COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2025-13
July 1, 2025

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

Al Miller, Council President
Bob Meffley, 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 July 1, 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
Pastor Michael Moore of Nottingham Baptist 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 July 1, 2025. The motion was approved unanimously.

PUBLIC HEARING
Council Manager Henson stated for the record:
Rezoning File 2025-02 APPLICANT: Richard Polansky, Managing Partner – EJP, LLC. PROPERTY LOCATION: 0 Old Philadelphia Road, Elkton, Maryland 21901. Election District: 5, Tax Map: 031A, Parcel: 0558. PROPERTY OWNER: EJP, LLC PRESENTLY ZONED: Business General (BG) PROPOSED ZONING: Heavy-Industrial District (M-2).
REZONING FILE: 2025-03 APPLICANT: Richard Polansky, Owner – MPH QOZB 1 LLC. PROPERTY LOCATION: 0 Pulaski Highway, Elkton, Maryland 21901. Election District: 5, Tax Map: 031A, Parcel 908 (PART). PROPERTY OWNER: Richard Polansky pursuant to Deed dated July 8, 2024 and recorded in the land records of Cecil County in Book 5516, Page 43. PRESENTLY ZONED: Business General (BG) PROPOSED ZONING: Heavy-Industrial District (M-2).
Witnesses presenting testimony were sworn in by Council Manager Henson.
Messrs. Richard Polansky and Jay Emery, Esquire, introduced themselves to the Council. Mr. Emery stated Mr. Polansky requested the rezoning of his properties based upon a substantial change in the character of the neighborhood.
Mr. Richard Polansky, applicant, presented his request for rezoning which he stated was based upon a substantial change in the neighborhood, adding his plan to create a business innovation hub on the property. Referring to concerns expressed by adjoining property owners, Mr. Polansky stated the current BG zoning designation permits smaller buffer zones than the requested M2 designation. He noted there will be a dedicated entrance to Route 40 with no access to Route 7, and added that he imposed a deed restriction on the parcels to prohibit current or future use as a salvage yard.
Director of Land Use and Development Services (LUDS) Stephen O'Connor provided the findings of fact, a copy of which was placed in the record of the minutes. He noted that LUDS staff recommended approval of the request, based upon a substantial change in the neighborhood, adding that the Planning Commission recommended denial of the request.

Director of Administration Schneckenburger stated that the Administration offered no additional comments.

Councilwoman Culberson questioned why the Planning Commission recommended denial of the request. Director O'Connor stated the Planning Commission's recommendation of denial was based upon their finding that Mr. Polansky did not meet the burden of proof that a substantial change in the neighborhood had occurred.

Vice President Meffley queried the potential number of employees. Mr. Polansky estimated 100-140 employees, adding that the total number will depend upon the number of businesses.

Councilwoman Branch expressed support for the deed restriction of the property. Mr. Emrey reiterated that Mr. Polansky restricted the property to allay neighbors' concerns regarding another salvage operation.

Councilwoman Hamilton stated she did not support rezoning of an adjacent property in 2024, due to her concerns that permitting rezoning based upon the finding of a substantial change in the neighborhood opened the door for other properties to be rezoned for that reason.

Director O'Connor stated that M2 Buffer Yards were more restrictive than Business General buffer yard requirements. Councilwoman Hamilton questioned if M2 properties were required to have 50-yard setbacks from residential properties. Director O'Connor answered in the affirmative.

President Miller queried members of the audience for comments in favor of the rezoning. Mr. Scott Gibson and Mr. David Hutchinson spoke in favor of the rezoning, citing improved maintenance of the property and future employment opportunities.

President Miller queried members of the audience for comments opposed to the rezoning. Mr. Sean Brimm, Mr. Michael Grace, Mr. Richard Mahan, Ms. Elizabeth Bolt and Ms. Reta Reynolds spoke in opposition, citing traffic safety, industrial creep toward residential properties and potential stormwater runoff issues. Those in opposition stated the applicant's assertion that a substantial change in the neighborhood was incorrect, stating that a neighborhood, by definition, is comprised of residential properties.

Discussion ensued regarding existing stormwater management infrastructure on the property.

Councilwoman Branch stated Council received a letter of support from Ms. Jennifer Handler, Instructional Coordinator, Cecil County School of Technology.

Council Manager Henson stated Council received a letter of support from Mr. Paul Granger, AUI Power.

President Miller stated Mr. Carl Fockler contacted him and expressed his opposition to the rezoning.

