

VILLAGE OF HEBRON
March 27, 2024
COUNCIL MEETING MINUTES
6:00pm

This meeting was held both remotely and in person.

CALL TO ORDER

Mayor Valerie Mockus called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE

Mayor Mockus asked everyone to join in the Pledge of Allegiance and remain standing for a moment of silence to honor Henry Porter- a previous Mayor, longtime Hebron resident and local business owner who passed away.

ROLL CALL

Councilmembers in attendance: Council President Randy Wolf, Councilmembers Jerry Carpenter, Andrea Chapman, Annelle Porter, Stacy Stoner and Kenney Nauer.

Others in attendance: Mayor Valerie Mockus, Village Administrator Jung-Han Chen, Chief Fiscal Officer Deborah Morgan, Tax Administrator Mindy Kester, Police Sergeant Anthony Oliver, Village Solicitor Wesley K. Untied, Attorney Jarod Rose, and Clerk of Council Christina Furbee.

Others attending remotely: None

Visitors in attendance: Larry & Susie Fenner, Phil Lewis, Chuck Chen

ACKNOWLEDGE VISITORS

Mayor Mockus acknowledged the visitors in attendance.

NOTICE: MEETING DOCUMENTATION

Mayor Mockus said the minutes for this meeting are being recorded and a written summary will be available by request at a later date.

APPROVAL OF MINUTES

March 13, 2024-Council Meeting

Mrs. Chapman moved to approve the March 13, 2024 Council Meeting minutes as presented, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor, except Mr. Nauer who abstained.

March 20, 2024-Combined Council Committees Meeting

Mrs. Stoner moved to approve the March 20, 2024 Combined Council Committees Meeting minutes as presented, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

DEPARTMENT HEAD REPORT-Income Tax

Mayor Mockus said historically, the Village has offered evening hours for tax services, but due to extenuating circumstances and lack of usage of those hours, that will be discontinued; however, if a resident would see a need for after hour services, they may schedule a time for that.

Tax Administrator Mindy Kester said she tries to work with residents if they make a request for after-hour services. She said the Village is off to a good start this year, with revenues up almost \$25,000. She said the tax deadline is a little over two weeks from now and the tax department has been very busy.

VISITOR COMMENTS

Phil Lewis said he would like to discuss parking in the downtown area. He said he has been dealing with this problem for over 25 years. He said there are cars parked there all day every day and night, and it is usually the same cars. Customers have to

park at the Duke station, across the street, etc. Mr. Lewis said there used to be two-hour parking in that area, and there is plenty of room in the back of the buildings for renters to park. He would like to see something happen to help resolve the issue. Mrs. Porter said this item is on the agenda this evening. Mayor Mockus said she asked Mr. Lewis to come in tonight and share his perspective.

Larry Fenner said he and his wife own 118 E. Main Street. He said their tenant, a Mexican restaurant, is gone now but there have been ongoing parking issues. He said the building beside Pal Printing previously had parking available in the basement but it has been filled with water for years now. He said the driving school parked a car out front of the businesses and left it there, so he bought the car and moved it. Mr. Fenner said he was previously a Hebron police officer and they gave out parking tickets. He said it's not for revenue; it is to get and keep businesses and give them a place to park; and the two hour parking worked. He suggested the police consider a 30-60 day warning period to inform people about the new limited parking, if Council chooses to implement it. Mrs. Chapman asked how long the two-hour parking was in place. Mr. Fenner said he did not know, but the residents pulled the signs out and no one replaced them. Mayor Mockus asked if Mr. Fenner would allow placing a camera on his business. Mr. Fenner said that would be okay with him.

LEGISLATION

ORDINANCE 10-24-AN ORDINANCE AUTHORIZING THE VILLAGE POLICE CHIEF TO RESIDE OUTSIDE OF THE VILLAGE MUNICIPAL LIMITS -Third Reading

Mrs. Porter moved to adopt Ordinance 10-24 as presented, seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor.

ORDINANCE 11-24 - AN ORDINANCE TO AMEND AND ADD CERTAIN SECTIONS AND CHAPTERS OF THE VILLAGE OF HEBRON, OHIO CODIFIED ZONING CODE MORE FULLY DETAILED IN THE DOCUMENT BELOW-Second Reading

EXECUTIVE SESSION- To consider the purchase of property for public purposes, pursuant to Ohio Revised Code 121.22(G)(2)

Mrs. Porter moved to go into Executive Session to consider the purchase of property for public purposes at 6:23 pm, pursuant to Ohio Revised Code 121.22(G)(2), seconded by Mr. Carpenter. A roll call vote was taken with all Councilmembers present voting in favor.

Mr. Wolf moved to return to regular session at 6:30pm, seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor.

COUNCIL ACTION ITEMS

Appropriation Amendment

Mayor Mockus said this item is related to discussion at the last Combined Council Committees Meeting.

Mrs. Chapman moved to direct the Village Solicitor to draft legislation for appropriation amendments as presented by the Chief Fiscal Officer, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Carpenter who abstained.

