

**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, March 6, 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 Handy 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 21, 2024 meeting were reviewed. A Motion was made by Commissioner Hooper to approve the Minutes. Commissioner Pick seconded the Motion. The vote was unanimous and the Chair voted Aye.

Building Permits

Building Permit #1340 was for Isabel Saenz at 201 East Street for the renovation of an outdoor shed. The matter was tabled.

Treasure's Report

Town Clerk, Melinda J. Stafford, reported that in January 2024, the majority of the expenses were for the gas for transportation related to the Water and Wastewater Systems and chairs. In February 2024, the majority of the expenses were for the gas for transportation related to the Water and Wastewater Systems and E-Z Pass.

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Approval of Checks

A Motion was made by Commissioner Hooper to approve the Checks. Commissioner Sebald seconded the Motion. The vote was unanimous and the Chair voted Aye.

Police Report

There was no Police Report.

Old Business

1. Water Capacity Study

Commissioner President Phippin advised that he is going to have a meeting tomorrow with Rauch, our engineers, thus there was nothing new to talk about today.

2. Solar Farm Meeting Update

Commissioner President Phippin said that there was a Public Service Commission Meeting about the Solar Farm Project at the Rockawalkin Community Hall on Tuesday, February 27, 2024 at 6:30 p.m. He advised that this was the last meeting of the Public Service Commission concerning this matter.

3. Election 2024 Follow Up

Commissioner President Phippin announced that April 9, 2024 will be Election Day. March 11, 2024 was the deadline to sign up to be a candidate, and the list of those who are running to be available on March 12, 2024. Absentee Ballots will be available next Tuesday and registration will be open up to the day before the election.

New Business

1. MML Summer Conference

Commissioner Handy said that the Conference will be June 23 to 26, 2024. In addition to the usual happenings, there will be tours offered of Ocean City, Berlin, and Salisbury. She also said that there will be a Municipal Staff Day, but the date has not been solidified yet.

2. Congressional Directed Spending

Commissioner President Phippin said that he had reviewed the form for obtaining funds regarding Congressional Directed Spending. Concerning the Town Hall Renovations, he had estimated and requested \$400,000. As for the Veterans' Memorial Project (which will include some storm water management aspects) he had requested \$200,000. All told, he had requested \$600,000 and there was a matching requirement of \$4,000 out of the Town Budget. After some

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discussion, Commissioner Handy made a Motion to apply for the Congressional Directed Spending as outlined above. Commissioner Pick seconded the Motion. The vote was unanimous and the Chair voted Aye.

2A. Commissioner President Phippin talked about the green space in the Town. He talked about the railroad tracks and that the State will transfer ownership of that area to the County, which, in turn, will transfer that ownership to the Town. Also, he said that he envisioned a central large park in the Town at the old Shirt Factory, which, if we bought it, could be torn down and made into a park for the residents to use. He said that he figured that the purchase and demolition would cost about \$80,000 to \$100,000 and that we may be able to use Strategic Demolition Money. He talked to the owner who said that he was willing to sell for a little more than the SDAT valuation, which was \$65,000. Commissioner Hooper advised that he thought that the Commissioners should buy it now and Commissioner Handy suggested using ARPA funds. After more discussion, Commissioner Hooper made a Motion to offer up to \$65,000 for the purchase. Commissioner Handy seconded the Motion. The vote was unanimous and the Chair voted Aye.

3. President's Recap

A. Commissioner President Phippin said that he had talked to the 4th graders at Westside Intermediate School and that it had gone well.

B. Commissioner President Phippin said that he had gone to the Maryland Mayor's Conference last Thursday and Friday in Annapolis. He said it was the best conference that he had been to, what with the round table discussions and the break out sessions. He said that he had learned a lot and had made many new contacts.

Public Comment

1. Commissioner Handy said that the Town Hall will be on Saturday, April 6, 2024 between 10:00 a.m. and Noon. It will take place in the Public Works Building.

2. Commissioner President Phippin talked about having a Meet-The-Candidates program. He had run it before the last election, but that since he was running this year, he would stay out of any organization of it. Commissioner Handy suggested that it be on March 24, 2024. Inasmuch as that it will be Palm Sunday, she suggested that it be held in the afternoon session. Another suggestion was to hold it on a Friday evening.

