

COUNTY COUNCIL OF CECIL COUNTY
LEGISLATIVE SESSION MINUTES
LSD 2026-08
April 21, 2026

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
Robert Meffley, Council 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 April 21, 2026, was called to order by Council President Miller at 7:00 p.m.

PLEDGE OF ALLIEGIANCE

President Miller led all those in attendance in the Pledge of Allegiance.

ROLL CALL

Council Manager Henson called the roll and noted that five Council members were present.

OPENING PRAYER/MOMENT OF SILENCE

Pastor Stephen Nissley, Mercy Baptist Church of North East, Maryland offered the opening prayer.

APPROVAL OF AGENDA

On motion made by Councilwoman Branch, seconded by Councilwoman Culberson, the Council moved to approve the agenda of April 21, 2026. The motion was approved unanimously.

PRESENTATION OF PROCLAMATIONS

National Public Safety Telecommunicators Week

Council recognized April 12–18, 2026 as National Public Safety Telecommunicators Week. Vice President Meffley read the Proclamation into the record of the minutes. Council and County Executive Adam Streight presented the Proclamation to Department of Emergency Services Director Patrick Campbell and Assistant Chief Cynthia Mimms.

PUBLIC HEARING

Resolution No. 13-2026 – Annexation – Town of Elkton – 128 Belle Hill Road (Tax Map 027B, Parcel 0772)

President Miller opened the Public Hearing at 7:05 p.m.

Council Manager Henson stated for the record:

Resolution No. 13-2026 – Annexation – Town of Elkton – 128 Belle Hill Road (Tax Map 027B, Parcel 0772)

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 PECO Energy Company, located on the south side of Belle Hill Road and north of Route 279, consisting of approximately 4.916 acres, identified on Tax Map 027B, Parcel 0772, which is being annexed into the Town of Elkton pursuant to Town of Elkton Annexation Resolution A1-2026. The property's proposed rezoning from Cecil County's High Density Residential District (RM) to the Town of Elkton's Highway Interchange Commercial (C3) 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.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; Public Hearing scheduled on April 21, 2026; and consideration scheduled on May 5, 2026.

Town of Elkton (the Town) Director of Planning Jeanne Minner stated the property referenced in Annexation A1-2026 is owned by PECO Energy, adding that the Town's Attorney confirmed that the Town could initiate annexation without a Petition for Annexation from the property owner. She stated that annexation of this property avoids creation of an unincorporated island. She stated that the Maryland Department of Planning did not provide comments regarding the annexation.

Director of Administration Dan Schneckenburger stated that Administration had no opposition to the annexation, adding that Belle Hill Road is now owned by the Town.

President Miller queried those in attendance for comments in favor of, or opposition to Resolution No. 13-2026. Hearing no comments, President Miller queried Council for questions or comments.

Vice President Meffley queried if the Town's Mayor & Commissioners (M&C) approved the Annexation. Director Minner replied that the M&C approved Annexation A1-2026 on April 15th, contingent upon Council's approval of the waiver of the 5-year rule.

Councilwoman Hamilton stated that Council received a letter from Town Attorney David Beste regarding the Town's authority to annex the PECO property without a Petition for Annexation. She queried Council Attorney Lance Young for his opinion regarding Town Attorney David Beste's letter. Council Attorney Young concurred with Town Attorney Beste's opinion that the Town could initiate annexation on tax-exempt property without a Petition for Annexation from the owner.

Councilwoman Hamilton queried the purpose of rezoning of the parcel. Director Minner stated the purpose of rezoning the parcel was to provide consistency in zoning designations. Councilwoman Hamilton queried the development plans for the parcel. Director Minner stated that no development will occur on this parcel. Councilwoman Hamilton queried if the rezoning request was dependent upon Resolution Nos. 14-2026 and 15-2026. Director Minner answered in the affirmative.

Hearing no additional comments, President Miller closed the Public Hearing at 7:12 p.m.

Resolution No. 14-2026

President Miller opened the Public Hearing at 7:12 p.m.

Council Manager Henson stated for the record:

Resolution No. 14-2026 – Annexation – Town of Elkton – 100 Belle Hill Road (Tax Map 027B, Parcel 0283)

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 JD Stonewall Ayars Development, LLC, located on the south side of Belle Hill Road and north of Route 279, consisting of approximately 8,555 square feet of land, identified on Tax Map 027B, Parcel 0283, which is being annexed into the Town of Elkton pursuant to Town of Elkton Annexation Resolution A2-2026. The property's proposed rezoning from Cecil County's High Density Residential District (RM) to the Town of Elkton's Highway Interchange Commercial (C3) 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.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; Public Hearing scheduled on April 21, 2026; and consideration scheduled on May 5, 2026.