2-hour parking

Mayor Mockus thanked Mr. Fenner for his suggestion about using warnings. She said she believes Council is looking to implement the two-hour parking between the area in front of the vape shop, and the empty former legal office. Mrs. Chapman suggested investigating the previous two-hour parking. Mr. Wolf said there is nothing in the Village codified ordinances about two-hour parking. Mrs. Porter said the Village should consider letting residents know this is coming. Mr. Untied said we could research the previous regulations, but he is gathering that information is not in the Village Code. He said legislation will be needed to establish and enforce the parking regulations, and it will need to be time and location specific.

Mr. Carpenter moved to direct the Village Solicitor to draft legislation for two-hour parking between the area in front of the vape shop and the empty former legal office, with ample warning periods given to current residents. There was some discussion about the hours and days of enforcement. Mr. Carpenter withdrew the motion.

Mr. Carpenter moved to direct the Village Solicitor to draft legislation for two-hour parking at the location previously stated, between the hours of 9am-7pm, 7 days a week, seconded by Mrs. Porter.

Mr. Wolf moved to amend the previous motion to commence hours at 8:00 a.m. start time, seconded by Mr. Carpenter. There was some continued discussion. A roll call vote was taken on the amendment with all Councilmembers present voting in favor.

A roll call vote was taken with all Councilmembers present voting in favor on the motion as amended. The motion passed.

Police Department Lateral Transfer

Mayor Mockus said Council previously discussed allowing officers who transfer to Hebron to laterally transfer.

Mrs. Chapman moved to allow lateral transfers for police officers employed by the Hebron Police Department from other locations, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor.

Police Levy

Mayor Mockus said she is interested in discussion about a possible police levy to be placed on the November ballot. Mrs. Porter said Mayor Mockus previously mentioned there has been a movement to defund the police and this is an opportunity for this community to say we are not going to defund our police. She said the last police levy placed on the ballot was in 1984. Mr. Carpenter asked if the Police Chief has provided a list of things he would do with the funds. Mrs. Porter said much of the Police has been funded by the general fund and a levy would relieve the general fund. Mayor Mockus said we lost a young person in a vehicle accident on Refugee Road, and the Village has received calls and had discussion about putting a guardrail there. She said these are the types of decisions we are having to make every day, to decide how to fund important things including paving, etc. When using general funds to fund departments, it means having to choose not to do something else. She said the Village also doesn't have adequate funding for Public Works and things that they need to do, without using funds from the general fund. Mrs. Chapman said she is in support of the levy, but she is concerned with the amount to place on the ballot. Mayor Mockus said we need to gauge what the residents are feeling. Mrs. Porter said it is important to allow an opportunity for public input.

Mrs. Morgan said the purpose of the levy is to take less from the general fund, not to give the Police Department more money. She said if income tax revenue were to drop significantly, the Police Department would have to make a very large cut, and it would also hurt the Public Works Department because they also utilize the general fund.

There was discussion about levy options. Mayor Mockus said the responses she received from residents were divided. She said 1/3 were in favor of a levy, 1/3 were against a levy, and 1/3 said they need more information. She said there were questions about the number of officers employed by the Hebron Police Department in comparison to other villages. She shared information she received from Chief Brooks. Mayor Mockus said a speaker at the Attorney General's conference suggested talking to the Board of Elections if placing a levy on the ballot. Mrs. Stoner said she is concerned about residents with fixed income. Mr. Carpenter suggested utilizing the community newsletter and social media to get the word out to residents and to get a feel for where people are.

Mr. Untied commended Council and the Chief Fiscal Officer for bringing this issue up at this time, as it will need to be submitted to the Board of Elections by August, but there is a process that includes certification, legislation, etc and Council will need to start acting in May to meet the deadline. Mayor Mockus asked Councilmembers to take a few weeks leading up to the next Combined Council Committees Meeting and engage in dialogue with village residents, and then add the issue to the April 24th Council Meeting agenda.

DISCUSSION ITEMS

Comprehensive Plan

Mayor Mockus said significant requested modifications have been made to the Comprehensive Plan. She said with the growth we are expecting in our region and, specifically in Hebron, the previous administration kicked off a project to update

our comprehensive plan. That project started almost two years ago. Unfortunately, before each version's ink dried, there were aspects that were already identified as less than ideal or, in early cases, downright incorrect. So the team would go back and begin edits only to have the next version receive the same treatment. She said she has spoken with Economic Development Director Misner at length about this planning process and it has become clear to Mayor Mockus that we will never launch if we don't put a stake in the ground and move forward. She said it is certain we will need to update this plan perhaps as frequently as annually, given the dynamic period our region is in and all we are learning during interactions with increased development activities and lessons learned from other municipalities.

Mayor Mockus asked Council to review this version of the Comprehensive Plan and provide all feedback about any materially problematic items within a week of receiving it. Then we will produce a final version for formal adoption so we can share our progress with the community and begin implementation of the planning work. She said Council will receive the plan imminently.

