

TOWN OF CECILTON
Mayor and Council Regular Session Meeting
Tuesday, January 20, 2026

The Mayor and Council held a Regular Session Meeting in Town Hall on Monday, January 20, 2026. The following were in attendance:

Michael Cooper, Mayor

Jennie Brockell, Member

Craig DeVary, Member

Sue Katzmire, Member

Meeting was called to order at 7:00 pm.
All in attendance recited the Pledge of Allegiance.

Review and Act:

December 15, 2025 Regular Session Meeting Minutes: Member Brockell motioned to accept the December 15, 2025 Regular Session Meeting Minutes as written. Member DeVary seconded the motion. Motion carried.

December Final Financials: Member DeVary motioned to accept the December Final Financials as written. Member Brockell seconded the motion. Motion carried.

NEW BUSINESS:

WTTP and Water Supply Report: Jordan Smith and Heather Perry were in attendance to review the report. Standard monthly maintenance was performed. The three annual sludge reports were submitted. A new blower was installed. Changed oil and all air filters and blowers. Obtained a quote for temporary storage tanks, for pumping SBR tank to replace the motor. Monthly maintenance was performed. Working on a list of needs the next year. Both facilities were in compliance for the month of December.

Cecilton Activity Report: Corporal Dixon was unable to be in attendance. Report was reviewed by the Mayor and Council. Traffic stops are still occurring. Council Member Katzmire commented that it seems that traffic is slowing down. Deputies are doing well with reporting in with Administrator Cooper when they are on duty. No questions concerning the report.

218 West Main Street: Sheri Woodruff is the owner of 218 West Main Street and lot adjacent to property. She gave some background information concerning the property. The house and garage have been demolished at 218 West Main Street. Her first idea was to rebuild the garage with 4 or 5 bays. She submitted a building request to put up another garage. It was approved because it was one the original existing footprint. However, Woodruff met with the planning and zoning committee and her intent was to use one bay for herself and then rent out the other 3 bays as garages or storage. What came up in Planning and Zoning was that it could be considered a business if she was renting out the bays and the property is zoned R-1.

She would want everything to be on board and do it correctly. Administrator Cooper explained that her plan was approved for personal purposes. The concern lies in that she wants to rent out the space. It then needed to come back to the Mayor and Council because it is not zoned for that. Council Member Katzmire asked about the duplex if Woodruff would live in]=[one space and rent out the other. Woodruff expressed that both sides of the duplex would be rented out. She provided drawings of the lot where she would put the garage. The duplex would go on the single lot. The duplex would meet the setbacks and would work with the existing trees. If the structure spaces were leased to the tenants, then it could be permitted since it would be part of the dwelling. Renting out space for storage not related to the dwelling would be a business. Erecting the storage facility before the dwelling and renting out space to anyone would make it a business. If not being allowed to build the 4-bay structure, she would look to put a shed on the portion of the existing pad for her personal storage of mower and other equipment. Put the duplex on the adjoining lot and then because she has a double lot adjacent to it put another duplex structure. Then possibly later revisit the bay structure where she could rent the space to the tenants. Her first priority is to get the shed up and the duplex on the one lot of and running. She expressed that it is a nice lot and she wants to keep it looking lovely. Trying to make it into a business would require rezoning and then it would open it up to anyone in the R-1 zoning area to put up a structure to rent out. Therefore, that is not a feasible solution. Woodruff was commended for what she has done already for the lot in her cleaning up and maintaining the lots. The commitment she is going to make to the Mayor and Council is to not pursue the pole barn structure, to put a shed on the existing pad, and then continue to try to move forward with the duplex. Woodruff stated she knew that she had the right to hook up with the lot. She asked that being a duplex does she need two hook ups. Yes, she does since each side would have its own hookup. If the water hookup is not on that side of the street, then she would need to pay to have the line go under the road. Woodruff expressed that when she rents out a home, she uses a realtor that does background checks. She wants good tenants and wants it to be a good place for Cecilton.

OLD BUSINESS:

Next month, Mayor and Council need to discuss the Personal Property tax increase. Also, it was decided voted on and approved that they wouldn't hold an election if it was uncontested. We would need to have a resolution stating that. Of course, if there are people running then there would be a regular election and the resolution would be enacted for the future. This would save money on election staff, advertising, meals etc.

Public Comment: J'yaire McCall introduced herself and she may have an interest in running in the election. This is her first time attending a meeting and wanted to see what it was like. She would like to do more in Cecilton for it to continue to be a great, happy place.

Good of the Order:

Life on the Chesapeake Exhibit, Thursday, February 5th at 6:30pm.
Bed Race - April 1st. Going to work on a link where people can make donation for Faith in Action online. First \$100 donation is from Frank Hodgetts/Home Partnership.

Mayor Cooper and Administrator Cooper visited the Lower Cecil County Seniors 50th Anniversary Celebration. It was expressed by a member that there is a good chance that the seniors would have to start packing a lunch when they come to participate in meetings. The price of providing lunch is increasing. For those on a limited income this could be difficult. They currently pay \$4 and get a warm lunch. For some that could be the only warm meal that day. Discussion that the Mayor and Council could provide them with a donation that could help offset the price for a month or two. Member Katzmire made a motion to donate \$300 to the Lower Cecil County Seniors. Member DeVary seconded the motion. Motion carried.

Adjourn 7:32pm

Respectfully submitted,



Michael Cooper

Mayor



Teresa Quinn