

**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 1, 2023**

Call to Order

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

Minutes

The Minutes of the January 18, 2023 meeting were reviewed. A Motion was made by Commissioner Pick to approve the Minutes. Commissioner Hooper seconded the Motion. The vote was unanimous and the Chair voted Aye. Commissioner Sebald did not vote because he did not have the Minutes because he was on the telephone.

The Minutes of the January 24, 2023 meeting were reviewed. A Motion was made by Commissioner Handy to approve the Minutes. Commissioner Pick seconded the Motion. The vote was unanimous and the Chair voted Aye. Commissioner Sebald did not vote because he did not have the Minutes because he was on the telephone.

Police Report

There was no Police Report.

Building Permits

Building Permit # 1311 was for Joseph Farmer at 104 Elm Street with revised plans for his new house. The original plans were for a house over 1,700 square feet and the new set of plans are for 1,178 square feet. The builder has already started putting up the house. Commissioner

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Hooper asked that we check with the County to see what plans they were given and that nothing should be done until we determine what was sent to the County. He made a Motion that if the plans were given to the County that showed that the home was not at least 1,200 square feet, then we should not approve the permit. Commissioner Handy seconded the Motion. Town Employee Clyde Church advised that when the house was put up, they blocked off a street, that should not have been blocked off. He had to call the Hebron Fire Department because of the blocked street. Commissioner Hooper advised that the house should not have been taken off the trailer until we had the information provided in these plans, which are different from the original plans for which the Commissioners had granted a Permit. Commissioner President Phippin advised that they needed to clean up the street and whatever else they disturbed. Clyde was concerned about the Fire Suppression System and advised that because it is a modular home it may not have one, but we see it as new construction. Commissioner Sebald asked if we can put a Stop Work Order on the project. Commissioner President Phippin advised that we could, but that the house is already on the foundation and the roof is on. Commissioner President Phippin advised that he and Melinda J. Stafford will be at the County Building Permits Office when it opens at 8:00 a.m. tomorrow morning and he will then let us know what he finds. After all of the discussion, the Motion was passed unanimously and the Chair voted Aye.

Old Business

1. Epoch Land

Joann Blackmon spoke to the Commissioners about what she had discovered as it related to the land that the Commissioners own on Chestnut Street. She advised that they could go with a Lease of the property for at least 50 years. The actual name of who would be renting the land is Eleven21, Inc. a Maryland Nonprofit Corporation, doing business as Epoch Dream Center.¹ If Epoch goes out of business, then the Commissioners would have to approve of the purchaser of the assets of Epoch. It was pointed out that since Epoch is a 501(c)(3) Corporation, then the assets would have to be transferred to another 501(c)(3) Corporation. After more discussion, Commissioner Hooper made a Motion that the Commissioners enter into a Lease with Epoch for 50 years at \$1.00 per year. At the end of the 50 years, the Lease can be renewed at the option of the Commissioners. If the improvements are not transferred to a 501(c)(3) corporation of which the Commissioners approve, then all of the improvements shall become the sole property of the Commissioners. Epoch would be required to insure the interest of the Commissioners. Other provisions of the Lease shall be worked out with the Town's attorney, Steve Cox, and Joann. Commissioner Sebald seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

¹ Hereafter, in these and other Minutes, Eleven21, Inc. a Maryland Nonprofit Corporation, doing business as Epoch Dream Center, shall be referred to as Epoch.

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2. ARPA Budget

A great deal of discussion was had to establish a proposed Budget for the Commissioners to use when disbursing the ARPA Funds. The total amount of ARPA Funds that the Town received was 522,032.24. After the discussion, the following was decided:

- A. \$100,000 for Non-Profits, Churches, and Businesses which will include the Recreation Commission.
- B. \$100,000 for Code Enforcement and Façade Improvements.
- C. \$60,000 for the Town Hall and the Public Works Building improvements, which will include a Postage Machine and a desk in the Conference Room.
- D. \$5,500 for the Electronic Payment System
- E. \$7,000 for the Railroad Survey
- F. \$249,532.24 for the water/sewer/drainage upgrades, which will include \$18,000 for the Public Works Building and \$10,000 for an in-the-pipe camera.