Public Works Committee Meeting update

Mr. Chen said the Public Works Committee met on Monday and talked about the annual Park Users contract with youth local sports leagues. He said the village leases from the Evans Foundation and they are a 501c3 entity and want all contracted users to be the same. He said the leagues will now be required to provide us with their most up-to-date status when we execute a contract with them.

Mr. Chen said Public Works Superintendent Ward started gathering language from other communities regarding park/playground rules. He said the village will work on putting the information together and bring it back to the Public Works Committee to consider, before bringing it to Council.

Mr. Chen said the village is working on flood improvements. There are currently three flood improvement projects.

- The village has a consultant looking at overflow channels and storage areas needed to address flood issues in the village. This is funded by funded by a Community Development Block Grant (CDBG).
- CDBG dollars are also being used to redesign culverts at Sugar and Broadway Streets. This should be completed by 2025. He said this installation depends on the flood study, looking specifically at overflow issues.
- The Army Corp of Engineers study should be back this week or next week, and we will then be able to apply for Federal Emergency Management Agency (FEMA) funding.

Mr. Chen said Mrs. Morgan submitted the applications when working as Interim Administrator and all were approved. He congratulated her for her work.

ADMINISTRATOR'S REPORT

Mr. Chen said at the last regular Council Meeting, Mrs. Chapman asked about a potential safety measure along Refugee Road. Mr. Chen said he had several meetings with the village engineering company and came up with some options. He said a guardrail is not ideal because there is not a lot of shoulder room and some of the bank could be washed away. He said the estimated cost for a guardrail is close to \$100,000. Other options that were explored include:

- putting a grade over the culverts. The estimated cost is \$60,000 for this.
- placing a concrete barrier—the engineers determined there is not enough shoulder room to do this.
- adding curbing- the engineers determined there is not enough shoulder room to do this.
- putting steel grates over the ditch. The ditch would need to be reinforced first.

There was some discussion about possible options. Mr. Chen said he will take the information to the Public Works Committee to see what they determine to be the most cost-effective solution. Mrs. Porter suggested adding better lighting. Mr. Wolf asked about cabling. Mr. Chen said there is concern about the amount of space in the area.

COUNCILMEMBERS' REPORTS

Mr. Wolf said he is in support of a police levy.

Mrs. Chapman said the village needs to do something with a police levy and asked the village to keep exploring guardrails along Refugee Road.

Mrs. Porter said she is concerned about the Hebron library branch relocating as it will be placed between a vape shop and a bar in the Kroger strip mall. She said she is worried about the effect on both the Village of Hebron and Buckeye Lake. Mrs. Chapman asked what might happen to the building space in the municipal building once they move out. Mayor Mockus said she hopes Council will consider best use for that space, such as possible office space, a conference room, and/or sharing space with the Hebron Historical Society, as they currently have just under 400 square feet and it floods regularly. She said she feels it would be nice to share our history with incoming businesses, as well as the public. Mrs. Porter said she does not love the layout of the municipal building and bringing people into Administrative offices. She said she would like to see a better entrance.

Mayor Mockus said for the record, Hebron did not ask the library to leave. She said Hebron did not even know they were planning to move, and disinformation was printed in the Buckeye Lake Shopper.

Mayor Mockus said the library is changing their name to the Lakewood Library, which would allow them move wherever they want, including outside of the Village. She said Hebron would like to keep them in the Village.

Mrs. Chapman moved to authorize the expenditure of ARPA funds of up to \$40,000 for due diligence relative to the purchase of property by the Village of Hebron, seconded by Mr. Wolf . A roll call vote was taken with all Councilmembers present voting in favor.

MAYOR'S REPORT

Mayor Mockus said she attended an Intel update meeting at an AEP location close to Intel development space. She shared some statistics provided in that meeting. She said there was disinformation spread about a crane and that the Superloads that came through Hebron were for Intel. She said they are not for Intel.

Mayor Mockus said we will have more information soon with regard to the Main & High Streets project that is not moving forward.

She said the next Superload is coming this week, and the plan is to hopefully get to its destination on Saturday, but if cannot get to a specific midpoint by 1:30 p.m., it will get to the destination on Monday morning.

VISITOR COMMENTS

None

REVIEW OF EXPENSES

Councilmembers acknowledged review of the expenses. There were no questions about the expenses.

MEETING/EVENT SCHEDULE

March 29, 2024-CLOSED for Good Friday

April 1, 2024-6pm, Planning & Zoning Meeting, Council Chambers

April 2, 2024-Water/Wastewater Committee Meeting, Conference Room

April 10, 2024-6pm, Council Meeting, Council Chambers

April 17, 2024-6pm, Combined Council Committees Meeting, Council Chambers

April 24, 2024-6pm, Council Meeting, Council Chambers

ADJOURN

Mr. Wolf moved to adjourn the meeting at 7:46pm, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

_____(on file)_____
Mayor Valerie Mockus

Attest:

_____(on file)_____
Deborah Morgan, Chief Fiscal Officer