Director Minner stated that the property referenced in Annexation A2-2026 will be added to previously annexed land identified as the Ayars property. She stated this property will be developed for logistics.

Director of Administration Schneckenburger stated that Administration had no opposition to Resolution No. 14-2026.

President Miller queried those in attendance for comments in favor of, or opposition to Resolution No. 14-2026. Hearing no comments, President Miller queried Council for questions or comments.

Councilwoman Hamilton queried the reason behind rezoning the parcel from RM to C3. Director Minner stated the C3 zoning designation provides for commercial development of the site, adding that the C3 zoning designation is consistent with development in the area.

Hearing no additional comments, President Miller closed the Public Hearing at 7:17 p.m.

Resolution No. 15-2026

President Miller opened the Public Hearing at 7:17 p.m.

Council Manager Henson stated for the record:

Resolution No. 15-2026 – Annexation – Town of Elkton – 17 Swallow Drive (Tax Map 027B, Parcel 0808)

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 JD Stonewall Ayars Development, LLC, located on the south side of Belle Hill Road and north of Route 279, consisting of approximately 3.5910 acres of land, identified on Tax Map 027B, Parcel 0808, which is being annexed into the Town of Elkton pursuant to Town of Elkton Annexation Resolution A3-2026. The property's proposed rezoning from Cecil County's High Density Residential District (RM) to the Town of Elkton's Highway Interchange Commercial (C3) 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.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; Public Hearing scheduled on April 21, 2026; and consideration scheduled on May 5, 2026.

Director Minner stated this is the final parcel of the previously annexed land identified as the Ayars property.

Director of Administration Schneckenburger stated that Administration had no opposition to Resolution No. 15-2026.

President Miller queried those in attendance for comments in favor of, or opposition to Resolution No. 15-2026. Hearing no comments, President Miller queried Council for questions or comments.

Councilwoman Culberson queried the development plans for the parcel. Director Minner stated that the development plans included logistics or warehouses.

Councilwoman Hamilton queried if the property was included in the Town's Enterprise Zone. Director Minner answered in the affirmative.

Councilwoman Hamilton queried the property owner's plans for the property in the event Council denied the request. Director Minner stated the property owner would wait for the five-year period for the parcel to become C3.

President Miller confirmed that the M&C approved Annexation A3-2026. Director Minner replied that the M&C approved Annexation A3-2026 on April 15th, contingent upon Council's approval of the waiver of the 5-year rule.

Vice President Meffley expressed support for Resolution No. 15-2026, stating that the Town's infrastructure capacity does not support high-density residential development in this area.

Councilwoman Hamilton queried if the Town's infrastructure will support the planned commercial development. Director Minner answered in the affirmative.

Hearing no additional comments, President Miller closed the Public Hearing at 7:21 p.m.

APPROVAL OF MINUTES

On a motion made by Vice President Meffley, seconded by Councilwoman Culberson, the Council moved to approve the minutes of the April 7, 2026 Legislative Session.

PUBLIC COMMENTS

Council Manager Henson reported that there were no speakers.

PRESIDENT AND COUNCIL COMMENTS

Councilwoman Culberson provided Emergency Services Intel for the previous week, reporting 264 calls for service, 14 of which were mental health related; 33 domestic calls, 18 of which were physical; and 4 overdose calls, 2 of which resulted in fatalities.

Councilwoman Culberson commended the programs at Deep Roots at Clairvaux Farm and Director John Thompson's efforts to expand. She expressed support for the expansion and asked Council to do the same, adding that Deep Roots provides a family environment, supporting children with homework and in other areas. She stated that staff at Deep Roots previously experienced homelessness and now have full-time jobs.

Councilwoman Hamilton noted several upcoming opportunities to hear from local candidates, and the following candidate forums:

Sponsored by the Chamber of Commerce:

April 29th Council, Delegate and State Senate candidates at Elkton High School.

May 6th Cecil County Public Schools Board of Education and Sheriff candidates at Elkton High School.

Sponsored by the Republican Women's Club:

April 27th District 35a and 35b Delegate candidates at the Elkton American Legion

May 11th Sheriff candidates at the Elkton American Legion

May 18th Council candidates at the Elkton American Legion

Councilwoman Branch stated she attended ribbon cutting events in Port Deposit for the opening of Artfully Done and the reopening of Backfin Blues on April 9th. She commended the community for supporting the businesses.