Commissioner Handy made a Motion to accept the tentative ARPA Budget and establish the disbursement the ARPA funds as set forth above. Commissioner Pick seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

3. Town Hall Roof Repairs

Commissioner President Phippin advised that we have a quote from Vernon Esham for two (2) aspects of the Town Hall Roof Repair, including work on the Roof Structure. Those parts are \$8,900 and \$4,450 for a total of \$13,350. We need two (2) more quotes so the matter is tabled for now.

4. Verizon Updates

Commissioner President Phippin advised that he had talked to Verizon and AT&T and they will both make a visit to the Town of Hebron. Commissioner Hooper asked that a date for those visits be nailed down. Commissioner President Phippin also advised that he had letters from individuals and businesses as well.

5. Town Speeding/Cameras

Commissioner President Phippin advised that he had met with the people in Pittsville and the Pittsville Police Chief was very helpful. The company involved with speed cameras is called Red Speed. They start with a speed study and they can pick up a car within one-half (½) mile of their device and the program is free. The tickets are \$40 each and they take a portion of the tickets. For example, Pittsville gets \$25 from each ticket and Red Speed gets \$15. Commissioner Handy made a Motion to have Red Speed do a speed study in Hebron. Commissioner Pick seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

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6. Road Ads

There was discussion of the proposed ad to be placed in various places for bids to redo some of the roads in Hebron. Commissioner President Phippin read the proposed ad and passed around pictures of the places where the work is needed. Commissioner Handy made a Motion to run the ad once a week for two (2) weeks in The Daily Times, The Independent, The Guide, and The Daily Record. The Motion included to post the ad on-line. Commissioner Hooper seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

Other

Burton Hatten asked about the standing water in the streets. Commissioner President Phippin advised that we are awaiting word on the grants for which we applied. The water is the worst between Walnut and Chestnut Streets.

Old Business

7. Sewer Plant

A discussion has held about the Waste Water Treatment Facility. Commissioner President Phippin advised that we can add another lagoon. Commissioner Hooper advised that we could add something to the current lagoons to make them work more efficiently. Clyde advised that we could add two (2) more lagoons. He advised that we could also put in a strainer and take the stuff that the strainer collects to the dump. He advised that the Maryland Department of the Environment (MDE) want to get away from the gas systems and go to a ULV system. Commissioner Hooper advised that he did not want to spend millions of dollars on a system and have to have someone sitting with it 24/7. Clyde said that the issue is whether the County and State will make us include Mardela Springs and Quantico. He said that two (2) more lagoons will give us another 220 EDUs. Commissioner President Phippin said that the State will have to tell us what they want. Commissioner Hooper mentioned that the State should send their engineers to us and tell us what their plans are.

Checks

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

New Business

There was no New Business.

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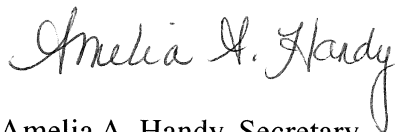
Public Comments

1. Electronic payments – Mindy advised that they have been getting training that will continue. They should soon be able to accept funds electronically.
2. Michael Kernan, of 303 E Walnut Street – He was asked by Commissioner President Phippin if he had any questions or concerns, he stated no, and that he understood what he needed to do, and his significant other agreed.
3. The Lion’s Club may be able to host the March 11 Meeting. If there is heat in the Public Works Building then we may be able to have the meeting there. Mindy has been having difficulty reaching Alan Bockner, the current President of the Lion’s Club.
4. Commissioner Handy will put together a Save-The-Date Notice for the March 11 Meeting and get it out.

Adjournment

A Motion was made by Commissioner Handy and seconded by Commissioner Pick to adjourn the meeting. The Motion was passed unanimously and the Chair voted Aye. The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,



Amelia A. Handy, Secretary