

COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2025-12
June 17, 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 June 17, 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 Ken Hall of Rosebank United Methodist Church and Zion United Methodist Church offered the opening prayer.

APPROVAL OF AGENDA as amended

President Miller requested approval to amend the agenda regarding Introduction of Resolutions by adding Mr. Mark Freese to the appointees identified in Resolution No. 43-2025.

On a motion made by Councilwoman Culberson, seconded by Vice President Meffley, the Council moved to approve the agenda of June 17, 2025, as amended. The motion was approved unanimously.

PRESENTATION

- a. Proclamation – Parks and Recreation Month – July 2025

PUBLIC HEARING

Council Manager Henson stated for the record:

Resolution No. 41-2025 – Annexation – Town of Elkton – 812 and 814 East Pulaski Highway (Tax Map 033C, Parcels 0607 and 0608) and 344 Maloney Road (Tax Map 033C, Parcel 0077)

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 Concetta L. Groves and John S. LaMonica, located on the east side of Maloney Road and south of Route 40, consisting of approximately 9.9736 acres, identified on Tax Map 033C, Parcels 0607, 0608 and 0077, which is being annexed into the Town of Elkton pursuant to Town of Elkton Annexation Resolution A1-2025. 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.

Council Manager Henson stated that the applicant requested expedited legislation.

Introduced and order posted on June 3, 2025, Public Hearing scheduled on June 17, 2025, Consideration scheduled on June 17, 2025.

Administrator Schneckenburger stated the Administration took no position regarding Resolution No. 41-2025.

Mr. Michael McConnell, contract purchaser of the property, and Mr. Tom Miner, Fred Ward Associates, advised Council that the property will be developed for an industrial use, in keeping with the Town of Elkton's Master Plan. Mr. McConnell stated access to the property will be via Konica Drive, adding that there will be no access to Maloney Road.

Councilwoman Hamilton confirmed that no traffic will access Maloney Road. Mr. McConnell answered in the affirmative.

Councilwoman Hamilton queried which County Zone designation is equivalent to Elkton's BI designation. Mr. McConnell stated the County's M-1 Zone is equivalent to Elkton's BI, C2 and C3 designations, adding that the BI zone is similar to zoning of adjacent parcels.

Mr. McConnell stated the property will be developed for light industrial activity, similar to activity on Konica Drive.

Vice President Meffley requested confirmation that no traffic from this property will be permitted on Maloney Road. Mr. McConnell confirmed that no traffic from this property will be permitted on Maloney Road.

Councilwoman Hamilton queried if the Town of Elkton will conduct a Public Hearing regarding the requested zoning designation of the property so that the public had the opportunity to comment. Town of Elkton Planning Director Jeanne Minner stated that the Town's annexation process included a hearing before Elkton's Planning Commission, adding that the Mayor & Commissioners approved the annexation contingent upon the County's approval of waiver of the 5-year rule.

Hearing no additional comments President Miller concluded the Public Hearing at 7:14 p.m., stating that Resolution No. 41-2025 will be presented for consideration this evening, pending Council approval.

APPROVAL OF MINUTES

On motion made by Councilwoman Culberson, seconded by Councilwoman Branch, the Council moved to approve the minutes of the Legislative Session Day 2025-11 of June 3, 2025. The motion was approved unanimously.

PUBLIC COMMENTS

Mr. Sean Brimm spoke in support of solar power and abolishing at-large voting.

Ms. Lisa Nurnberger spoke of Pride Month celebrations.

Michelle Ravert spoke in support of abolishing at-large voting.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Branch stated she attended the Cecil County 350th anniversary celebration on June 6th and commended the Cecil County Chamber of Commerce for the event. She stated she attended the Flag Day observance on June 14th in North East, adding that the colors of the U.S. Flag represent the following: red – valor / heartiness; white – purity and innocence; and blue – vigilance, perseverance and justice. Councilwoman Branch stated that the Wilmington Area Planning Council (WILMAPCO) will conduct a public workshop regarding the 272 corridor on June 30th at the North East Fire Station in North East.

Councilwoman Culberson thanked those in the audience for attending the Council meeting. She provided Emergency Services Intel for the week of June 9th, stating Emergency Services responded to 300 calls, 11 of which were mental-health related; 36 domestic incidents, 12 of which were physical; 12 overdoses, 1 of which resulted in fatality. She expressed concern that during the period of January 1, 2025 and June 11, 2025, Cecil County experienced a 92% increase in overdoses, compared to the same period last year, stating the increase can be attributed to the introduction of Medetomidine. Councilwoman Culberson commended Voices of Hope for their work with partners in the community to mitigate drug-related issues.

Councilwoman Hamilton thanked the audience for attending the Council meeting. She thanked the speakers for their comments regarding at-large voting and noted that population numbers within Councilmanic Districts did not currently support abolishing at-large voting. She added that she directed Council Manager Henson to obtain data regarding voter registration / turnout history to obtain a clear analytical perspective.

Vice President Meffley thanked the audience for participating in the Council meeting, and expressed his expectation that at-large voting will be addressed by the State Legislature.

