

**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, April 6, 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.

**91<sup>st</sup> Anniversary of the Incorporation of Hebron**

Commissioner President Handy announced that today was the 91<sup>st</sup> Anniversary of the Incorporation of the Town of Hebron. The Town was incorporated on April 6, 1931.

**Agenda**

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

**Minutes**

The Minutes of the March 16, 2022 meeting were reviewed. Commissioner Sebald made a Motion to approve the Minutes which was seconded by Commissioner Hooper. The vote was unanimous and the Chair voted Aye.

**Police Report**

There was no Police Report.

**Building Permits**

Building Permit #1297 was for William W. Zittle, Jr. at 505 North Street for a Pole Building. It was decided that someone should talk to the Owner to set out flags so that it can be shown that the building will not violate the setbacks.

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### Old Business

#### 1. Easter Parade

Commissioner President Handy advised that the parade has been mapped out and that there are many entrants and spacing is tight. One car club has 12 cars, another has 7 cars; and then there are the tractors. Commissioner Bradley indicated that a group will need to sit down after the parade and see what does and what does not work for next year. It was noted that the Parade has grown tremendously. Commissioner Hooper suggested that the Announcer tell the crowd 2 or 3 times between entrants about what will be happening on the next weekends in April.

#### 2. Town Scanning Activation

Commissioner President Handy advised that she had talked to our accountant, Amy Brandt, and was told that we do have the money necessary for the scanning and that we can move the money around between various accounts to pay Shore Scan. Amy further advised that any expenditure should be made in this fiscal year. Commissioner President Handy also indicated that based on that information, and in keeping with the Motion that had been passed in the prior meeting, she signed the contract with Shore Scan. Later in the Meeting Town Clerk, Melinda J. Stafford, advised that when we do the payroll, we can transfer the money. It will be 50% from the Commissioner's Find, 25% from the Water Fund, and 25% from the Sewer Fund.

#### 3. Beam Bids on Public Works Building

Art Twilley put in an initial proposal for \$14,000, but it is now \$16,000 due to the cost of the steel going up. Mallard Exterior put in a bid of \$21,200. Clyde Church advised that these are 3 day bids and after that the price goes up because the price of steel keeps going up. It was then decided that we would come back to this later in the meeting.

#### 4. Water Tower Update – Clyde Church

This was mentioned briefly and it was decided that we would come back to it later in the meeting. John Psota, who was in attendance, spoke about some county land that may be contiguous to the Town for the placement of the new Water Tower.

#### 5. Code Enforcement – Commissioner Hooper

Commissioner Hooper advised that he believed that a letter should be sent to Mike Pruitt regarding the condition of his property. He wanted to give him until April 25, 2022 to get the junk out, the ditch fixed, and the untagged cars either tagged or removed. The plan is for the Town Clerk, Melinda J. Stafford, to prepare the letter, for the Town Attorney Steve Cox to review it, and for the letter to be hand delivered. Commissioner Bradley advised that there was an untagged car two (2) houses down from her on Church Street. Commissioner Phippin advised that there were some untagged cars across from Mike Pruitt. Commissioner President Handy advised that we can discuss the hiring of a Code Enforcement Officer when we are preparing the Budget.

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### Other

1. Commissioner Bradley inquired about the ARPA Funds. Commissioner President Handy advised that the funds are still in the account. She also advised that we have learned that we can use the funds for roads. She indicated that we should have a Workshop on the matter. It was decided that we would have a Workshop on the ARPA Funds at 5:00 p.m. on Wednesday, April 20, 2022.
2. There was talk about the Sustainable Growth issue and the Façade Improvements grant. Commissioner Phippin has talked with Tracy Gordy of the Maryland State Department of Planning about it. Town Attorney Steve Cox will review the proposed Contract for the grant.

### New Business

1. Epoch – Joanne Blackmon

Joanne Blackmon advised that they are interested in the land at the end of Walnut Street that the Town owns. Their time line has moved up, they portables are not working out well, and so they need the space soon than they had previously thought. They will need an answer from the Town before summer and then they will have a year to get everything in place and make the move. It was suggested that the Community Foundation was a possibility, but it was felt that it might be difficult to get funds from the Community Foundation if Epoch was not the owner of the land. Commissioner President Handy asked if Joanne could get an answer to the question and Joanne said she would. Commissioner President Handy asked if she would send that answer to the Town Attorney.

2. Mardela Recreation Committee (MRC) Baseball Sponsorship

The Commissioners discussed the donation of money to the MRC. An issue came up as to whether the MRC was a non-profit or 501(c)(3) corporation. The matter was tabled so we could get further information. If it is, then perhaps some of the ARPA Funds could be used. It was noted that the bleachers needed repair or replacing. There was some agreement concerning the same between Steve Miller of the County and the Hebron Lions Club. A member of the audience indicated that perhaps high school students could be used to help with the matter because they are looking for service hours.

3. Real Estate Taxes (Constant Yield) and Utility Rates.

Town Clerk Melinda J. Stafford advised that the current tax rate was .4450, as per the State's information, and if we go higher we will need to have a public hearing. She advised that our Accountant, Amy Brandt, indicated that we will eventually balance out with the utility rates. Commissioner Phippin made a Motion to leave the rate at .4450. Commissioner Hooper seconded

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the Motion. The vote was unanimous and the Chair voted Aye. Commissioner Bradley advised that if there was a hearing that we might consider doing it at a different venue. It was decided that we would select dates at the next meeting.