Councilwoman Hamilton stated the request before Council is to consider approval of rezoning of the property to permit a more intense designation of commercial use, based upon a substantial change in the neighborhood. She noted that census data over the past 10 years indicated an increase in population in the area and stated that the applicant did not present a strong argument for rezoning. She noted that she appreciated the deed restriction, adding that the Council must also consider that this property backs up to several residential properties.

Hearing no additional comments, President Miller concluded the Public Hearing at 7:59 p.m. and stated the rezoning request will be considered at the July 15, 2025 Legislative Session.

APPROVAL OF MINUTES

On a motion made by Councilwoman Branch, seconded by Councilwoman Culberson, the Council moved to approve the minutes of the Legislative Session of June 17, 2025. The motion was approved unanimously.

PUBLIC COMMENTS

Mr. Sean Brimm spoke regarding Council interaction with speakers and spoke in favor of abolishing at-large voting.

Ms. Erin Grauer spoke regarding concerns with Cecil County Animal Services and requested Council's support for the Animal Services Advisory Board.

Mr. Ronald Jezyk spoke regarding concerns with Cecil County Animal Services.

Ms. Sara Jezyk spoke regarding concerns with Cecil County Animal Services.

Mr. Howard Pierce requested Council's support for the Animal Services Advisory Board.

Ms. Michelle Ravert spoke in favor of abolishing at-large voting.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Culberson thanked those in the audience for attending the Council meeting. She stated that Council members do not participate in cross-conversations during the public comment period and may respond to public comments during individual Council Member comment periods.
Councilwoman Culberson provided Emergency Services Intel for the week of June 9th, stating Emergency Services responded 317 calls; 16 of which were mental health related; 59 domestic incidents, 25 of which were physical; 4 overdoses, 0 of which resulted in fatalities.
Councilwoman Culberson reminded all in attendance of the Salute to Veterans event in North East on July 3rd.

Councilwoman Hamilton thanked all for attending the meeting, expressing appreciation for all who contacted Council regarding Animal Services and the oversight board. She stated Council will discuss Animal Services at an August Work Session.
Councilwoman Hamilton stated that the Cecil County Health Department operates cooling centers at Cecil County Public Libraries as well as the Voices of Hope and Mary Randall Center.
Councilwoman Branch thanked those in the audience for attending the meeting, and added that Council welcomes public comments, which can be addressed by Council members during their individual comment periods.

Vice President Meffley expressed appreciation for comments regarding Cecil County Animal Services, stating that Council members need to hear constituent concerns to address issues.
Vice President Meffley stated the Maryland Rural Development Corporation (MRDC) is recruiting teachers by offering financial incentives for education expenses. He stated MRDC supports housing for senior citizens and can provide grant assistance to municipalities via MRDC's grant circuit rider.
Vice President Meffley stated he recently discussed dredging of silt material adjacent to the Conowingo Dam with representatives of the Army Corps of Engineers.
Vice President Meffley thanked the evening's speakers, noting that Cecil County's relatively small population may not support voting by district. He stated the current Council works together as a team for all of Cecil County, not just their individual district.

President Miller noted the Salute to Veterans event in North East on July 3rd, adding that Elkton will host its fireworks event on July 4th.

INTRODUCTION OF BILLS
Bill No. 2025-08 Bond Authorization – General Obligation Project Bonds
Council Manager Henson stated for the record:
Bond Authorization – General Obligation Project Bonds
An Act authorizing and empowering Cecil County, Maryland (the "County"), to borrow from time to time not more than Fifty-Six Million Dollars ($56,000,000) for the purpose of financing the costs of certain public facilities within the County described herein, and to effect such borrowing by the issuance and sale of its general obligation bonds in one or more series from time to time; empowering the County Executive to execute and deliver one or more Executive Orders prior to issuing the bonds in order to fix, prescribe and determine the details of the bonds and the issuance and sale thereof; empowering and directing the County to levy ad valorem taxes in rate and amount sufficient to provide funds for the payment of the maturing principal of and interest on the bonds; exempting the bonds from the provisions of Sections 19-205 and 19-206 of the Local Government Article of the Annotated Code of Maryland, as amended, or successor provision; authorizing the County to issue and sell bond anticipation notes in one or more series pursuant to the authority of Sections 19-211 through 19-223 of the Local Government Article of the Annotated Code of Maryland, as amended, or successor provision, prior to and in anticipation of the sale of the bonds; providing that the County may issue and sell all or any portion of the bonds, the interest on which is excludable from gross income for federal income tax purposes; authorizing the County to issue bonds for the purpose of refunding any bonds issued pursuant to this Act in one or more series pursuant to the authority of Section 19-207 of the Local Government Article of the Annotated Code of Maryland, as amended, or successor provision; and relating generally to the issuance and sale of such bonds.

