

**Commissioners of Hebron
100 North Main Street
Post Office Box 299
Hebron, Maryland 21830**

**Minutes of the Commissioners of Hebron Regular Meeting As Held on
Wednesday, February 21, 2024**

Call to Order

The Meeting was called to order at 6:00 p.m. by Commissioner President Colby B. Phippin. Commissioners Amelia A. Handy, David L. Hooper, Chester M. Sebald, and Kenneth L. Pick were present. The Pledge of Allegiance to the Flag was recited by all who were in attendance.

Agenda

Commissioner Hooper made a Motion to approve the Agenda, which was seconded by Commissioner Sebald. The vote was unanimous and the Chair voted Aye.

Minutes

The Minutes of the February 7, 2024 meeting were reviewed. A Motion was made by Commissioner Sebald to approve the Minutes. Commissioner Pick seconded the Motion. The vote was unanimous and the Chair voted Aye.

Building Permits

Building Permit #1338 was for Thomas and Betty McClung at 104 Elm Street for a Metal Storage Shed that would be 10'x8'. After some discussion, Commissioner Sebald made a Motion to approve it pending setback approval. Commissioner Pick Seconded the Motion. The vote was unanimous and the Chair voted Aye.

Building Permit #1339 was for Kenneth Pick at 404 Peachtree Court for a Pole Barn that would be 24'x24'x10' high with a 8' lean-to on one side. It would be a metal Pole Barn with concrete floors, which would be 9' from the home. After some discussion, Commissioner Handy made a Motion to approve it. Commissioner Hooper Seconded the Motion. The vote was unanimous, with Commissioner Pick recusing himself, and the Chair voted Aye.

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Treasure's Report

The Town's accountant, Amy Brant, gave a 6-month report on the Town's accounts. She advised that the numbers should be at approximately 50% of the income and expenses and that they are, more or less. Some expenses should have been considered ARPA expenses and those will be changed and done in a manner that will reflect that those expenses reflect that their source was ARPA funds. All is well with Hebron's three (3) Accounts, those being the Commissioners', the Water, and the Sewer Accounts.

Approval of Checks

There were no checks to approve.

Police Report

There was no Police Report.

Old Business

1. Water Capacity Study

Commissioner President Phippin advised that we had not heard back from our engineers about the Water Capacity Study, so this item will be put off until we do.

2. Solar Farm Update

Commissioner President Phippin announced that there will be a public meeting to discuss the Solar Farm Project. It will be at the Rockawalkin Community Hall at 6772 Rockawalkin Road near the church on Tuesday, February 27, 2024 at 6:30 p.m. He also announced that this is the largest Solar Development in the State of Maryland.

New Business

1. 101 South Main Street Pharmacy

Commissioner President Phippin said that he had found his answers to the questions that he had originally had, thus there was no reason for this part of New Business.

2. Commissioner Sebald and WBOC

Commissioner Sebald said that he had contacted WBOC about the cell phone situation in the Town of Hebron. WBOC will be coming out at some point and he will let everyone know when they are expected.

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Public Comment

1. Isabel Saenz asked about turning a Shed in her yard into livable quarters for her son so that her mother could live in the house. The property is located at 210 East Church Street. The Shed is 12'x20' and would retain some of its storage in the back, while having a bedroom, bathroom, and closet for her son. The Shed would be approximately 25' to 30' away from the house. After some discussion, Commissioner President Phippin advised that we would do some research and get back to her. We will talk to the County and see what they have experienced as well as our Code Enforcement Officer.

2. Morgan Tyler of 304 Autumn Ridge Road talked about his backyard and what happens when it floods. There is a drain in the backyard and he was told by the developer that it was there when the property was purchased and before the property was developed. When there is rain, water comes up the drain (instead of going down) and 7" to 8" eventually gets under his house, causing, among other things, his furnace to be ruined. Commissioner President Phippin advised that he would look into it from our end and get back to him.

3. Bill Zittle asked about the street paving. He was advised that the asphalt plants are closed for the winter. It may be that a cold patch might work or just wait until the plants re-open.


4. Bill Zittle talked about the prospective Playground, to be located in Chapel Branch. He shared some preliminary information that he just received with the Commissioners. The train-themed Playground will be geared toward the 5 – 12 year old age group with a dog park and an adult area. He talked about the open space that was supposed to be in Chapel Branch as well as the Town itself. He suggested that perhaps a Workshop with the Commissioners might help get it started. The Playground would be done in phases, similar to other Towns. For example, Vienna is in phase 2 and Pittsville is in phase 3 of their new playgrounds. He provided a sample of a Joint Use Agreement.

5. Bill Zittle advised that Geno Lowe had been contacted about cleaning out the ditch and generally making the area better.

Adjournment

A Motion was made by Commissioner Handy and seconded by Commissioner Sebald to adjourn the meeting. The Motion was passed unanimously and the Chair voted Aye. The meeting was adjourned at 6:56 p.m.

Respectfully Submitted,


Amelia A. Hardy, Secretary