



**Mayor and Commissioners
Town Board Meeting
Agenda
September 9, 2026
7:00 PM**

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE:

MOMENT OF SILENCE:

1. To give thanks to all the men and women that protect and serve us

ROLL CALL:

Town Clerk

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

1. August 26, 2026 – Regular Meeting

GUEST:

None

RE-APPOINTMENTS:

1. Michael Kline, Re-Appointment to the Board of Supervisors of Elections
Term Expires October 1, 2027
2. Ruth Gonce, Re-Appointment to the Board of Supervisors of Elections
Term Expires October 1, 2027
3. William Weisel, Re-Appointment to the Board of Supervisors of Elections
Term Expires October 1, 2027

PUBLIC COMMENT:

PUBLIC HEARING:

1. Ordinance 2026-08-02: Zoning Ordinance Amendments to Article 7. Signs

ADOPTION OF RESOLUTIONS:

INTRODUCTION OF ORDINANCES:

ADOPTION OF ORDINANCES:

1. Ordinance 2026-08-02: To Amend North East Zoning Ordinance. Article 7. Signs
2. Ordinance 2026-08-01: Code of Ordinances – Amending, Enacting, Renumbering and Repealing as stated below:

AN ORDINANCE OF THE MAYOR AND COMMISSIONERS OF THE TOWN OF NORTH EAST, CECIL COUNTY MARYLAND FOR THE PURPOSE OF AMENDING THE TOWN OF NORTH EAST CODE OF ORDINANCES CHAPTER 1. ARTICLE 3. MUNICIPAL INFRACTIONS PROCEDURES; SECTION 1-301. AUTHORITY TO DECLARE INFRACTIONS AND SET FINES; CHAPTER 2. ARTICLE 1. BOARD ORGANIZATION AND PROCEDURE; SECTION 2-102. SPECIAL MEETINGS; SECTION 2-103. THE PRESIDING OFFICER; DUTIES; SECTION 2-106. ORDER OF BUSINESS; SECTION 2-107. RULES OF DEBATE; SUBSECTION 1. PRESIDING OFFICER; SECTION 2-110. MANOR OF ADDRESSING BOARD; TIME LIMIT; ARTICLE 2. SECTION 2-202. GENERAL FORM OF ORGANIZATION; CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 4-204. DISCRETION OF THE BOARD OF COMMISSIONERS; CHAPTER 7. ARTICLE 5. WATER AND SEWAGE; SECTION 7-504. MANDATORY CONNECTION FOR RESIDENTS OF TOWN; SECTION 7-505. WATER RATES; ARTICLE 9. THE BUILDING CODE; SECTION 7-901. BUILDING CODE; ARTICLE 10. WATER SHORTAGE, EMERGENCIES AND CONSERVATION; SECTION 7-1001. DECLARATION; SECTION 7-1002. CONSERVATION STAGES; SECTION 7-1003. STAGE 1 - VOLUNTARY CONSERVATION; SECTION 7-1004. STAGE 2 - WATER RATIONING; SECTION 7-1005. STAGE 3 - EMERGENCY RATIONING; SECTION 7-1006. STATUS REPORTS; SECTION 7-1007. TERMINATION; SECTION 7-1008. NOTICE ; SECTION 7-1009. EMERGENCY