

COUNTY COUNCIL OF CECIL COUNTY

WORK SESSION MINUTES

July 1, 2025

OPEN SESSION – Elk Room

4:30 P.M.

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

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

Call to Order

President Miller called the meeting to order at 4:30 pm and announced that there were five Council Members present which constitute a quorum.

Approval of Minutes

On a motion made by Councilwoman Hamilton, seconded by Vice President Meffley, the Council moved to approve the minutes of the Work Session of June 24, 2025. The motion passed unanimously.

On a motion made by Councilwoman Branch, seconded by Councilwoman Culberson, the Council moved to approve the minutes of the Closed Session of June 24, 2025. The motion passed unanimously.

Review of Legislative Agenda

a. Public Hearing

1. REZONING FILE: 2025-02 APPLICANT: Richard Polansky, Managing Partner – EJP, LLC. PROPERTY LOCATION: 0 Old Philadelphia Road, North East, 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)

2. REZONING FILE: 2025-03 APPLICANT: Richard Polansky, Owner – MPH QOZB 1 LLC. PROPERTY LOCATION: 0 Pulaski Highway, North East, 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 (M2)

Director of Land Use and Development (LUDS) Stephen O'Connor requested presentation of Rezoning files 2025-02 and 2025-03 simultaneously, adding that the 3-acre parcel associated with Rezoning file 2025-03 is contained within a larger parcel that is owned by a separate entity.

Director O'Connor stated that LUDS staff recommended approval of the rezoning request however the Planning Commission recommended denial at the May 19, 2025 meeting. He stated that additional information will be presented during the Public Hearing.

b. Introduction of Bills

1. Bill No. 2025-08 – Bond Authorization – General Obligation Project Bonds

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.

Director Hamm stated the County utilizes Davenport & Co. as Bond Advisor and McGuireWoods LLP as Bond Counsel, adding that Davenport indicated the County's bond rating will remain unchanged at AA1 (Moody's) AA+ (Standard and Poor).

Director Hamm stated that Bill 2025-08 contains required language regarding tax-exempt status and provisions for the County to borrow funds in anticipation of the bond sale, or to seek alternative funding if the bond sale process is interrupted. He added that the County has no plans to borrow funds in anticipation of the bond sale, reiterating that the referenced language is required.

Director Hamm stated the bond sale will result in \$4 million annual debt service.

Director Hamm stated Bill 2025-08 will be introduced during the Legislative Session; is scheduled for Public Hearing on July 15, 2025 and scheduled for consideration on August 5, 2025.

Director Hamm expressed his goal of reinstating the County's CIP Advisory Group.

Vice President Meffley queried the status of the County's current bond issuance. Director Hamm stated balances of the current bond issuance are declining, as the funds are utilized for those CIP's identified in the associated bond issuance.

President Miller queried if Director Hamm agreed with the interest rates associated with funding of CIPs. Director Hamm stated the current 5% with 20-year amortization was acceptable. Councilwoman Hamilton queried if the required language to which Director Hamm referred was a new requirement. Director Hamm answered in the negative. Councilwoman Culberson noted that some CIPs listed in Exhibit 1 of Bill No. 2025-08 were included in previous budgets. Director Hamm stated that the bond issuance will be utilized to fund the current phase of the listed CIPs.

c. Introduction of Resolutions

1. Resolution No. 45-2025 – Sheriff of Cecil County – Salary

President Miller stated that Council reviews the Cecil County Sheriff's salary every two (2) years, adding that Council compared similar jurisdictions and duties, which include supervision of Law Enforcement and a Detention Center. He stated Resolution No. 45-2025 is being introduced on behalf of Council this evening and is scheduled for consideration on July 15, 2025.

2. Resolution No. 46-2025 – Appointment – Electrical Inspection Agencies – Bay Area Inspection Agency and American Inspection Agency, Inc.

Director O'Connor stated that the County Code, Section 191, provides for contracting of electrical inspection services, adding that the County contracts two (2) agencies for separate 1-year terms to provide customers with a choice of electrical inspectors.

3. 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

Director of Administration Dan Schneckenburger stated that Administration is working with the Susquehanna Workforce Network to bring their membership up to date.

d. Consideration of Resolutions

1. Resolution No. 43-2025 – Appointment – Cecil County Plumbing Board – Ronald Dixon, Jesse Foster and Mark Freese

Director Schneckenburger stated the requested appointees are plumbers in good standing.

2. Resolution No. 44-2025 – Appointment – Board of License Commissioners – Bernard Chiominto

Director Schneckenburger stated Mr. Chiominto will be a good addition to the Liquor Board.

Council Manager Report

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

Council Member Items

Council deferred Council Member Items to the Legislative Session at 7:00 p.m.

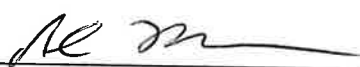
President Miller stated that the Cecil County Health Department provided for cooling center throughout the county, including libraries.

Adjournment

Councilwoman Culberson made a motion to adjourn the Work Session meeting, which was seconded by Councilwoman Branch. President Miller adjourned the work session at 5:00 p.m.

The next County Council Work Session will be held on Tuesday, July 8, 2025 at 4:30 pm in the Elk Room of the County Administrative Building. The session will be livestreamed on the County Council's webpage at www.ccgove.org/council.

Approved:


Al Miller, Council President


L. Michelle Henson
Council Manager