3. Ernie Carbaugh asked about the Verizon problem. He said that he had been on a 911 call that was cut off. Commissioner Sebald said that he would call WBOC tomorrow. Bill Zittle said that the Fire Department has been having problems with that telephone system. Commissioner Hooper said that at one point, Verizon was going to put in repeaters throughout the Town, but their engineers said that it would cost too much. Bill Zittle suggested exploring Comcast as an option

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and that it may be a line-of-sight issue. Commissioner Pick suggested that another issue may be going to a 5G service.

4. The issue of flooded streets came up. Commissioner President Phippin advised that the Town had applied for a \$1.6 million grant for a storm water study and more recently had applied for an \$2.1 million grant from the United States Corps of Engineers as well.

5. Julie Jones asked about a water and sewer hookup for the lot that was in the back of her house. She indicated that when she called the Town Hall, whoever answered the phone was very rude. She did find out that there was a water line available for that lot, but not a sewer line. She also said that she was told by a Town worker that it would cost \$50,000. She said that there had originally been three (3) separate lots. CPP advised that he would look into it. Mindy said that she would forward an email that she had received from Jerry Kennedy of the Public Works Department regarding the matter.

6. Stanley C. Sheldon, III, of 507 North Main Street, advised that the concrete curbs on Main Street by his home are damaged, and wanted to know who's responsibility it is to repair them.

7. Stan Sheldon said that there is a speeding problem with people tearing down Main Street. Commissioner President Phippin said that at the Mayor's Conference he learned about a Bill in the Maryland House and Senate, which, if passed, would allow civilian personnel to review the results of Speed Cameras. Currently those results are only reviewable by police authorities. Commissioner President Phippin also talked about the Speed Reader (which flashes the speed of an approaching vehicle) that is getting fixed and will be picked up when it is ready. There are a lot of complaints was about four-wheelers and dirt bikes. Commissioner President Phippin said to call the Sheriff's office and report it every time something like this happens.

8. Ernie Carbaugh talked about the ditch on West Main Street behind the Lions Club that is adjacent to Town owned property that needs to be cleaned out. There are dead trees falling into it. Commissioner President Phippin advised that he would look into it, but the land is not in the Town limits.

9. Bill Zittle, President of the Chapel Branch Home Owner's Association, said that he had talked to Commissioner Pick about the Yard Sale that was going to happen in Chapel Branch on May 4, 2024. He pointed out that the following weekend would be the Town Clean Up Day.

10. Bill Zittle talked about publishing the Agenda and a timely publishing of the Minutes of the Commissioners' Minutes. He said that it was a good thing to publish them.

11. Bill Zittle said that the purchase of the Shirt Factory was a bold move and that another week will not hurt the process to see if the money that the Town would spend can be reimbursed. Commissioner President Phippin advised that the object is to use the Strategic Demolition money to be able to tear down the structure after it was bought, so that the area can become a park.

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12. Bill Zittle commented on the Solar Field, as it has been planned. He pointed out that Wicomico County had lost 500 acres of agriculture and that there is no plan to reverse that or recover that amount of acreage. He also said that there was no access to the Solar Field from Main Street, making it not immediately accessible for the Fire Department. He pointed out that those involved with the Solar Field must give the Fire Department an accessible way to access the field so that there is not a power outage in the case of a fire.

13. Bill Zittle asked about the Façade program and corner lots. There are some properties with the 911 address on one (1) street and the house faces the other street. He estimated that there are approximately 76 corner lots in Hebron. The suggestion was made that the 911 address language in the Façade Application be changed. He advised that he had emailed 19 Façade applications to people in Chapel Branch. He suggested that maybe there be an exemption or exception for corner lots.

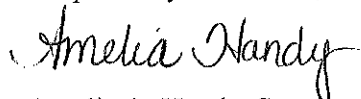
14. Commissioner Sebald advised that he had put out two (2) trash cans at his house but now only had one (1). Mindy advised that she had contacted Chesapeake Waste and they said that they did not take it and that it may have been left at a different house.

15. Questions were asked about Epoch and their progress. Commissioner President Phippin advised that their grant application had been submitted and that the County was handling it.

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 7:53 p.m.

Respectfully Submitted,



Amelia A. Handy, Secretary