

**Commissioners of Hebron
Regular Meeting**

**AGENDA
AUGUST 2, 2023**

6:00 p.m. Call to Order
The Pledge of Allegiance
Approval of Agenda

Minutes: 07/19/2023

Treasurer's Report: N/A

Police Reports: DFC Handy

Building Permits: Ricky Phillips, 206 E Church; 8x10 shed delivered #1330
Jacob Estep, widen driveway by 5ft-paved, 107 Howard St, #1329

Old Business:

1. None

New Business:

1. Wastewater Operator Certification class
2. Culver St Paving
3. Request to Annex
4. 208 Additional costs
5. Trina St properties

Approval of Checks:

Commissioner Checks: #18940-18953

Sewer Checks: #7369-7373

ARPA Checks: #1010

PNC Purchases: N/A

Public Comment

Adjournment

Agenda subject to change

**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, July 19, 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. 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 Pick. The vote was unanimous and the Chair voted Aye.

Minutes

The Minutes of the June 21, 2023 meeting were reviewed. A Motion was made by Commissioner Pick to approve the Minutes. Commissioner Handy seconded the Motion. The vote was unanimous and the Chair voted Aye.

Treasurer's Report

Town Clerk Melinda J. Stafford presented the Treasurer's Report. She advised that we started the new Fiscal Year on July 1, 2023. She asked that the Commissioners move \$100,000 from the Sewer Account to the Commissioners Account because it did not yet have the necessary funds because the Real Property Taxes had not started coming in. She advised that those funds should cover three (3) payrolls for the staff and two (2) payrolls for the Commissioners. After some discussion, Commissioner Pick made a Motion to transfer \$100,000 from the Sewer Account to the Commissioners Account. Commissioner Handy seconded the Motion. The vote was unanimous and the Chair voted Aye.

Police Report

Captain Rich Wiersberg of the Wicomico County Sheriff's Department, accompanied by Lieutenant John Alessandrini, presented the Police Report. He spoke about what happened

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recently at 208 Main Street (Public Works Building) at about 11:00 a.m. Three juveniles (ages 15, 16 and 17) approached a contractor at the Public Works Building and asked to take a picture of themselves in the contractor's truck. They then tried to drive it out of where it was, but they did not know how to drive a stick shift. The 15 year old pulled out what was later determined to be a replica or fake gun. Eventually the 16 and 17 year olds were caught and held as adults without bail. The 15 year old was found by a K-9 and was released to his mother and is on house arrest with an electric monitor. There was no indication that the actions of these boys were gang related.

Commissioner President Phippin asked if there was a possibility (if the Commissioners made some space available) of having a Sheriff's Sub-Station somewhere in the Town. Captain Wiersberg indicated that he would discuss that possibility with the Sheriff.

Building Permits

Building Permit # 1327 was for Isabel Saenz for a storage shed at 210 East Church Street. It will be a place for the Owner to work from home and will have electricity, but no water. The shed will be in line with the other sheds on the property. After some discussion, Commissioner Hooper made a Motion to approve the Permit. Commissioner Handy seconded the Motion. The vote was unanimous and the Chair voted Aye.

Building Permit # 1328 was for the Commissioners of Hebron for a bathroom at the Train Depot. It will be a 10' x 14' restroom with two stalls, one of which will be handicapped. After some discussion, Commissioner Hooper made a Motion to approve the Permit. Commissioner Handy seconded the Motion. The vote was unanimous and the Chair voted Aye.

Old Business

1. Code Enforcement

Code Enforcement Officer Jonah Long advised that things are going well and that he was is receiving both positive and negative feedback. He said that last Thursday, forty-four (44) citations were due. Of those, thirty-two (32) were complied with, three (3) citations were in the process of being complied with, and nine (9) were outstanding. He talked about vacant dwelling units and suggested that maybe there should be a fee for vacant units, as there is in Salisbury.

