

COUNTY COUNCIL OF CECIL COUNTY

WORK SESSION MINUTES

January 6, 2026

OPEN SESSION – Elk Room

4:30 P.M.

NOTE: The recording and transcription of this meeting are available on the County website at www.cecilcountymd.gov

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

Call to Order

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

Approval of Minutes

On a motion made by Vice President Meffley, seconded by Councilwoman Hamilton, the Council moved to approve the minutes of the Council Work Session of December 16, 2025. The motion passed unanimously.

Review of Legislative Agenda

Public Hearings

- 1) Bill No. 2025-11 Amendment – Cecil County Code – Chapter 110 – Taxing District, Special Stormwater Management Facility Maintenance Districts

Director of Public Works Scott Flanigan stated that Bill No. 2025-11 establishes a Special Tax District to fund repair and maintenance of private stormwater management (SWM) facilities. He stated Bill No. 2025-11 provides the County with another option to work with owners of SWM facilities to fulfill their responsibility of maintenance, as required by County Code.

Director Flanigan stated that currently, when the County steps in to repair a SWM facility, a tax lien is placed against the property, adding that the County will not recover its costs until the property is sold. He stated a Special Tax District will generate funding on a year-to-year basis in smaller increments, resulting in a smaller financial burden on property owners within the specific district.

Vice President Meffley expressed support for Bill No. 2025-11, stating that funding of repairs and maintenance of SWM facilities was a topic of conversation with other county representatives during the recent Maryland Association of Counties (MACo) Winter Conference.

President Miller confirmed that creation of a Special Tax District would require support from 2/3 of the property owners within the proposed district. Director Flanigan answered in the affirmative.

- 2) Rezoning File 2025-05 Applicant: EcoWood Resource Group LLC, Henry Ray Property Location 0 W Old Philadelphia Road, North East Maryland 21901 Election District 5, Tax Map 031D, Parcel 0485 Property Owner EcoWood Resource Group, LLC Presently Zoned Low Density Residential (LDR) Proposed Zoning Employment Mixed Use (EMU)

Director of Land Use and Development Services (LUDS) Stephen O'Connor stated that the applicant did not provide sufficient details of his request for rezoning in the original application, adding that this issue will be addressed during the Public Hearing.

Director O'Connor stated LUDS staff recommended disapproval of the request based upon the applicant's failure to demonstrate a substantial change in the neighborhood, adding that the Planning Commission recommended approval of the request. He reiterated that the issue will be addressed during the Public Hearing.

President Miller queried if the Planning Commission considered Rezoning Files 2025-05 and 2025-06 simultaneously. Director O'Connor confirmed that the Planning Commission considered Rezoning Files 2025-05 and 2025-06 simultaneously, adding that the Commission voted on each application individually.

- 3) Rezoning File 2025-06 Applicant: EcoWood Resource Group LLC, Henry Ray Property Location 760 W Old Philadelphia Road, North East Maryland 21901 Election District 5, Tax Map 031D,

Parcel 0170 Property Owner EcoWood Resource Group, LLC Presently Zoned Low Density Residential (LDR) Proposed Zoning Employment Mixed Use (EMU)

Director O'Connor stated his comments regarding Rezoning File 2025-06 mirrored his statements regarding Rezoning File 2025-05, including lack of detail on the application and recommendations from LUDS staff and the Planning Commission.

b. Introduction of Resolutions

- 1) Resolution No. 01-2026 Appointment – Commission on Aging – Denise Hill, Julianne Graham, Lisa Beeman, Jamie McCloskey and Mark Hill

Director of Administration Dan Schneckenburger stated Resolution No. 01-2026 provides for the reappointments of 5 individuals to the Commission on Aging.

c. Consideration of Resolutions

- 1) Resolution No. 81-2025 – Approval – Nuisance Flooding Plan 2025-2030 (Tabled December 16, 2025)

Director of Land Use and Development Services (LUDS) Stephen O'Connor stated that Resolution No. 81-2025 was introduced on December 2nd and scheduled for consideration on December 16th.

Council Manager Henson stated for the record: On December 16, 2025, Council tabled consideration of Resolution No. 81-2025 Approval – Nuisance Flooding Plan 2025-2030 in order for Land Use & Development staff to incorporate the Planning Commission's recommended amendments to the Plan. The amendments have been incorporated into the Plan and Resolution No. 81-2025 will be presented to Council for consideration during the Legislative Session.

- 2) Resolution No. 82-2025 – Appointment – Administrative Charging Committee – Devon Perry
Director of Administration Dan Schneckenburger stated Mr. Perry's appointment fills a vacancy left by Mr. William Cain on the Administrative Charging Committee.

- 3) Resolution No. 83-2025 – Appointment – Board of Electricians – Frederick Craig, Jr.
Director of Administration Schneckenburger requested approval of Mr. Craig's appointment to the Board of Electricians.

Council Manager Report

Council Manager Henson stated the report was included in the Council's meeting packet. Council Manager Henson stated that on December 2, 2025, Council approved Bill No. 2025-10 Ethics. The purpose of Bill No. 2025-10 was to amend the Cecil County Code – Chapter 39, Ethics, by adding updates required under House Bill 879 (2017) and House Bills 363 and 1058 (2021) Required Changes. She noted that while the required changes were correctly incorporated, House Bill 879 was incorrectly referenced as House Bill 279. She stated that there are no changes to Bill No. 2025-10 other than administratively changing 2 references from House Bill 879 to House Bill 279.

Council Member Items

Council deferred Council Member Items to the Legislative Session.

Adjournment

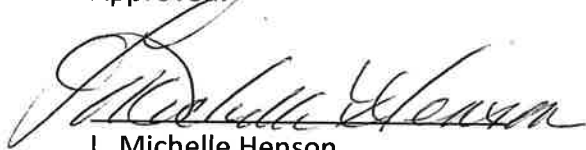
President Miller requested a motion to adjourn the Work Session.

Councilwoman Hamilton made motion to adjourn the Work Session, which was seconded by Vice President Meffley.

President Miller adjourned the work session at 4:47 pm.

The next County Council Work Session will be held on Tuesday, January 13, 2026 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.cecilcountymd.gov

Approved:


L. Michelle Henson
Council Manager


Al Miller, Council President