Councilwoman Branch stated she attended the Rising Sun Little League Opening Day on April 11th. She noted that the Rising Sun Little League is seeking financial support for equipment and the North East Little League is seeking financial support for field lighting. She stated the leagues have requested funding from their respective Town governments as well as the County.

Councilwoman Branch noted that April is Autism Awareness Month, stating that her friend Jameson is amazing.

Councilwoman Branch stated that April 19th – 25th is National Volunteer Week. She expressed gratitude for all volunteers, including members of County Boards and Committees and volunteer fire fighters.

Councilwoman Branch stated that Administrative Professionals Day is April 22nd and expressed appreciation to Council Executive Assistant Christine Palmer and Council Manager Michelle Henson for supporting Council.

Councilwoman Branch expressed congratulations to Teacher of the Year Nicole Walker, Biology Teacher at Elkton High School.

Vice President Meffley stated he attended the Chesapeake City Little League Opening Day on April 11th, adding that he distributed hundreds of hot dogs.

Vice President Meffley stated he and County Executive Streight attended the Hacks Point Fire Company 75th Anniversary event on April 11th.

Vice President Meffley stated he and President Miller attended the Mt. Harmon Point to Point event on April 10th. He stated that this event is the only waterfront point to point race in Maryland.

Vice President Meffley stated he attended the Elk Neck Elementary Cecil Citizenship Program on April 10th. He commended the program and encouraged Council to participate.

Vice President Meffley stated he and Councilwoman Culberson are members of the Cecil County Commission on Veterans Affairs. He stated the Commission compiled a brochure of resources for Veterans for distribution during community events such as the recent Fire and Ice in Port Deposit and the Memorial Day Parade in Elkton.

Vice President Meffley stated that Elkton's Annual Fishing Rodeo is scheduled on April 25th, adding that the event's rain date is May 2nd. He stated the free event is held at Howards Pond in Elkton, adding that the pond will be stocked prior to the event.

President Miller commended the Mt. Harmon Point to Point event. He stated that the event was well attended, adding that programs at Mt. Harmon provide history and education for children. President Miller stated he attended the Cecil Soil Envirothon at Fair Hill Nature Center on April 21st and Ag Day at the DuPont Farm on April 10th. He stated that Ag Day is well attended by area farmers and expressed appreciation to the Administration for supporting the event. President Miller stated he attended a meeting on April 21st regarding the Fair Hill Races and announced that racing events will take place at Fair Hill during Memorial Day weekend, with flat racing on Sunday and steeplechase events on Monday.

Councilwoman Hamilton, noting that Council Attorney Young was in attendance, queried Attorney Young for his legal opinion regarding whether voters can be required to produce identification during elections that include County level candidates on the ballot.

Director of Administration Schneckenburger noted that the State Board of Elections sets regulations for conducting elections.

Attorney Young stated he will research Councilwoman Hamilton's query.

INTRODUCTION OF BILLS

Bill No. 2026-05

Council Manager Henson stated for the record:

Bill No. 2026-05 – Cecil County Code – Chapter 39, Ethics, As Amended

A Bill to amend Cecil County Code – Chapter 39, Ethics in order to make administrative corrections.

Introduced by Council President at the request of the County Executive.

Introduced, read for the first time and ordered posted on April 21, 2026; and scheduled for consideration on May 5, 2026.

Council Manager Henson stated that each year, Council staff forwards adopted legislation to General Code for formatting and incorporation into the County's Charter and Code. She stated Bill No. 2026-05 corrects minor formatting errors associated with Bill No. 2025-10 which were identified when the legislation was reviewed by General Code staff. She noted that Bill No. 2026-05 does not change the intent of Bill 2025-10.

INTRODUCTION OF RESOLUTIONS

Resolution No. 23-2026

Council Manager Henson stated for the record:

Resolution No. 23-2026 Appointment – Commission on Aging – Randall Schwandt and Christine Gehris

A Resolution to confirm the reappointments of Randall Schwandt and Christine Gehris, to terms that expire June 30, 2028, to the Commission on Aging.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 21, 2026; and scheduled for consideration on May 5, 2026.

Director of Administration Schneckenburger stated that Resolution No. 23-2026 provides for the reappointments of Randall Schwandt and Christine Gehris to the Commission on Aging.

Councilwoman Culberson queried if membership on the Commission on Aging is complete.

Director of Administration Schneckenburger answered in the affirmative.

CONSIDERATION OF RESOLUTIONS

Resolution No. 16-2026

Council Manager Henson stated for the record:

Resolution No. 16-2026 Appointment – Commission for Women – Casie Goins

A Resolution to confirm the reappointment of Casie Goins, with a term to expire on March 3, 2028 to the Commission for Women

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; and scheduled for consideration on April 21, 2026.