2. Façade Program

Commissioner President Phippin talked about the Façade Program Workshop that had preceded this Commissioners Meeting and indicated that the Commissioners are working on getting together information and an application for people to use to apply for the grants. Burton Hatton said that the owner of his property lived in Gaithersburg, Maryland. Burton was advised that the Grants are to be for owner occupied residential properties. Jonah advised that the various

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properties were posted and a letter was sent to the Owners, as per the addresses found on the SDAT listings. Zach Jones asked why there were \$200 fines, even if what may need to happen is only a power washing. It was explained that the Commissioners are more interested in compliance than in fining people. Burton Hatton asked if it was trespassing if the inspector went into the backyards of homes. Jonah advised that he does not go into anyone's backyards and his citation is based only on what he could see from the street or curb. Jacob Peregrin asked if a Façade Grant was awarded, if the Owner could do the work himself. Commissioner President Phippin said that no, the Contractor picked by the Commissioners would do it. Then Jacob Peregrin asked what happens if the contractor does the job, but the homeowner is not happy with it. Commissioner President Phippin advised that not everything had been worked out, but that the contractor would be insured and would be an MHIC licensed contractor. Zach Jones asked what if it was an emergency. Commissioner President Phippin advised that that was under discussion and that would probably be high on the list of jobs to do.

New Business

1. 208 Main Street Quotes

There were two (2) bids for the upper and lower portions of the Public Works Building. They were \$3,100.00 from Mallard Exteriors and \$2,500.00 from Precision Exteriors. After some discussion, Commissioner Hooper made a Motion to accept the proposal from Mallard Exteriors and use the ARPA Funds to pay for it. Commissioner Pick seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

Public Comment

1. Judith Ocasio said that on July 1, 2023, Commissioner Sebald went into the store and presented himself to the Owner Bob. She said that if there was anything that was needed, she would take care of it. Commissioner Sebald asked when the Christmas trees and lights would be taken down and he was told that if he did not like them, that he could just not look at them. There was a discussion about her asking her man to take care of it and of her kicking too many men to the curb. She advised the Commissioners that she felt that it was harassment and that she wanted something done about it, such as someone should talk to him or give him a warning. Her daughter, JayMarie Lebron, said that members of the community had made complaints about it, but said that they had never received any complaint about it at all. She said that there was no need for Commissioner Sebald to come into the store and harass them like that and that it was done in front of customers and the owner. Commissioner President Phippin said that they would discuss the matter and get back to them.

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New Business

1. 208 Main Street Quotes - Continued

We received three (3) quotes for the inside steps inside the building. They are:

- A. Bob's Siding & Roofing - \$4,800.00 – verbal quote only
- B. Precision Exteriors - \$4,600.00
- C. 4M Mechanical, LLC - \$3,980.00

After some discussion, Commissioner Hooper made a Motion to accept the proposal from 4M Mechanical, LLC and use the ARPA Funds to pay for it. Commissioner Pick seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

There is an apartment in the Public Works Building that has 2 or 3 rooms that need drywalling, painting, and flooring. That part of the building will have several different uses eventually. Some bids have been received including 4M Mechanical, LLC at \$16,900, Precision Exteriors at \$18,769.23, and Bob's at \$8,985 for flooring only, \$6,100 for painting only, and \$15,085 for painting, drywalling, and flooring. Commissioner Hooper suggested that we get everything on paper and decide at the next meeting. That was the general consensus, so the matter was left like that.

2. MML Recap

Commissioner Handy advised that it was the largest MML Conference ever, surpassing the 2018 Conference, which had previously been the largest. Out of 157 municipalities, 135 were represented. MML is now gearing up for next year and are having a membership drive to get the last 22 municipalities to participate. MML is already asking how they can get a full membership. It was the first year that 29 of the Governor's Cabinet Secretaries were present at the MC Convention. The next convention will be October 15 – 17, 2023. She also said that we need to get a video presentation of the Town for the next Convention.

Checks

Commissioner Handy made a Motion to approve the checks. Commissioner Pick seconded the Motion. The Motion was passed unanimously and the Chair voted Aye.

Public Comment

1. Dawn Ramsey said that something needs to be done about forcing dog owners to clean up after their dogs.

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2. Dawn Ramsey said something needs to be done about the number of cats in Town and that the Humane Society should do something about them. Burton Hatton said that he had caught cats, but that no one will take them.
3. Commissioner President Phippin said that the road repairs have begun.
4. Zach Jones asked about a handicapped ramp. Commissioner President Phippin said that he would check on it.
5. Jacob Peregrim asked about Federal Money for greenspace. Commissioner President Phippin said that we were working with the Lion's Club for bleachers.
6. Commissioner Handy said that at 6:00 p.m. at the Mardela Fire Company there will be a County Hearing about the new Sports Complex.
7. Burton Hatton asked about the Verizon's progress. Commissioner President Phippin said that they sent plans about putting up small tower cells on telephone poles. Commissioner Pick said that he spoke to Verizon representatives at the MML Conference about how bad things are in Hebron.

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 7:56 p.m.

Respectfully Submitted,



Amelia A. Handy, Secretary