PROVISIONS - POWERS OF TOWN ADMINISTRATOR TO AMEND ANY REFERENCE FROM PRESIDENT TO MAYOR; CHAPTER 2. ARTICLE 1. BOARD ORGANIZATION AND PROCEDURE; SECTION 2-102. SPECIAL MEETINGS; ARTICLE 4. PUBLIC ETHICS; SECTION 2-407. FINANCIAL DISCLOSURE – LOCAL ELECTED OFFICIALS AND CANDIDATES TO BE LOCAL ELECTED OFFICIALS; CHAPTER 3. ARTICLE 3. ABSENTEE VOTING; SECTION 3-301. RECORDS CONCERNING ABSENTEE VOTING; SECTION 3-304. PROCEDURE OF ABSENTEE VOTING; SUBSECTION 1 AND SUBSECTION 2; SECTION 3-305. PROCEDURE FOR CANVASSING ABSENTEE BALLOTS; TO AMEND ANY REFERENCE FROM CLERK-TREASURER TO TOWN CLERK. CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION TITLE; ARTICLE 6. SECTION 2-601. DEFINITIONS; SUBSECTION BID AND SUBSECTION DIRECTOR; SECTION 2-602. DEPARTMENT OF FINANCE AND ADMINISTRATION TITLE; SECTION 2-602. DEPARTMENT OF FINANCE AND ADMINISTRATION; SUBSECTION 1 AND SUBSECTION 2; SECTION 2-607. PURCHASING; SUBSECTION (11) DISPOSAL OF TOWN ASSETS TO AMEND ANY REFERENCE FROM FINANCE AND ADMINISTRATION TO FINANCE; ENACTING SECTION 1-103. GENDER REFERENCE TO CHAPTER 1. ARTICLE 1. DESIGNATION AND CITATION OF THE CODE TO ADDRESS GENDER IN THE CODE OR ORDINANCES; CHAPTER 2. ARTICLE 2. ORGANIZATION OF GOVERNMENT; SECTION 2-201. STATEMENT OF POLICY TO MAKE GRAMMATICAL CHANGE TO THE PARAGRAPH; CHAPTER 2. ARTICLE 2. ORGANIZATION OF GOVERNMENT; SECTION 2-202. GENERAL FORM OF ORGANIZATION; SUBSECTION 2; SECTION 2-203. DUTIES OF TOWN CLERK; SUBSECTION 3; SECTION 2-204. DUTIES OF TOWN ATTORNEY; SECTION 2-206. DUTIES OF TOWN ENGINEER AND SECTION 2-207. DUTIES OF TOWN ADMINISTRATOR AMEND TITLE OF TOWN ADMINISTRATOR TO COMPLY WITH THE TOWN CHARTER, REVISE DUTIES OF TOWN CLERK TO BE CONSISTENT WITH JOB DESCRIPTION AND TO EXPAND THE TOWN'S ABILITY TO EMPLOY SPECIALIZED LEGAL AND ENGINEERING CONSULTANTS; TO REPEAL AND REPLACE CHAPTER 2. ARTICLE 3. PLANNING COMMISSION; SECTION 2-301. COMPOSITION; APPOINTMENT; TERM OF MEMBERS; VACANCIES; COMPENSATION; SECTION 2-302. ELECTION OF A CHAIRMAN AND SECTION 2-303. POWERS AND DUTIES OF THE COMMISSION TO BE CONSISTENT WITH THE ANNOTATED CODE OF MARYLAND AND THE TOWN ZONING ORDINANCE; TO AMEND CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; SECTION 2-601. DEFINITIONS; SUBSECTION BID TO ENSURE COMPLIANCE WITH THE PROCUREMENT POLICIES OF GRANT PROGRAMS, STATE OR FEDERAL FUNDING SOURCES, OR OTHER PARTNER

