

**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, November 17, 2021**

Call to Order

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

Agenda

Commissioner Phippin asked that Foyer Maintenance in the Town Hall be included as Number 8 in New Business. He made a Motion to approve the Agenda with that addition, which was seconded by Commissioner Sebald. The vote was unanimous and the Chair voted Aye.

Building Permits

Building Permit #1292 was for Kevin Townsend at 102 South East Railroad Avenue for a 12'x26' shed on his property. Commissioner Sebald made a Motion to approve the Permit contingent on the Owner of the property's name appearing on the Building Permit. Commissioner Bradley seconded the Motion. The vote was unanimous and the Chair voted Aye.

Minutes

The Minutes of the November 3, 2021 meeting were reviewed. A Motion was made by Commissioner Hooper to approve the Minutes. Commissioner Phippin seconded the Motion. The vote was unanimous and the Chair voted Aye.

Police Report

Deputy Handy advised the Commissioners of the calls or service that were made by the Sheriff's Office, the Maryland State Police, or other law enforcement. There was a discussion of the ability for anyone to discharge a firearm in the Town of Hebron. Town Attorney, Steve Cox, was asked to look into such an Ordinance.

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Old Business

1. ARPA funding update and new account – Commissioner President Handy

Commissioner President Handy advised that the Town has received the first amount of funding of ARPA Funds in the amount of \$261,016.13. A new account will be opened up and the money will be transferred into that account so that it can be tracked. A Motion to transfer the funds into an ARPA Account was made by Commissioner Hooper and seconded by Commissioner Sebald. The vote was unanimous and the Chair voted Aye. Commissioner Sebald asked when the Town will get the remainder of the funds and advice on how to use the Funds. Town Clerk Melinda Stafford advised that at the next meeting, the Audit will be presented by the Auditors and she will be working with the Auditors as to how the Funds can be used. She also advised that as to the Town itself, none of the Town's employees suffered financially because of COVID.

2. Water Tower Property update – Commissioner Phippin

Commissioner Phippin advised that Water Tower Property issue was moving, but very slowly. There was supposed to have been a meeting with Pat O'Malley today, but Pat could not make it, so it will be rescheduled. Commissioner Phippin advised that he had talked with Henry Hall about selling the Town a small parcel.

3. Epoch Center Land Discussion – Commissioner Phippin

Commissioner Phippin advised that he had talked with Joann Blackmon about the grants for Building construction. Joanne believes that they will need to own the land and not acquire the right to occupy it via a Lease. Some of the possibilities are a Right of First Refusal, sell one-half (½) of it and the Commissioners get the other half, and convey the property with the Commissioners retaining a Right of Reversion. The caveat was that we should take no action until it is decided where the new Water Tower should be placed.

Other

1. Commissioner President Handy advised that this November marks the 32nd year that the Town has been a member of LGIT, or the Local Government Insurance Trust.

Old Business

4. MTA Railroad License update – Commissioner Sebald and Steve Cox

Town Attorney Steve Cox advised that the MTA had accepted all of our changes to their License and that LGIT would provide the Certificate of Insurance for no additional cost to the Town. After some discussion, Commissioner Bradley made a Motion to accept the proposed MTA Railroad License and Commissioner Hooper seconded it. The vote was unanimous and the Chair voted Aye.

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5. Code Enforcement update – Melinda Stafford

Town Clerk Melinda Stafford reported that Tony Williams from the County advised that he had written up 303 East Walnut Street, 305 East Walnut Street, and 404 North Main Street. She also advised that when he is on his run for the County, he will be in Town to look at properties but not on a regular basis. The process will be that all complaints will go to the Town Clerk, who will send them along to Tony. There was also a discussion of cars and unsafe conditions of buildings and methods to deal with them. Town Attorney Steve Cox advised that entry onto a property or into a building or home was the big issue and it could be done by invitation or by warrant from a judge.

6. Officer Elections – Steve Cox

Town Attorney Steve Cox discussed the issue concerning the election of officers after a Commissioner had left the meeting and the matter was not on the Agenda. He advised that there was no prohibition about when the election of officers could take place. He advised that technically, the Charter authorized that the Commissioners appoint a President and a Secretary and the same or another as Treasurer. The Charter does not allow for a Vice President or an Assistant Secretary/Treasurer, although for as long as the Town Attorney had been the Town Attorney, which has been for approximately 35 years, there has always been a Vice President and an Assistant Secretary/Treasurer. As for the issue being on the Agenda, the Agenda can be added to or amended at any time after it had been established, just as it was in the beginning of this Meeting. Commissioner President Handy advised that she was asking that the Commissioners act as one (1) body.

7. Municipal Government Works Month Proclamation – Commissioner President Handy

Commissioner President Handy advised that this month was Municipal Government Works Month and that various Commissioners had been at the Town Hall for members of the public to talk to for two (2) hours each day. As she put it, “We are a Town on the move.”

8. Foyer Maintenance – Commissioner Phippin

Commissioner Phippin advised that the front of the building is starting to shrink and needs repairs. One idea is to jack up the front and stabilize it which might cost between \$15,000 to \$20,000. Other ideas are to replace the roof with a hip roof style, with a quote for that to come. Other quotes will be coming in as well.

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New Business

2. Computer Supplies and Maintenance

The general consensus is that the computers and the associated systems in the Town Hall are in need of an upgrade or replacement. Town Clerk Mindy Stafford will work out what needs to be upgraded or replaced and will advise.

1. Holiday Activities

Next Friday the Town lights will be turned on. There will be a tree lighting and the Depot will be open at 6:00 p.m. Church choirs may sing at the tree lighting.

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.

Public Comments

Julie Giordano was present and introduced herself. She advised that she was from the Republican Central Committee and that the Annual Lincoln Day dinner has been set for January 30, 2022 at the Black Diamond Restaurant. Sheriff Lamb will be the speaker. Tickets are on sale for \$50.00 for a person and \$90.00 for a couple. A meet-and-greet with Sheriff Lamb will cost more. She also advised that she put her name in for County Executive. She also advised that with regard to the Redistricting Committee, the Town of Hebron remained in District 1, even though there was a move to put the Town into District 2.

Good of the Order

There was nothing said.

Adjournment

A Motion was made by Commissioner Sebald and seconded by Commissioner Hooper to adjourn the meeting. The Motion was passed unanimously and the Chair voted Aye. The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,



Colby B. Phippin, Secretary