

**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, May 4, 2022**

**Call to Order**

The Meeting was called to order at 6:00 p.m. by Commissioner President Amelia A. Handy, with Commissioners Chester M. Sebald, Colby B. Phippin, Michelle E. Bradley, and David L. Hooper 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 Bradley. The vote was unanimous and the Chair voted Aye.

**Election of Officers**

Town Attorney Steve Cox administered the Oath of Office to the newly elected Commissioners.

The Town Attorney conducted the elections of the Officers of the Commissioners of Hebron. First was the election of the President of the Commissioners and Commissioner Hooper nominated Commissioner Phippin. The nomination was seconded by Commissioner Bradley. As there were no further nominations, the nominations were closed. A vote was taken on the nomination and the vote was four (4) in favor with one (1) abstention. Next was the election of Secretary of the Commissioners. Commissioner Sebald nominated Commissioner Bradley. The nomination was seconded by Commissioner Hooper. As there were no further nominations, the nominations were closed. A vote was taken on the nomination and the vote was four (4) in favor with one (1) abstention. The gavel was then passed to the newly elected President of the Commissioners, Colby B. Phippin, who then presided over the Meeting.

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### Minutes

The Minutes of the April 20, 2022 meeting were reviewed. Commissioner Hooper made a Motion to approve the Minutes which was seconded by Commissioner Bradley. The vote was unanimous and the Chair voted Aye.

### Police Report

There was no Police Report.

### Building Permits

Building Permit #1302 was for Dewayne Coleman at 102 Downing Street for fire restoration. After some discussion, Commissioner Sebald made a Motion to approve the Minutes that was seconded by Commissioner Handy. The vote was unanimous and the Chair voted Aye.

### Old Business

#### 1. April Events Review

It was reported by Commissioner Hooper that the concert went well and that the band was good. Commissioner Phippin advised that the total amount of the donations for the scholarship fund for Hannah Dwyer was \$1,867.00. Commissioner Bradley advised that the Pet Parade also went well. Commissioner Hooper asked that it be put on the Agenda for the next meeting to prepare for next year.

#### 2. Age Friendly Community

Commissioner Bradley advised that the Town would have to file an Application in order to be considered for the designation of an Age Friendly Community and that there are potential AARP grants for things like ramps and safety handles to help members of the community who might need them. The Town Attorney will review the Application. It was suggested that we may want an Age Friendly Task Force. A Motion was made to be designated as an Age Friendly Community, pending the Town Attorney's review of the Application. The Motion was made by Commissioner Sebald and seconded by Commissioner Hooper. The vote was unanimous and the Chair voted Aye.

#### 3. New Maintenance Vehicle.

Sharptown is selling a 2003 Ford E350 Diesel Ambulance that is in good condition for \$15,000.00. If we bought it, it could possibly be paid for by the Highway User Funds or otherwise

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split up between the three (3) accounts. Commissioner Hooper advised that the Town's CDs have \$60,000 plus as money that could be used for the purchase. Commissioner Hooper made a Motion to pay the \$15,000.00 for the Ambulance, which was seconded by Commissioner Sebald. The vote was unanimous and the Chair voted Aye. It was noted that there is a possibility that if we are unsuccessful in getting this ambulance that the Hebron Fire Department might have to get a new ambulance later on and one of theirs may become available.

### 4. Code Enforcement

The Town Attorney is working on a form for the Town to use as a letter to property owners concerning code enforcement. Commissioner Hooper suggested a letter to all owners and residents regarding the matter of cleaning up the Town and the concept of Curb Appeal. Commissioner Sebald addressed the issue of the County Code Enforcement Officer visiting a property of his. He advised that it would have been nice to receive a courtesy call when a town resident made a complaint against his property. He then addressed the Town Clerk and stated that she knew about history between him and the resident who had made the complaint. The Town Clerk stated that she had followed the Town's procedure when she receives a complaint. The Town Attorney advised that the action that she had taken was correct and that Commissioners were no different than other Town residents. If the Commissioners wanted to implement a policy of calling owners when complaints were received, then they could, but that was not the current procedure. It was suggested that next month we decide on who would be acting for the Town and that should be on the agenda.

### 5. Water Tower Placement

The Town Attorney was directed to meet the County Attorney, Paul Wilber, to discuss the placement of the new Water Tower, as per the Town Engineer's suggestions. Commissioner President Phippin advised that he had spoken with a person at the State MTA about crossing their railroad property.

