard for the site. Mr. Polansky stated there will be a green fence surrounding the property and a landscaping buffer.

Councilwoman queried if the property is serviced by Town of Elkton water and sewer. Town of Elkton Planning Director Jeanne Minner answered in the negative.

Vice President Meffley, attending the meeting virtually, queried if the property had been posted with information regarding the planned development. Mr. Polansky answered in the negative, stating he met the requirement of public notice via publication in the local newspaper.

Councilwoman Hamilton queried if notices were sent to adjoining property owners. Director Minner answered in the negative, stating the only requirement of public notice was via publication in the local newspaper.

Councilwoman Culberson queried if the Town's annexation of this property was publicly advertised. Director Minner answered in the affirmative, stating that the Town's Planning Commission as well as the Mayor & Commissioners conducted public hearings regarding the annexation, adding that no one spoke in opposition to the annexation during either hearing.

President Miller stated Council's previous decision to deny the applicant's request for expedited legislation was to provide members of the public the opportunity to comment.

Hearing no additional comments, President Miller closed the Public Hearing at 7:43 p.m.

APPROVAL OF MINUTES

On a motion made by Councilwoman Branch, seconded by Councilwoman Hamilton, the Council moved to approve the minutes of the Legislative Session of September 2, 2025. The motion was approved unanimously.

President Miller noted that Council's approval of Cecil County Public Schools Budget Amendments #137 and #138 was inadvertently omitted from the August 19, 2025 Legislative Session minutes. He stated the minutes were subsequently updated to include Council's vote, and requested Council's approval of the minutes, as amended.

On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch, the Council moved to approve the minutes of the Legislative Session of August 19, 2025 as amended. The motion was approved unanimously.

PUBLIC COMMENTS

Michelle Ravert spoke in favor of per-district voting.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Branch thanked those in the audience for attending the meeting.

Councilwoman Branch stated she attended the ribbon cutting for Legends on Main and the recent Combat Fitness Competition in Elkton and noted that the Port Deposit Pirate Takeover Event is scheduled during the weekend of September 20th and 21st.

Councilwoman Hamilton reminded all in attendance that the Elkton Fall Fest is scheduled for September 19th and 20th.

Councilwoman Hamilton stated she attended the Cecil College Scholarship Breakfast on September 10th. She noted that she and President Miller attended the commemoration of the 24th anniversary of 911 at the Chesapeake City VFW on September 11th, adding that the ceremony was somber and moving.

Councilwoman Hamilton, referring to emails received by herself and Council members regarding a CCPS personnel matter, stated that Council has no oversight of any staff members other than the Council Assistant and Council Manager.

Councilwoman Hamilton read a prepared statement into the record of the minutes regarding the recent assassination of Mr. Charlie Kirk and expressed concerns regarding negative comments that had been posted on social media.

Councilwoman Culberson expressed support for Councilwoman Hamilton's comments. She expressed concerns regarding hateful speech throughout the United States, stating her desire for civil dialogue. Referring to comments made by Ms. Kathy Jones during the presentation of the National Overdose Awareness Month Proclamation regarding the loss of her grandchildren, Councilwoman Culberson stated the importance of recognizing and respecting others' perspectives.

Vice President Meffley expressed his goal of returning to Council by September 23rd.

Vice President Meffley stated he has been actively working with constituents regarding permit issues during his recuperation.

Vice President Meffley stated that while he felt graduation ceremonies should remain within Cecil County, the decision regarding determination of a venue at which to conduct graduation ceremonies will lie with CCPS. He noted that Cecil College is planning construction of a new building at its North East Campus and suggested that the Administrations of CCPS and Cecil College could discuss potentially accommodating graduation ceremonies at the new facility.

Vice President Meffley stated that during his recuperation he has attended Council meetings virtually, and his observations of Council's conduct led him to advise Council that he is proud to be a Councilman and to work with each member, expressing his desire that all in attendance heard his statement.

President Miller stated that he and Councilwoman Hamilton attended the Cecil County Scholarship Breakfast on September 10th. He noted that the Cecil College Foundation awarded 358 scholarships totaling \$520,627 in 2024. He offered congratulations to Ms. Sara Colenda upon her receipt of the Mary Maloney Award, and commended Mr. D.J. Woodson regarding his personal success at Cecil College.

President Miller stated he and Councilwoman Hamilton attended the commemoration of the 24th anniversary of 911 at the Chesapeake City VFW, noting that the event focused on Americans' coming together after the tragedy occurred, regardless of political affiliation.

President Miller stated he attended the Candlelight Vigil on September 14th, noting that Councilwoman Culberson, County Executive Adam Streight and Director of Administration Dan Schneckenger were also in attendance.

INTRODUCTION OF RESOLUTIONS

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 \$186,386.68 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 Resolution No. 58-2025 recognized the receipt of (2) grants for the Department of Community Services – Community Partnerships.