### Public Comment

1. Judy, a member of the audience, asked why the Commissioners' Meetings were not broadcast live. She suggested Facebook and that everyone had smart phones. Commissioner Bradley indicated that there is a large elderly population in Hebron and that there were several ways to do it, such as Zoom. John Podesta, another member of the audience, said that if we were going to do it, then do it legally and not necessarily on Facebook and to try to reach the largest number of people possible. He suggested that perhaps the ARPA Funds could be used for this purpose. Commissioner Bradley said that the City of Salisbury uses Zoom. Julie suggested that YouTube might be used and that people use smart phones for everything.

2. Mitchell Parks said that he had something to say for about 2 to 3 minutes. He said that the election date that was published last year was wrong and that the billboard did not put up the election notice until the last week. He said that most people do not know about the election and that it was like the Commissioners were hiding the election. He said that he put up a paper at the store and it was taken down. Commissioner President Handy said that she had called the Election Board and the Town Attorney who advised her that the paper was okay to post, which was communicated to Mr. Parks. Commissioner Hooper said that he wanted to extend the vote date and that there should be a candidates' forum each year and that was will be how the candidates would become known publicly. Commissioner Bradley said that the Town Staff should have a training session by the Board of Elections and that the forum should be done by others and not by the Commissioners. Town Clerk Mindy J. Stafford said that the elections were done as per the Charter and they did what the Charter said to do. Posters were put up at the Bank, the Post Office, and the Store and they cannot help it if the posters were taken down. Commissioner President Handy indicated that the staff had a lot to do and were doing everything that they could. Evette, a member of the audience, suggested that perhaps the youth of Hebron could get involved so that they would not steal from the store. Commissioner President Handy said to call the Town Clerk and let her know of any young people who may be interested.

3. Darren Lombardo, a member of the audience and candidate for the Wicomico County Board of Education, said that he was there to talk about education, which he did. There was then a general discussion of the schools in Wicomico County and the state of education in general. Evette, a member of the audience offered that she lives in Mardela and was originally from New Jersey. She indicated that she was bullied for her race and that students should be taught how to get along.

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4. Another member of the audience said that there is a tree in town that is leaning/falling into a fence and that it would wipe out the fence if it fell. Commissioner President Handy asked Clyde Church to look into it.
5. Kyle Cole, a member of the audience, said that he was a local firefighter in Town and that he was running for the District One Seat in the Wicomico County Council. He made a presentation to all who were present.

### Old Business

4. Water Tower Update – Clyde Church – Continued.

Clyde presented pictures of the interior of the Water Tower and the bracket that holds the incoming water pipe. He advised that 8 months ago, the bracket was sturdy but is now shaking. It has been inspected by Southern Corrosion and Clyde has contacted Maryland Rural Water and TK Construction. Clyde believes that an emergency repair may be able to hold the bracket steady. The current need is to drain the Water Tower, repair the bracket, clean out the area and paint the Tower. He further advised that there is an emergency by-pass that pumps water straight from the wells, which would not be chlorinated for at least 60 days, if all goes well. The water pressure would be from the pumps from the well and not the typical water pressure that comes from the Tower. We may need to install blow-offs and call in people who are trained in this sort of thing. Southern Corrosion would supervise the work. The pumps would be running full time, which is not what they usually do. He advised that he is not trained for this sort of thing, so he called the experts who are. He has already talked to the Fire Department. He felt that the emergency by-pass should be a permanent structure, in case it is needed in the future.

He indicated that TK Construction has the engineering to do the by-pass and that Southern Corrosion will be doing the inside work. On April 19, 2022, there will be a meeting of Clyde, TK Construction, Maryland Rural Water, Southern Corrosion, Jerry, Jimmy, and representatives from our engineering firm of Rauch, Inc.

Clyde felt that we will need to set a date for the work to start and put an ad in the paper about the issues and otherwise let the people in the Town know of the water issue. Commissioner Bradley asked if ARPA Funds could be used. The Town Clerk advised that the use of ARPA Funds was not known. Clyde stated clearly that while this would be going on, the Town could supply natural water, but not chlorinated water.

There was then some discussion of the place for the new Water Tower. One suggestion was the old dump area, which is between 1.3 and 2.0 acres. The problem was that that parcel is not in the funding area and is not in the Town limits. John Psota had an idea about some land in the County that was contiguous to the Town. Commissioner President Handy advised that she was awaiting word back from our engineers about the placement of the new Water Tower. Commissioner Hooper suggested that a possible spot is where the original tower was on the Fire

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Department's land. Commissioner Phippin suggested that there might be another parcel available from Pat O'Malley.

### 3. Beam Bids on Public Works Building – Continued.

The Commissioners reviewed the two (2) bids for the steel beam. There was a discussion that perhaps the placement of the beam should be higher than what is there now so that the portion of the first floor would have a higher ceiling. It was pointed out that the beam needs to be placed before anything else can be done in the building. Commissioner Hooper made a Motion that the Commissioners accept the Mallard Exteriors bid, subject to Mallard Exteriors including moving two (2) rows of blocks so as to raise the height of the beam. Commissioner Bradley seconded the Motion. The vote was unanimous and the Chair voted Aye. Shortly after the vote was taken, Clyde talked with a principal at Mallard Exteriors, who advised that the price did include the moving of the two (2) rows of blocks.

### Good of the Order

1. Discussion was had about the Pets on Parade and whether Hair of the Dog needed a business license to participate. The conclusion was that they did not need a business license to participate in the parade.

### Checks

There were no checks to approve.

### Adjournment

A Motion was made by Commissioner Hooper and seconded by Commissioner Phippin to adjourn the meeting. The Motion was passed unanimously and the Chair voted Aye. The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,



Colby B. Phippin, Secretary