AGENCIES; ENACTING THE DEFINITION OF GOOD STANDING TO CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; ARTICLE 2-601. DEFINITIONS; SUBSECTION GOOD STANDING TO BE CONSISTENT WITH THE TOWN'S PURCHASING MANUAL; ENACTING LANGUAGE TO CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; ARTICLE 2-607. PURCHASING; SUBSECTION (1) PURCHASE AUTHORITY TO CLARIFY THE PURPOSE OF THE PURCHASING MANUAL; TO AMEND CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; ARTICLE 2-607. PURCHASING; SUBSECTION (6) VENDOR REQUIREMENTS TO BE CONSISTENT WITH THE PURCHASING MANUAL REQUIRING VENDORS TO BE IN GOOD STANDING; TO AMEND CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; SECTION 2-607. PURCHASING; SUBSECTION (8) E. EXCEPTIONS ALSO REQUIRING COMPLIANCE WITH THE PURCHASING MANUAL; TO AMEND CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; SECTION 2-607. PURCHASING; SUBSECTION (9) A. LOCAL PREFERENCE TO INCLUDE A CROSS REFERENCE TO THE DEFINITION; ENACTING TO CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; SECTION 2-607. PURCHASING; SUBSECTION (12) CONTRACTS TO BE CONSISTENT WITH THE PURCHASING MANUAL; ENACTING TO CHAPTER 2. ARTICLE 6. FINANCE AND ADMINISTRATION; SECTION 2-607. PURCHASING; SUBSECTION (13) ETHICS TO BE CONSISTENT WITH THE ETHICS ORDINANCE; AMENDING CHAPTER 4. ARTICLE 1. LOITERING IN PUBLIC PLACES; SECTION 4-101. DEFINITIONS AS USED IN THIS ARTICLE; SUBSECTION 2. PUBLIC PLACE TO INCLUDE PUBLIC PROPERTY; AMENDING THE TITLE OF CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES TO INCLUDE ILLICIT SUBSTANCES; CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES SECTION 4-201. DEFINITIONS USED IN THIS ARTICLE TO INCLUDE PUBLIC PROPERTY; AMENDING THE TITLE OF CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 4-202. SITUATIONS IN WHICH CONSUMPTION IS PROHIBITED TO BE CLEAR THAT CONSUMPTION MEANS ALCOHOL; REPEALING CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 4-203. EXCEPTIONS AND EXCLUSIONS; ENACTING TO CHAPTER 4. ARTICLE 2. SECTION 4-203. ENTITLED USE OR INFLUENCE OF ILLICIT SUBSTANCES PROHIBITED TO INCLUDE PROHIBITING THE USE OF CANNABIS AND OTHER ILLICIT SUBSTANCES; REPEALING CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 4-204. DISCRETION OF THE BOARD OF COMMISSIONERS; ENACTING TO CHAPTER 4. ARTICLE 2. PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 4-204. PUBLIC INTOXICATION – POLICE DISCRETION TO ALLOW A POLICE OFFICER TO EXERCISE REASONABLE JUDGMENT WHEN DETERMINING WHEN A PERSON IS UNDER THE INFLUENCE ALCOHOL, DRUGS, OR ANY OTHER INTOXICATING SUBSTANCE; AMENDING CHAPTER 4. ARTICLE 3. THE KEEPING AND TREATMENT OF ANIMALS; SECTION 4-303. RESPONSIBILITY FOR DISEASED ANIMALS TO REPLACE THE WORD BEAST WITH ANIMAL; ENACTING TO SECTION 4-306. RESPONSIBILITY TO LEASH TO CHAPTER 4. ARTICLE 3. THE KEEPING AND TREATMENT OF ANIMALS TO INCLUDE LANGUAGE IN THE CODE OR ORDINANCES AS WELL AS BEING A COUNTY WIDE REQUIREMENT; AMENDING CHAPTER 4. ARTICLE 4. MISUSE OR DESTRUCTION OF TOWN PROPERTY; SECTION 4-401. ABUSE OF TOWN PROPERTY; SUBSECTION 2 TO INCLUDE THE WORD MODIFY; ENACTING SECTION 4-701. DISCHARGING OF FIREARMS TO CHAPTER 4. ARTICLE 7. PARKS AND RECREATION AREAS; SECTION 4-701. WHICH IS IN SECTION 4-702. SUBSECTION P.; AMENDING THE TITLE OF SECTION 4-701. PERMITS FOR SPECIAL EVENTS AND AMENDING CHAPTER 4. ARTICLE 7. PARKS AND RECREATION AREAS; SECTION 4-701. PERMITS FOR SPECIAL EVENTS; AMENDING CHAPTER 4. ARTICLE 7. PARKS AND RECREATION AREAS; SECTION 4-702. CERTAIN ACTIONS AND CONDUCT PROHIBITED; SUBSECTION 1. A.; 1. B.; 1. C.; 1. H.; 1. N.; 1. Q. AND 1. R. DEALING WITH ADDITIONAL REQUIREMENTS AND RESTRICTIONS FOR WHAT IS NOT PERMITTED TO DO TO A PUBLIC PARK OR RECREATION AREA OR FOR ELIMINATING REQUIREMENTS AND RESTRICTIONS THAT ARE NO LONGER APPLICABLE; AMENDING CHAPTER 4. ARTICLE 7. PARKS AND RECREATION AREAS; SECTION 4-702. CERTAIN ACTIONS AND CONDUCT PROHIBITED; SUBSECTION 2. A.; 2. B.; 2. C.; 2. D.; 2. E.; 2. G.; 2. I. 2. K.; 2. L.; 2. M. AND 2. N. DEALING WITH ADDITIONAL REQUIREMENTS AND RESTRICTIONS FOR USE OF