Director of Administration Schneckenburger stated that Administration offered no further comments.

Councilwoman Hamilton made a motion to approve Resolution No. 16-2026, which was seconded by Councilwoman Culberson.

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

The motion was approved 5 to 0.

Resolution No. 17-2026

Council Manager Henson stated for the record:

Resolution No. 17-2025 Appointment – Local Management Board – Arsalan Sheikh

A Resolution to confirm the reappointment of Arsalan Sheikh to the Local Management Board, to a term which expires on April 1, 2031.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; and scheduled for consideration on April 21, 2026.

Director of Administration Schneckenburger stated that Administration offered no further comments.

Councilwoman Culberson made a motion to approve Resolution No. 17-2026, which was seconded by Councilwoman Branch.

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

The motion was approved 5 to 0.

Resolution No. 19-2026

Council Manager Henson stated for the record:

Resolution No. 19-2026 Appointment – Board of License Commissioners – Adam Kraus

A Resolution to confirm the appointment by the County Executive of Adam Kraus to the Board of License Commissioners with a term to expire on June 30, 2029.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; and scheduled for consideration on April 21, 2026.

Director of Administration Schneckenburger stated that Administration offered no further comments.

Vice President Meffley made a motion to approve Resolution No. 19-2026, which was seconded by Councilwoman Branch.

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

The motion was approved 5 to 0.

Resolution No. 20-2026

Council Manager Henson stated for the record:

Resolution No. 20-2026 Appointment – Department of Social Services Board – Charles E. Dulin, Jr.

A Resolution to confirm the appointment of Charles E. Dulin, Jr., to the Department of Social Services Board, to a term which will expire June 30, 2029.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; and scheduled for consideration on April 21, 2026.

Director of Administration Schneckenburger stated that Resolution No. 20-2026 provides for the appointment of new member Charles E. Dulin, Jr. to the Department of Social Services Board.

Councilwoman Branch made a motion to approve Resolution No. 20-2026, 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 to 0.

Resolution No. 21-2026

Council Manager Henson stated for the record:

Resolution No. 21-2026 Appointment – Building Board of Appeals – Adrian Aiken

A Resolution to confirm the appointment of Adrian Aiken, to the Building Board of Appeals, to a term which will expire April 22, 2031.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; and scheduled for consideration on April 21, 2026.

Director of Administration Schneckenburger stated that Resolution No. 21-2026 provides for the appointment of Adrian Aiken to the Building Board of Appeals.

Vice President Meffley made a motion to approve Resolution No. 21-2026, which was seconded by Councilwoman Culberson.

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

The motion was approved 4 to 1.

Resolution No. 22-2026

Council Manager Henson stated for the record:

Resolution No. 22-2026 Appointment – Historic District Commission – Daniel D. Gillgannon, Timothy Ashlock, Michael I. Welker, Jessica Bush and David Greenplate, Sr.

A Resolution to confirm the appointments of Daniel D. Gillgannon and Timothy Ashlock, to terms which will expire April 22, 2029, Michael I. Welker and Jessica Bush, to terms which will expire April 22, 2028, and David Greenplate, Sr., to a term which will expire April 22, 2027, to the Historic District Commission.

Introduced by Council President at the request of the County Executive.

Introduced and ordered posted on April 7, 2026; and scheduled for consideration on April 21, 2026.

Director of Administration Schneckenburger stated that Administration had difficulty in filling the Historic District Commission, and thanked Councilwoman Branch for suggesting posting vacancies on social media.

Councilwoman Branch made a motion to approve Resolution No. 22-2026, which was seconded by Vice President Meffley.

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

The motion was approved 3 to 2.

ADJOURNMENT

On motion made by Councilwoman Culberson, seconded by Councilwoman Branch, President Miller adjourned the meeting at 7:47 pm.

Council President Miller announced that the next Council Legislative Session is scheduled on Tuesday, May 5, 2026 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.cecilcountymd.gov/council The recording and transcription will be uploaded to the county's website as soon as possible.

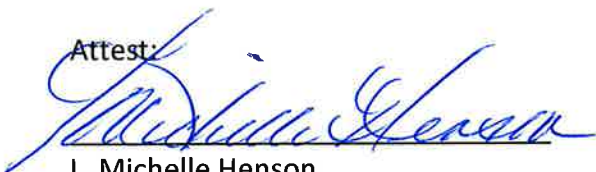
Approved:



Al Miller

Council President

Attest:



L. Michelle Henson
Council Manager