Vice President Meffley stated he attended the Cecil County Farm Bureau meeting on June 16th during which solar farms were discussed, adding that farmers are not opposed to placement of solar fields on agricultural land, but are opposed to the State of Maryland overriding local authority by determining that a solar field can be placed on prime farmland. He stated that reducing prime farmland will have a negative effect on production of food that people depend upon. He noted that the meeting included students from Bo Manor, Rising Sun and Perryville High Schools, who presented essays regarding agriculture's influence on the lives of citizens. He added that members of Law Enforcement will participate in a "ride along" in farm equipment to experience the hazardous conditions farmers often face while operating equipment on county roads.

Vice President Meffley stated he met with the new Director of the Maryland Rural Development Corporation (MRDC), of which he is a Board member, adding that the MRDC is seeking a Grant Circuit Rider.

President Miller thanked the audience for participating in the Council meeting.

President Miller stated Cecil County is a test project for the Maryland Farm Bureau to illustrate the dangers farmers face when transporting equipment. He referred to an incident in 2023 during which a driver of a speeding pickup truck damaged a \$250,000 combine that was being operated with active warning lights. President Miller stated that Law Enforcement Officers from the State Police and Cecil County as well as the Cecil County State's Attorney will participate in the ride along.

President Miller commended the Cecil County Chamber of Commerce regarding the commemoration of the County's 350th Anniversary.

President Miller announced that Vintage Day will be observed at the Farm Museum on June 21st, during which Charlie the Cow will make an appearance in support of Cow Bingo.

INTRODUCTION OF RESOLUTIONS

Resolution No. 43-2025

Council Manager Henson stated for the record:

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

A Resolution to confirm the appointment by the County Executive of Ronald Dixon, Jesse Foster and Mark Freese to the Cecil County Plumbing Board with terms to expire on July 1, 2026.

Introduced and ordered posted on June 17, 2025 and scheduled for consideration on July 1, 2025.

Administrator Schneckenburger stated that the Administration is rebuilding the Plumbing Board. Councilwoman Hamilton queried if the Plumbing Board will be up and running with new appointments. Administrator Schneckenburger answered in the affirmative.

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.

Administrator Schneckenburger stated Mr. Chiominto is being appointed to replace Russ Johnson, whose term expired.

CONSIDERATION OF RESOLUTIONS

Resolution No. 41-2025

Council Manager Henson stated for the record:

Resolution No. 41-2025 – Annexation – Town of Elkton – 812 and 814 East Pulaski Highway (Tax Map 033C, Parcels 0607 and 0608) and 344 Maloney Road (Tax Map 033C, Parcel 0077)

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The request from the Town of Elkton is regarding property owned by Concetta L. Groves and John S. LaMonica, located on the east side of Maloney Road and south of Route 40, consisting of approximately 9.9736 acres, identified on Tax Map 033C, Parcels 0607, 0608 and 0077, which is being annexed into the Town of Elkton pursuant to Town of Elkton Annexation Resolution A1-2025. 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.

Council Manager Henson stated that the applicant requested expedited legislation.

Introduced and order posted on June 3, 2025, Public Hearing scheduled on June 17, 2025, Consideration requested on June 17, 2025.

President Miller requested a motion to approve Expedited Legislation for consideration of Resolution No. 41-2025.

Vice President Meffley made a motion to approve Expedited Legislation, which was seconded by Councilwoman Culberson.

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

The motion was approved 4-1

President Miller requested a motion to approve Resolution No. 41-2025

Councilwoman Culberson made a motion to approve Resolution No. 41-2025, 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. 42-2025

Council Manager Henson stated for the record:

Resolution No. 42-2025 – Appointment – Emergency Medical Services Advisory Board – Wayne Tome, Sr.

A Resolution to confirm the appointment by the County Executive of Wayne Tome, Sr., who is replacing Jeffrey Hennemuth to the Cecil County Emergency Medical Services Advisory Board for a three (3) year term to expire June 1, 2027.

Introduced and order posted on June 3, 2025 and scheduled for consideration on June 17, 2025.

No additional comments were offered by Administration.

Councilwoman Culberson made a motion to approve Resolution No. 42-2025, which was seconded by Vice President Meffley.

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

The motion was approved 5-0.

NEW BUSINESS

Cecil County Schools Budget Amendments #135 and #136

Councilwoman Culberson made a motion to approve Cecil County Public Schools Budget Amendments #135 and #136. The motion was seconded by Vice President Meffley.

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

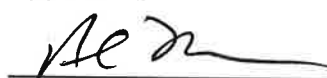
The motion was approved 5-0.

ADJOURNMENT

On a motion made by Councilwoman Culberson, seconded by Councilwoman Branch, President Miller adjourned the meeting at 7:40 p.m.

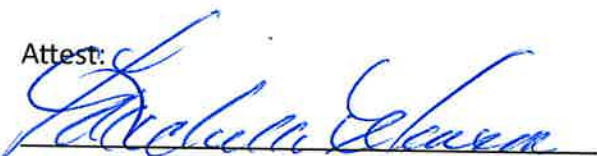
Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, July 1, 2025 at 7:00 p.m. in the Elk Room of the County Administration Building. The legislative session will be livestreamed at the County's webpage at www.ccgov.org/council. The recording and transcription will be uploaded to the County's website as soon as possible.

Approved:



Al Miller, Council President

Attest:



L. Michelle Henson, Council Manager