6. After some discussion of the Application for the Façade Grant, a Motion was made by Commissioner Handy to allow the President of the Commissioners to sign the Grant Agreement with the State after the Town Attorney finished talking with the State. Commissioner Bradley seconded the Motion. The vote was unanimous and the Chair voted Aye.

7. After some discussion, a Motion was made by Commissioner Sebald to allow the President of the Commissioners to sign a letter to Porter Mill, LLC in support of the solar farm on the Airport properties after the Town Attorney drafted it. Commissioner Handy seconded the Motion. The vote was unanimous and the Chair voted Aye.

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### New Business

1. CDs

Commissioner Hooper advised that the Town's CDs had matured as of May 2, 2022. He also advised that if we keep them where they are, they would be renewed at a 0.5% rate and that we had ten (10) days to make a decision on whether or not to move them. He advised that Morgan Stanley offered a 6 month rate of 1%, a 1 year rate of 1.8%, a 2 year rate of 2.7%, and a 3 year rate of 3%. Ken Pick suggested that perhaps the Commissioners could buy a 3 year annuity at 3%.

Commissioner Hooper made a Motion to move the maturing CDs into a Money Market account in Hebron Savings Bank and at the appropriate time move the money into an account with a higher yield, as determined by the President of the Commissioners of Hebron. The principal amount that would be in the account would be \$583,863.70. Commissioner Sebald seconded the Motion. The vote was unanimous and the Chair voted Aye.

Commissioner Hooper made a Motion to move the interest that had been accumulated in the amount of \$60,808.98 be split among the three (3) account of the Town (Commissioners, Water, and Sewer) as determined by Town Clerk, Melinda J. Stafford, and the Town Accountant, Amy Brandt. Commissioner Sebald seconded the Motion. The vote was unanimous and the Chair voted Aye.

2. Acceptance of the Wicomico County Hazard Mitigation Plan

There was a discussion the Wicomico County Hazard Mitigation Plan. After some discussion, Steve Cox will to send to the Commissioners the three (3) pages of the Plan that he had printed. The question of whether to accept or adopt the Plan was tabled until the next meeting.

3. Neighborhood Newsletter

Commissioner President Phippin proposed sending a newsletter to all of the Town residents or new residents of the Town.

4. The Town Attorney brought up the issue of the water situation at 213 East Lillian Street. He was advised to tell the owner or her agent that the amount necessary to reconnect the water would be for the outstanding bills and the re-connect fee to be paid.

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### **Public Comment**

1. Christine Hazel, who is running for an at-large seat on the Wicomico County Board of Education, introduced herself and talked about the issues that she saw regarding the Board of Education.
2. Julie Giordano congratulated Commissioner Phippin on his election to be the President of the Commissioners.
3. A member of the audience talked about the traffic cones in the middle of Walnut Street. The cones are not put there by a work crew or a law enforcement agency. The Town Clerk advised that she would Contact Deputy Handy about the issue.
4. Ken Pick thanked the Commissioners, especially Commissioner Handy, for the events of this past April.
5. The Town Attorney was asked to send a letter to Bob Holloway to get rid of the tree stumps on the property that had been cleared of trees.
6. Julie Jones inquired about having no trespassing signs on her property and how that impacts the Code Enforcement. She was advised that the Ordinance is otherwise known as Curb Appeal, which signifies that it is what can be seen from the Curb and not what can only be seen after going on the property.

### **Good of the Order**

1. Commissioner President Phippin shared an email from Clyde Church about the educational Conference that he was attending and how helpful it was to him and the Town.
2. Commissioner President Phippin thanked Commissioner Handy for her leadership of the Commissioners during a tough time for the Town after the sudden and unexpected death of Rick Dwyer. His words sparked a spontaneous round of applause and appreciation for her.
3. Commissioner Handy advised that MML will be doing a video involving the Town. They will notify the Commissioners when that will take place.

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### Checks

A Motion was made by Commissioner Hooper and seconded by Commissioner Handy to approve the checks. The Motion was passed unanimously and the Chair voted Aye.

### Adjournment

A Motion was made by Commissioner Handy and seconded by Commissioner Hooper to adjourn the meeting. The Motion was passed unanimously and the Chair voted Aye. The meeting was adjourned at 8:16 p.m.

Respectfully Submitted,



Michelle E. Bradley, Secretary