

**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, January 4, 2023**

Call to Order

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

Closed Meeting

Commissioner President Phippin gave a general description of the Closed Meeting that preceded this Regular Meeting.

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 January 4, 2023 meeting were reviewed. A Motion was made by Commissioner Sebald to approve the Minutes. Commissioner Hooper seconded the Motion. The vote was unanimous and the Chair voted Aye. That change will be made.

Police Report

There was no Police Report.

Building Permits

Building Permit #1317 was for Mary Sorenson/Ernest Adkins, Jr. at 103 Grove Street to demolish and build a new home. Commissioner Hooper stated that the house needs to be a minimum of 1,200 square feet, but the proposed house was 1,120 square feet. After some discussion, Mr. Adkins agreed to increase the house by 80 square feet. The lot is smaller than the

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minimum lot size in Hebron, which is 12,000 square feet. It was made clear that the size of the lot was grandfathered in because that lot had had a house on it previously. A plat was requested to show that the house construction complies with the setbacks. The Applicants advised that they will submit it and the Commissioners agreed to review that plat and re-consider whether to approve the Building Permit.

Building Permit #1316 was for DeWayne Coleman at 102 Downing Street for an 8'x12' shed. After some discussion, a Motion was made by Commissioner Sebald and seconded by Commissioner Hooper to approve the Building Permit. The Motion was passed unanimously and the Chair voted Aye.

Old Business

1. Trash Bids

Commissioner President Phippin advised that the trash collection would remain with Chesapeake Waste because there was a year remaining on that contract. Commissioner Handy requested that since we now have some time, we will survey residents to see if they are willing to pay more for trash pickup. Commissioner Hooper asked that there be an open forum to discuss that issue. Commissioner President Phippin advised that he thought that such a forum should be before the election and that the questions be on the Election Ballot. The forum was scheduled for March 11, 2023 at 11 a.m. at the Lion's Club. Commissioner President Phippin and Town Attorney Steve Cox will draft the questions for the ballot. Commissioner President Phippin also advised that there are 423 residences for the trash to be picked up.

2. Web Payments

Commissioner President Phippin advised that they had been researching the issue of the Town receiving electronic payments, such as ACH and Credit Card payments. Commissioner Pick presented a chart that shows a rough estimate of savings if the Town would accept various types of electronic payments. There would be a fee to the Townspeople that would be paid directly to the provider as opposed to the Town having to issue it. The cost for the Module that we would get is \$5,400.00. Burton Hatton asked if bills would be sent via USPS and he was advised that yes, if the recipient wanted that sort of billing. It was thought that the Module would be paid with ARPA funds. A Motion was made by Commissioner Handy and seconded by Commissioner Sebald to use ARPA funds to pay for the Module and for our ARPA consultant to draft and process the necessary paperwork. The Motion was passed unanimously and the Chair voted Aye.

3. Walnut Street Properties

Joann Blackmon was present and talked to the Commissioners about Epoch's situation. They are going to have to leave their current location and move much sooner than they had expected. She was asking the Commissioners for help in finding a place and that maybe the

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Walnut Street Properties that the Commissioners own would work. Epoch is thinking about a new building with a gym and extra rooms for use by other groups, such as the Health Department or some other organization. She also saw it as a possible Community Center. Each Commissioner spoke in favor of using the Walnut Street Properties for the benefit of Epoch. Various ideas were discussed including: selling the property to Epoch for \$1.00, selling the property to Epoch for full market value, leasing the property to Epoch, including a right of first refusal to the Commissioners, having any deed have a reverter clause in it, putting in various covenants and restrictions, or no subletting of the property, were it to be leased. Nothing was definitively decided.

4. Code Enforcement Item

1. Commissioner President Phippin started the discussion by talking about 303 Walnut Street. The house seems to be uninhabitable. As for 305 Walnut Street, Jeff Gambrill gave a price of \$4,100 to bring it up to the Building Code. The issues include no siding on the front porch, open doors, and sagging front porch. Commissioner Hooper advised that the National Building Code provides for demolition. There is not enough money in that budget line and we would have to move money from another budget line in order to pay for the demolition. 107 East Lillian Street was also discussed. A Motion was made by Commissioner Hooper and seconded by Commissioner Sebald to get a Title Search done on that property for use in a possible demolition and so that the proper people or entities could be notified about anything that the Commissioners might do. The Motion was passed unanimously and the Chair voted Aye. No action was taken with regard to 303 or 305 Walnut Street. There was additional discussion concerning demolition.

2. The Commissioners also discussed Bob Holloway's property and the tree stumps that are still there. The Commissioners asked that Town Attorney Steve Cox send him a letter telling him to clean up the land.

5. Multiple Units

The Commissioners discussed that there appear to be several properties with multiple residential properties on them and only a single water line into the property and a single sewer line out from the property. At this point the Owner/Landlord gets the utility bill for water and sewer and not the Tenants.

New Business

There was no New Business.

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Public Comments

Burton Hatten asked how front footage was calculated for people who own corner lots. The process was explained to him.

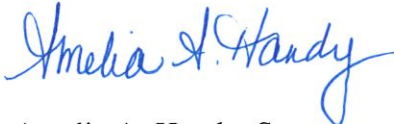
Checks

A Motion was made by Commissioner Hooper and seconded by Commissioner Sebald 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 7:49 p.m.

Respectfully Submitted,



Amelia A. Handy, Secretary