CONDUCT BY PERSONS WHEN IN A PUBLIC PARK OR RECREATION AREA OR FOR ELIMINATING REQUIREMENTS AND RESTRICTIONS THAT ARE NO LONGER APPLICABLE; AMENDING CHAPTER 4. ARTICLE 7. PARKS AND RECREATION AREAS; SECTION 4-702. CERTAIN ACTIONS AND CONDUCT PROHIBITED; SUBSECTION 3. A.; 3. B.; 3. I, 3. L. AND 3. N. DEALING WITH ADDITIONAL REQUIREMENTS AND RESTRICTIONS FOR CHAPTER 4. ARTICLE 7. PARKS AND RECREATION AREAS; SECTION 4-703. FOOD VENDORS; REPEALING CHAPTER 5. ARTICLE 1. CONTROL AND CONTAINMENT OF HAZARDOUS MATERIALS AND OBJECTS; SECTION 5-101. DISEASED AND DANGEROUS ANIMALS; SUBSECTION 1; AMENDING CHAPTER 5. ARTICLE 1. CONTROL AND CONTAINMENT OF HAZARDOUS MATERIALS AND OBJECTS; SECTION 5-101. DISEASED AND DANGEROUS ANIMALS; SUBSECTION 2 TO AUTHORIZE MEMBERS OF THE POLICE DEPARTMENT TO TAKE THE APPROPRIATE ACTION REGARDING ANY DANGEROUS ANIMAL; AMENDING CHAPTER 5. ARTICLE 2. STRUCTURES, DWELLINGS AND PRIVATE PROPERTY; SECTION 5-202. DEFINITION OF NUISANCE TO EXPAND UPON AND REVISE THE DEFINITION TO BETTER REFLECT THE NATURE OF THE COMPLAINTS THE TOWN RECEIVES; REPEALING CHAPTER 5. ARTICLE 3. SNOW AND ICE REMOVAL; SECTION 5-304. ENFORCEMENT COST; REPEALING CHAPTER 6. ARTICLE 1. PARKING REGULATIONS, GENERAL APPLICATIONS SECTION 6-102. OVERTIME PARKING; AMENDING CHAPTER 6. ARTICLE 1. PARKING REGULATIONS, GENERAL APPLICATIONS SECTION 6-109. TOWN PARKS TO INCLUDE RECREATION AREAS AND TO AND TO AUTHORIZE A POLICE OFFICER, IN THE EXERCISE OF REASONABLE JUDGEMENT, TO DETERMINE IF THERE IS A REASONABLE EXPLANATION FOR PARKING IN PROHIBITED AREAS; REPEALING CHAPTER 6 ARTICLE 1. PARKING REGULATIONS, GENERAL APPLICATIONS SECTION 6-115. PARKING PERMITS; REPEALING CHAPTER 6 ARTICLE 2. PARKING REGULATIONS, TRUCKS AND COMMERCIAL VEHICLES SECTION 6-201. THIRTY MINUTE LIMIT AND SECTION 6-202. PENALTIES; REPEALING CHAPTER 6 ARTICLE 3. THE IMPOUNDMENT OF ABANDONED AND OTHER IMPROPERLY PARKED VEHICLES; SECTION 6-301. PROHIBITED PARKING ON MAIN STREET; REPEALING CHAPTER 6 ARTICLE 3. THE IMPOUNDMENT OF ABANDONED AND OTHER IMPROPERLY PARKED VEHICLES; SECTION 6-302. ABANDONED VEHICLES; SUBSECTION 4.; SUBSECTION 5.; SUBSECTION 6., SUBSECTION 6. A. AND SUBSECTION 6. B.; REPEALING CHAPTER 7. ARTICLE 1. AIR POLLUTION CONTROL; SECTION 7-102. PERMITTED OPEN FIRES; ENACTING CHAPTER 7. ARTICLE 1. AIR POLLUTION CONTROL; SECTION 7-102. PERMITTED OPEN FIRES; FOR THE PURPOSE OF ENACTING RULES AND REGULATIONS FOR OPEN FIRES; AMENDING THE TOWN OF NORTH EAST CODE OR ORDINANCES SECTION 4-104. PENALTIES; SECTION 4-205. PENALTIES, SECTION 4-306. PENALTIES; SECTION 4-402. PENALTIES; SECTION 4-507. PENALTIES, SECTION 4-705. VIOLATIONS AND PENALTIES; SECTION 5-102. PENALTIES; SECTION 5-303. VIOLATION AND PENALTIES; SECTION 6-114. PENALTIES; SECTION 6-305. PENALTIES; SECTION 6-402. PENALTIES; SECTION 6-502. PENALTIES; SECTION 6-602. PENALTIES; SECTION 6-705. ENFORCEMENT; VIOLATIONS AND PENALTIES; SECTION 7-105. PENALTIES TO PROVIDE FOR INCREASED PENALTIES OR FINES FOR VIOLATIONS AND AMENDING THE TABLE OF CONTENTS TO REFLECT ALL AMENDMENTS, ENACTMENTS, REPEALS AND RENUMBERING PROVIDED IN ORDINANCE 2026-08-01.

REPORTS:

- Mayor Benson
- Vice Mayor Davis
- Commissioner Bernard-Dutton
- Commissioner Crothers
- Commissioner DeMatt
- Town Administrator
- Assistant Town Administrator

UNFINISHED BUSINESS:

1. Water Allocation Request: North East Developers, LLC., Chesapeake Club – 498 Equivalent Residential Units (ERU)

NEW BUSINESS:

MISCELLANEOUS:

APPROPRIATIONS:

1. Requisition R7-00418 Republic Services \$48,870.91 - Residential Services Invoice: August 2026

BUSINESS FROM THE FLOOR:

ADJOURNMENT:

ADA NOTICE – The Mayor and Commissioners are committed to ensuring that individuals with disabilities are able to fully participate in public meetings. Anyone planning to attend a public hearing or public meeting announced by the Mayor and Commissioners, and who wish to receive auxiliary aids, services, or accommodations is invited to contact the Town of North East at least 48 hours in advance by calling 410-287-5801 or through the Maryland Relay Service (1-800-735-2258 TTY/Voice). Sent via email: Cecil Whig and Cecil TV Sent via fax – 103.7 WXCY