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 Resolution No. 59-2025 recognized the receipt of (2) grants for the Department of Community Services – Community Partnerships and Community Wellness Division.

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 Resolution No. 60-2025 recognized the receipt of (2) grants for the Department of Community Services – Cecil Transit Division.

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 supports Mr. Dixon’s appointment.

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 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 the 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 Resolution No. 62-2025 recognized the receipt of a grant from the Department of Natural Resources which will be used to update the County's Critical Area Ordinance.

Councilwoman Culberson noted that Resolution Nos. 58-2025 – 62-2025 presented no fiscal impacts to the County.

CONSIDERATION OF RESOLUTIONS

Resolution No. 53-2025

Council Manager Henson stated for the record:

Resolution No. 53-2025 – Approval – Application – Enterprise Zone Expansion

A Resolution to expand the existing Cecil County Enterprise Zone by 80.605 acres, more or less.

Introduced and ordered posted on August 19, 2025; Public hearing scheduled on September 2, 2025 at 7:00 p.m.; and scheduled for consideration on September 16, 2025.

Director Schneckenburger stated that Administration had no further comments.

Councilwoman Culberson made a motion to approve Resolution No. 53-2025, which was seconded by Councilwoman Branch.

Discussion

Councilwoman Hamilton expressed her opposition to Resolution No. 53-2025, stating that the application for expansion of the Enterprise Zone should be resubmitted on a per-property basis.

Recognizing a motion and a second, President Miller requested to move forward with the vote.

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

The motion was approved 3-1.

Resolution No. 54-2025

Council Manager Henson stated for the record:

Resolution No. 54-2025 – Budget Amendment – Capital Improvement Program – Improve Irishtown Road/MD272 Intersection.

A Resolution to amend the Annual Budget and Appropriations Ordinance for Cecil County, Maryland, for the Fiscal Year ending June 30, 2026, in order to appropriate a total of \$1,335,000 expenditure authority from Bonds to Improve Irishtown Road/MD272 Intersection Project, to the Fiscal Year 2026 Capital Budget. Project cost in FY26-FY27 is \$2,000,000 with a developer contributing \$665,000 towards the project construction cost.

Introduced and ordered posted on August 19, 2025; and consideration scheduled on September 16, 2025.

Director Schneckenburger stated that the project is necessary for completion of the new school complex.

Councilwoman Branch reiterated that the VFW Memorial will not be affected by the project.

Councilwoman Hamilton noted that 33% of the project is funded by the developer of the Chesapeake Club expansion.

Councilwoman Culberson made a motion to approve Resolution No. 54-2025, which was seconded by Councilwoman Branch.

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

The motion was approved 4-0.

Resolution 56-2025

Council Manager Henson stated for the record:

Resolution No. 56-2025 – Appointment – Board of Library Trustees – Bernard D. DeMarinis and James Sweigard

A Resolution to confirm the appointment by the County Executive of Bernard D. DeMarinis to fill the vacancy left by Jonathan Stauffer, to a term which expires September 3, 2029, and James Sweigard to fill the vacancy left by Dr. Alexandra Gilbert, to a term which expires on May 31, 2028, to the Board of Library Trustees.

Introduced and order posted on September 2, 2025; and consideration scheduled on September 16, 2025.

Director Schneckenburger stated that Administration had no further comments.

Councilwoman Culberson made a motion to approve Resolution No. 56-2025, which was seconded by Councilwoman Branch.

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

The motion was approved 4-0.

Resolution No. 57-2025

Council Manager Henson stated for the record:

Resolution No. 57-2025 – Appointment – Cecil County Adult Public Guardianship Review Board – Nicole Vlamis and Nathaniel C. Bowen

A Resolution to confirm the appointment Nicole Vlamis and Nathaniel C. Bowen to fill the vacancy left by Sean E. Poltrack, to a term which expires April 1, 2028, to the Cecil County Adult Public Guardianship Review Board.

Introduced and ordered posted on September 2, 2025; and consideration scheduled on September 16, 2025.

Director Schneckenburger stated that Administration had no further comments.

Councilwoman Culberson made a motion to approve Resolution No. 57-2025, which was seconded by Councilwoman Branch.

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

The motion was approved 4-0.

NEW BUSINESS

Cecil County Schools Budget Amendments #139 and #140

Councilwoman Hamilton made a motion to approve Cecil County Public Schools Budget Amendments #139 and #140. The motion was seconded by Councilwoman Culberson.

Roll call vote: Hamilton – Y, Culberson – Y, Branch – Y, Meffley – Absent, Miller – Y

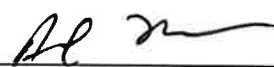
The motion was approved 4-0.

ADJOURNMENT

On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch and approved by all present, President Miller adjourned the meeting at 8:16 p.m.

Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, October 7, 2025 at 7:00 p.m. in the Elk Room of the County Administration Building. The legislative session will be livestreamed at 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