

COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2025-17
September 2, 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
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 2, 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

Pastor Harold Phillips, Pleasant View 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 September 2, 2025. The motion was approved unanimously.

PUBLIC HEARING

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

President Miller opened the Public Hearing at 7:02 p.m.

Council Manager Henson stated for the record:

Resolution No. 53-2025 – Approval – 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; and consideration scheduled on September 16, 2025.

Director of Administration Dan Schneckenburger stated the Town of Elkton requested the expansion of the Enterprise Zone to provide for inclusion of 2 properties adjacent to Maloney Road and 3 properties adjacent to Belle Hill Road.

Town of Elkton Director of Planning Jeanne Minner stated that one of the properties on Maloney Road is pending annexation into the Town of Elkton, adding that the Town is requesting Council's waiver of the 5-year rule regarding a substantial change in zoning designation pursuant to the property owner's planned use upon annexation. She stated the property owner indicated plans to construct a warehouse or training center facility.

Councilwoman Hamilton queried if all the properties included in the requested Enterprise Zone expansion were located within the Town of Elkton's municipal limits. Director Minner answered that all properties, with the exception of the previously mentioned Maloney Road property, and a parcel on Belle Hill Road are within the Town of Elkton's municipal limits.

Councilwoman Hamilton queried if the properties required business or commercial zoning designations to be included in the Enterprise Zone. Director Minner answered in the affirmative. Councilwoman Culberson queried if residents of Maloney Road were made aware of the pending annexation and subsequent request for change in zoning. Director Minner stated the pending annexation was advertised as a Public Notice in the Cecil Whig.

Councilwoman Hamilton queried if the properties are or will be identified as Priority Funding Areas. Director Minner stated that the properties within Town of Elkton municipal limits are

identified as Priority Funding Areas, and the remaining properties will be included in the designation upon annexation.

President Miller queried those in attendance for comments in favor of or opposition to Resolution No. 53-2025.

Hearing no additional comments, President Miller closed the Public Hearing at 7:16 p.m.

APPROVAL OF MINUTES

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. The motion was approved unanimously.

PUBLIC COMMENTS

Mr. Sean Brimm spoke about at-large voting.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Branch stated the Town of North East and the Maryland Department of Housing and Community Development (DHCD) announced the second round of grant funding for the Business Façade Program, stating that the deadline to apply is September 26th.

Councilwoman Branch stated she attended the Fair Hill Races on August 30th, stating the event was a success.

Councilwoman Culberson provided Emergency Services intel for the week ending August 30th, stating that responders handled 268 calls, 16 of which were mental-health related; 44 domestic calls, 14 of which were physical; 2 overdoses, none of which resulted in fatalities. She stated that there were no overdose-related fatalities over the past 4 weeks, adding that overdoses and related fatalities are trending downward for 2025.

Councilwoman Hamilton announced Chesapeake City's Seafood Festival on September 13th and 14th followed by Elkton's Fall Fest on September 19th and 20th and the Festival of Latin Flavors at Elkton's Meadow Park in October.

Vice President Meffley, attending virtually, stated he is looking forward to returning to Council meetings.

Vice President Meffley stated he is receiving positive comments regarding the return of the Fair Hill Races. He stated the success of the race event is the culmination of many groups working together.

Vice President Meffley expressed appreciation to Director Minner for attending the meeting.

President Miller stated he attended the Cecil Soil Conservation District Agricultural Tour on August 27th. He stated the agenda included a tour of Cal-Maine Foods in Warwick, commenting on the cleanliness of the facility. He stated the next stop was Tidal Creek Growers in Earleville, noting that the facility draws plan growing partners from Kent and Anne Arundel Counties. He stated the next stop was Scheeler Seeds in Earleville, and the final stop was the Bohemia River State Park. President Miller stated he attended the Fair Hill Races reception at the Bruce Jackson Barn on August 29th and the Fair Hill Races on August 30th. He stated the races were a great success and expressed appreciation to County Executive Adam Streight for his hospitality during the events. President Miller stated he spoke with race horse owners and trainers who expressed their enthusiasm for the Fair Hill Facility and their plans to return for future races.

INTRODUCTION 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. Applicant is requesting expedited legislation.

