

**COUNTY COUNCIL OF CECIL COUNTY  
WORK SESSION MINUTES  
September 20, 2022**

**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](http://www.ccgov.org/council).

**PRESENT:** Council Members: Robert Meffley, William Coutz, Al Miller and Jackie Gregory; James Massey, Council Manager; Terry Hale, Council Assistant, members of the administration, and members of the public.

**Absent:** Donna Culberson

**Call to Order**

Council President Meffley called the meeting to order at 4:30 pm, and announced that there were four Council Members present, which constitute a quorum. Councilwoman Culberson was absent.

**CLOSED SESSION  
August 23, 2022  
6:00 P.M.**

Council Manager Massey stated for the record:

Pursuant to the Maryland Annotated Code, General Provisions § 3-305 (b)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Councilman Coutz made a motion to go into closed session, which was seconded by Councilwoman Culberson

Roll Call Vote: Coutz-Y, Miller-Y, Gregory-Y, Culberson-Y, Meffley-Y

The motion was approved unanimously by a vote of 5 to 0.

**PRESENT:** Council Members: President Meffley, Vice President Gregory (online), Councilman Coutz, Councilman Miller, Councilwoman Culberson; James Massey, Council Manager; Terry Hale, Council Assistant.

Council Members reviewed the hiring procedure and job description for the Council Manager. The Council approved the hiring procedures and job description with revisions.

On motion made by Councilman Miller, seconded by Councilwoman Culberson, the Council concluded the work session at 6:54 p.m.

**Approval of Minutes**

On a motion made by Councilman Coutz, seconded by Vice President Gregory, the Council moved to approve the minutes of the Council work session of September 6, 2022, as presented. The motion approved by a vote of 4 to 0. Councilwoman Culberson was absent.

On a motion made by Councilman Coutz, seconded by Vice President Gregory, the Council moved to approve the minutes of the Council closed session of September 6, 2022, as presented. The motion approved by a vote of 4 to 0. Councilwoman Culberson was absent.

#### **Proposed North East Middle/High School**

Dr. Jeff Lawson, School Superintendent, Perry Willis, Consultant, and Chuck Simperts, Director of Facilities were welcomed to present the proposed plan for a new North East Middle/High School.

Mr. Simperts reviewed the schedule that the design will be finalized in August 2023, and they propose construction in two phases. He stated that Phase 1 construction will occur between 2023 and 2026 so that one section will be ready in August 2026 and the other section to open in August 2029. He also stated that the existing North East High School building will be demolished in 2029 to allow for athletic fields.

Mr. Simperts explained that the decision whether to move middle or high school students first is dependent on design factors regarding the 40-foot slope of a portion of the site. There are also concerns of obtaining bids for a seven-year construction project. There has been consideration to build both schools simultaneously.

Dr. Lawson discussed the financing of the school project that will include state and county funding. He cited that the county's bond policy of a 10% limit could be a factor. He also stated that the Maryland Stadium Authority will be selling bonds to provide some funding to each county. The total project is projected at \$178M that includes \$75M of local funding and \$102M of state funds.

Council questions and comments ensued. The Council discussed concerns about the impact of traffic on Irishtown Road, outside security, and student capacity. Dr. Lawson stated that the new school is rated to have 850 middle school and 1,150 high school students.

#### **Review of Legislative Agenda**

Consideration of Resolution No. 53-2022 Appointment – Bainbridge Development Corporation – David Rudoph, will be tabled so that the Town of Port Deposit may submit their recommendation to the County Executive for her concurrence. This legislation will be tabled and considered for approval at the next legislative session on October 4, 2022.

Resolution No. 54-2022 Appointment – Economic Development Commission – Kimberly Justus, will be considered for approval at tonight's session. Steve Overbay, Director of Administration, provided comments. There were no Council questions or comments.

Under Old Business, Rezoning Case #2022-03 Marion Richard Payne, will be considered for approval at tonight's session. There were no Council questions or comments.

Under New Business, Cecil County Public Schools budget amendment #102, in the amount of \$23,011,342 for July and August expenses will be considered for approval at tonight's session. There were no Council questions or comments.

**Council Manager Report**

Council Manager Massey reported on the investiture ceremony for Cameron Brown, the next Board of Health meeting and a Board of Education candidate forum.

**Council Member Items**

Council Members agreed to postpone their comments until tonight's legislative session.

**Adjournment**

Councilman Coutz made a motion to adjourn, which was seconded by Vice President Gregory. Council President Meffley adjourned the session at 5:14 pm.

  
James Massey  
Council Manager

Approved:

  
Robert Meffley, Council President