

# The Mayor and Council of Hurlock

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MICHAEL E. HENRY  
MAYOR  
JOHN H. AVERY  
TOWN MANAGER  
ROBERT MERRIKEN  
ATTORNEY

COUNCIL MEMBERS  
CHARLES T. CEPHAS, SR.  
CHARLES A. CUMMINGS  
BONNIE FRANZ  
EARL H. MURPHY  
AMBER N. TRUXON

## MINUTES OPEN WORK SESSION January 25, 2021

This meeting was closed to the public due to COVID-19. The meeting was programed to be live streamed through Town Hall Streams. Notice of the meeting and streaming was posted on the town message board and the town website. The agenda for the meeting was posted on the town website by Friday January 22, 2021

6:00 PM Call to Order by Mayor Henry

Roll Call - Councilmembers present, Cephas, Franz, Murphy and Cummings, Mayor Henry, and Manager Avery

Approval of Agenda: Motion Murphy, second Cummings, vote 4/0. Truxon absent.

Avery explained the need to update Hurlock's Employee Policy which is outdated. The Councilmembers were given copies of considerations that were discussed in the past as well as a comparison of Hurlock's employee benefits compared to Easton's. Avery explained that Hurlock's benefits exceeded Easton's in most categories. Avery said that what he is giving the Council is for them to look at and consider for future discussions. Avery also said that his feelings are to make the benefits fair and equitable for all the employees. Copies of what was given to the Council are attached.

Cephas said that he thinks that maleficence in office should be prosecuted.

Avery explained the agenda request that he received from Ms. Sharon Wilson asking to speak about affordable housing during the February 8<sup>th</sup> Town Meeting. Avery said when he spoke to her about what she wanted to present that she was very vague about her proposal. Ms. Wilson did not have an idea of where a housing project would be located or even if it would be within the Town. Cephas said she should provide Avery with an idea what she is looking for. There was a consensus from the Council that she should provide more information. Mayor Henry said she should provide an information packet before consideration is given to put her on the agenda.

Avery explained that he has talked with Mr. Roy Geiser from TGM Group about starting a dedicated fund to provide for retirement health benefits. Avery said he thinks it would be wise to start a fund with \$250,000 and included that in the upcoming budget for the fiscal year. The town would then add \$100,000 to \$150,000 annually until the plan is fully funded. The numbers are estimates at this point.

Avery explained that he has talked with a developer regarding property out along Rt. 392 which is currently Zoned C-3. Under that zoning a free-standing store would have to be at least 50,000 square feet. A store that size would be equivalent to a major department store. There was a consensus of the Council to amend that requirement by text amendment to 5,000 square feet. Avery said he would look into the matter further and present the Council with a proposed amendment.


Councilman Cephas spoke on development and being able to attract a fast-food restaurant and grocery store.

Mayor Henry stated that after much consideration he will not seek another term in office.

7:25 Motion to Adjourn.

Respectfully Submitted:

  
John Avery  
Town Manager

Mayor Henry:  
  
Councilmembers:

*ma*  
*FRAN*  