Introduced and order posted on September 2, 2025; Public Hearing scheduled on September 16, 2025; and consideration scheduled on September 16, 2025 pending Council's approval of expedited legislation.

Director Schneckenburger stated Administration took no exception to the request.

Councilwoman Hamilton made a motion to deny the request for expedited legislation, which was seconded by Councilwoman Culberson.

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

The motion was approved 4-0.

President Miller noted that his reasoning for denying the request for expedited legislation was to provide Council time to consider citizen input that may be given during the Public Hearing.

Resolution No. 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 the applicants were recommended by Cecil County Public Library Executive Director Rachel Wright.

Resolution No. 57-2025

Council Manager Henson stated for the record:

Resolution No. 57-2025 – Appointment – 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 order posted on September 2, 2025; and consideration scheduled on September 16, 2025.

Director Schneckenburger stated the appointments filled two vacancies on the Board.

CONSIDERATION OF RESOLUTIONS

Resolution No. 50-2025

Council Manager Henson stated for the record:

Resolution No. 50-2025 – Appointment – Commission on Veterans Affairs – Shawn Branch

A Resolution to confirm the appointment of Shawn Branch to fill the vacancy left by Elisabeth Cortese, to a term which expires October 1, 2027, to the Commission on Veterans Affairs.

Introduced and ordered posted on August 19, 2025; and scheduled for consideration on September 2, 2025.

Director Schneckenburger stated Administration had no further comments.

Councilwoman Hamilton made a motion to approve Resolution No. 50-2025, which was seconded by Councilwoman Culberson.

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

The motion was approved 4-0.

Resolution No. 51-2025

Council Manager Henson stated for the record:

Resolution No. 51-2025 – Appointment – Property Tax Assessment Appeal Board – Dale DeWeese and Steven Pearson

A Resolution to confirm the recommendation from the Governor of Maryland the appointment of Dale DeWeese, to a term which expires June 2, 2028 and Steven Pearson, to a term which expires on June 2, 2029, to the Cecil County Property Tax Assessment Appeals Board.

Introduced and ordered posted on August 19, 2025; and scheduled for consideration on September 2, 2025.

Director Schneckenburger stated Administration had no further comments.

Councilwoman Culberson made a motion to approve Resolution No. 51-2025, 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.

Consideration of Resolutions**Resolution 52-2025**

Council Manager Henson stated for the record:

Resolution No. 52-2025 – Appointment – Supplemental Appropriation – Grant Funds – Office of Economic Development – Upper Shore Regional Council – Rural Maryland Economic Development Grant Fund

Supplemental Appropriation – Grant Funds – Office of Economic Development – Upper Shore Regional Council – Rural Maryland Economic Development Fund Grant

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 \$100,000.00 to the Special Revenue Other Grants Fund, Office of Economic Development, in order to record the grant awarded from the Upper Shore Regional Council, for the purpose of supporting the Business Development Specialist position in Cecil County.

Introduced and ordered posted on August 19, 2025; and scheduled for consideration on September 2, 2025.

Director Schneckenburger stated Administration had no further comments.

Councilwoman Hamilton made a motion to approve Resolution No. 52-2025, which was seconded by Councilwoman Culberson.

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

The motion was approved 4-0.

CALL FOR FINAL READING OF BILLS

Council Manager Henson stated for the record:

Bill No. 2025-09 – Amendment – Cecil Count Code – Chapter A385 – Purchase of Development Rights Program and Fund

An Act to amend the Cecil County Code, Chapter A385, Purchase of Development Rights Program and Fund – by adding a new Section C to Section A385-2, Funding, for the purpose of developing a new funding source for the County Purchase of Development Rights Program and County Purchase of Development Rights Fund, for the purpose of providing an additional funding source to assist landowners wishing to retain their properties in agricultural use.

Introduced and ordered posted on August 5, 2025; Public Hearing Scheduled on August 19, 2025; and scheduled for consideration on September 2, 2025.

Director Schneckenburger stated Administration had no further comments.

Councilwoman Culberson made a motion to approve Bill No. 2025-09, which was seconded by Councilwoman Branch.

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

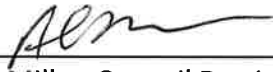
The motion was approved 4-0.

ADJOURNMENT

On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch and approved by all present, President Miller adjourned the meeting at 7:38 p.m.

Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, September 16, 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