Introduced, read for the first time, and order posted on July 1, 2025; Public Hearing scheduled on July 15, 2025; and scheduled for consideration on August 5, 2025.
Director of Finance Raymond Hamm stated Bill No. 2025-08 provides authorization to pursue $53 million in bond issuance during the fall of 2025 for funding of thirty-seven (37) identified Capital Improvement Projects (CIPs) for Fiscal Year (FY) 2025 and FY 2026, adding that the additional $3 million identified in Bill 2025-08 provides for expenses associated with bond issuance as well as administration and supervision of CIPs.
Councilwoman Culberson noted Director Hamm's statement that Bill No. 2025-08 will add $4.2 million in annual debt service and asked the length of the term associated with the debt. Director Hamm stated the debt service will be amortized over a 20-year period at 5%.

INTRODUCTION OF RESOLUTIONS
Resolution No. 45-2025
Council Manager Henson stated for the record:
Resolution No. 45-2025 – Sheriff of Cecil County – Salary
A Resolution to adjust the salary of the Sheriff of Cecil County beginning in Fiscal Year 2026.
Introduced and order posted on July 1, 2025; and scheduled for consideration on July 15, 2025.
Director of Administration Schneckenburger stated Administration had no comments.
President Miller stated that Council reviewed similar County Sheriff job descriptions and duties from similar jurisdictions and reached a consensus regarding a fair and appropriate salary adjustment for the Cecil County Sheriff. He stated that Council will consider Resolution No. 45-2025 on July 15, 2025.

Resolution No. 46-2025
Council Manager Henson stated for the record:
Resolution No. 46-2025 – Appointment – Electrical Inspection Agencies – Bay Area Inspection Agency and American Inspection Agency, Inc.
A Resolution to confirm the reappointment by the County Executive of Bay Area Inspection Agency and American Inspection Agency, Inc. to serve as the electrical inspection agencies in Cecil County, term to expire on July 31, 2026.
Introduced and order posted on July 1, 2025; and scheduled for consideration on July 15, 2025.
Administrator Schneckenburger stated Resolution No. 46-2025 provided for the reappointment of the County's current electrical inspection agencies, each for a 1-year term.
Director O'Connor noted that the Cecil County Board of Electricians support the reappointments of the County's current electrical inspection agencies.

Resolution No. 47-2025
Council Manager Henson stated for the record:
Resolution No. 47-2025 – Appointment – Susquehanna Workforce Network Board – Sandra Edwards, Jen Celeste, Andrew Meyer, Brian Holloway, Danny DeMarinis, Trey Muller-Thym, Leslie Holt, Dr. Mary Bolt and Jeffrey Lawson
A Resolution to confirm the appointment by the County Executive of Sandra Edwards, Jen Celeste, Andrew Meyer and Brian Holloway, to a one year term to expire on June 30, 2026, Danny DeMarinis, Trey Muller-Thym and Leslie Holt, to a two year term to expire on June 30, 2027, and Dr. Mary Bolt and Jeffrey Lawson, to a three year term to expire on June 30, 2028 to the Susquehanna Workforce Network Board.
Introduced and order posted on July 1, 2025; and scheduled for consideration on July 15, 2025.
Director Schneckenburger stated Resolution No. 47-2025 brings the Susquehanna Workforce Network Board into state and federal compliance.

CONSIDERATION OF RESOLUTIONS
Resolution No. 43-2025
Council Manager Henson stated for the record:
Resolution No. 43-2025 – Appointment – Ceci County Plumbing Board – Ronal Dixon, Jesse Foster and Mark Freese
Introduced and order posted on June 17, 2025 and scheduled for consideration on July 1, 2025.
Director Schneckenburger stated that the appointees are qualified plumbers.
President Miller requested a motion to approve Resolution No. 43-2025

Councilwoman Culberson made a motion to approve Resolution No. 43-2025, 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. 44-2025
Council Manager Henson stated for the record:
Resolution No. 44-2025 – Appointment – Board of License Commissioners – Bernard Chiominto
A Resolution to confirm the appointment by the County Executive of Bernard Chiominto to the Board of License Commissioners with a term to expire on July 1, 2028.
Introduced and order posted on June 17, 2025 and scheduled for consideration on July 1, 2025.
Director Schneckenburger stated Mr. Chiominto will be an excellent addition to the Liquor Board.
President Miller requested a motion to approve Resolution No. 44-2025
Councilwoman Branch made a motion to approve Resolution No. 44-2025, 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

ADJOURNMENT
On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch and approved by all present, President Miller adjourned the meeting at 8:40 p.m.

Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, July 15, 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