

# RECORD OF PROCEEDINGS

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

**VILLAGE OF HEBRON**  
**April 10, 2024**  
**COUNCIL MEETING MINUTES**  
**6:00pm**

This meeting will be 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.

**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, Public Works Superintendent Cliff Ward Jr., Economic & Community Development Director Brittany Misner, Village Solicitor Wesley K. Untied, Attorney Jarod Rose, and Clerk of Council Christina Furbee.

Others attending remotely: None

Visitors in attendance: None

**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 27, 2024-Council Meeting

Mrs. Porter moved to approve the March 27, 2024 Council Meeting minutes as presented, seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor.

**DEPARTMENT HEAD REPORT-Public Works**

Public Works Superintendent Cliff (CJ) Ward Jr. discussed items in his Council report including streets, curbs, sidewalks, parks, stormwater and miscellaneous items. Mrs. Porter asked about paving on Enterprise Drive. Mr. Chen said we are waiting for the state to get back with us to see what the balance from the High and Main Streets Improvements project will be, and we can use that balance to pave Enterprise Drive. Mr. Nauer asked if the wildflowers at Evans Park will be continued this year. Mr. Ward said the parks master plan is still being composed and the wildflowers project is on hold at this time.

Mrs. Stoner said there is a divet at the stop sign at the intersection of Second Street and Cumberland Street. Mr. Nauer said the same thing is happening again at the intersection of High Street and US 40.

Mrs. Porter said the onramp to SR 79 from US 40 is dark at night time. Mr. Ward said a light will be added there. He said he sent a work order to American Electric Power and they replied with a work order number, so now we just wait for the work to be done.

**PROPERTY ABATEMENT UPDATE-Economic & Community Development Director**

Economic & Community Development Director Brittany Misner said she provided a memo to Council about 103 First Avenue. She said the property is ready to go through abatement as it is a nuisance and poses many issues. She said the cost of the

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abatement will be added to the property owner's taxes and she is hopeful the village will retrieve the money. Mrs. Misner said two vehicles will be removed and a skid steer will be used to remove debris, and the Police Department will be present. She said she hopes to have the house demolished.

## VISITOR COMMENTS

None

## LEGISLATION

**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-Third Reading**

Mrs. Porter moved to adopt Ordinance 11-24 as presented, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor except Mrs. Chapman who voted against.

**ORDINANCE 12-24 AN ORDINANCE TO AMEND ORDINANCE 27-23 TO PROVIDE FOR ADJUSTMENTS OF THE ANNUAL APPROPRIATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2024, AND DECLARING AN EMERGENCY- First Reading**

Mrs. Morgan said emergency language is typical for all legislation dealing with finances so that it will go into effect immediately after it is passed. She requested Council consider waiving the three readings rule, specifically for the FEMA funds.

Mr. Carpenter moved to suspend the readings of Ordinance 12-24, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor.

Mr. Carpenter moved to adopt Ordinance 12-24 as presented, seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor.

**ORDINANCE 13-24- AN ORDINANCE TO ESTABLISH PARKING TWO HOUR PARKING UPON A SECTION OF EAST MAIN STREET AND TO ERECT SIGNAGE FOR THE SAME PURPOSE- First Reading**

Mr. Wolf said not everyone observes all federal holidays, and asked if that language can be taken out of the legislation.

Mr. Wolf moved to remove the language regarding federal holidays from Ordinance 13-24, seconded by Mrs. Stoner. A roll call vote was taken with all councilmembers present voting in favor.

Mrs. Chapman said the attached map appears to include both sides of the street. Mr. Untied confirmed the legislation as drafted and presented includes both sides of the street. There was some discussion about the intended area. Mayor Mockus said the map should be amended to start at 112 E. Main Street and end at 138 E. Main on the south side of the street. Mayor Mockus said she has not spoken with anyone on the north side of the street. When asked, no Councilmember had either. Mrs. Chapman said she was concerned about creating a parking problem on the north side of the street by placing signs on the south side. Mayor Mockus clarified that Council wants to include the three parking spots in front of 115 and 117 E. Main Street. Councilmembers concurred.

Mrs. Chapman moved to modify the map attached to Ordinance 13-24 establishing two hour parking, to include three parking spots on the north side of E. Main Street between 115 & 117, and to begin at 112 and end at 138 on the south side of E. Main Street, seconded by Mr. Carpenter. A roll call vote was taken with all councilmembers present voting in favor.

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## **COUNCIL ACTION ITEMS**

### March 2024 Bank Reconciliation

Mr. Wolf moved to acknowledge receipt and review of the March 2024 Bank Reconciliation, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

### Property Abatement

Mr. Wolf moved to allocate \$3500 for the abatement of 103 First Avenue, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

## **DISCUSSION ITEMS**

### Water/Wastewater Committee Meeting update

Mr. Chen said the Committee met on April 2<sup>nd</sup> and discussed a repair to the automatic backwash on a filter system. He said this was included in the appropriation legislation Council passed. Mr. Chen said we have two backwater systems and while repairing one backwater system, there could be concern with the second as they are the same age, but that would be very unlikely. Mr. Chen said additional well field protection was discussed. He said the EPA directed that we need to create a source water assessment protection that will be overseen by a committee. He asked Granville how their committee is comprised. Mr. Chen said the village will need to look at the area for a potential additional well. He said we also need to start looking at future expansion of the Water plant.

Mr. Chen said as previously discussed, the EPA identified several violations. One was that we need to have a separate stormwater permit for the treatment system. The capacity of the treatment plant is 1.5 million gallons and last rainfall we got 4.5 million gallons, so we are bypassing the capacity. We need to identify if the stormwater is connected to the wastewater so we will be looking at the Ohio Rural Development to see if we can get some help and try to encourage the property owner to redirect the stormwater away from the sanitary system.

Mr. Wolf said there are 57 acres of land for sale near Harbor Hills, and if developed they will need to connect to a water supply. Mr. Chen said that is why the village is negotiating water quantities with Licking County. He said subdivisions outside of the village will have to go through the appropriate county.

## **ADMINISTRATOR'S REPORT**

Mr. Chen said some village staff, Mayor Mockus and architectural engineers walked through the vacant Hebron Elementary school building and should receive information by the end of next month.

He said Superintendent Ward mentioned a funding opportunity from the state of Ohio, Senator Schaefer, who sent a letter out to all of the municipalities within his district. He said the application is to request funds for the 2025-26 bi-annual budget for the State of Ohio. Mr. Chen said the village is looking at adding a boardwalk to the wetlands at Evans Park. The idea is to make better use of the wetlands. He said they plan to use the accumulated annual allotment we receive from Licking County as part of the local match. They are should be putting everything together by April 22<sup>nd</sup> to present to the Senate Finance Committee for consideration.

Mr. Chen said the last superload should be coming through Hebron on April 14<sup>th</sup>, headed to the industrial park.

He said he received an annual report from Licking Memorial Hospital and was excited to see the county has a hospital system.

## **COUNCILMEMBERS' REPORTS**

Mr. Nauer read data from the West Licking Fire District run report. He said there were 37 runs in Hebron in the month of March, and 100 total runs out of the Hebron station. The average dispatch time was 3 minutes, 25 seconds.

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Mrs. Stoner asked for an update on closing Canal Street for development. Mr. Chen said we do not have an update at this time. Mrs. Stoner thanked Councilmember Nauer for reaching out to see if she was okay during a recent heavy rain event that resulted in some flooded areas.

Mr. Wolf asked for if employee names could be added to a village organizational chart that was included in Council orientation packets. He asked for a new contact list as well.

## MAYOR'S REPORT

Mayor Mockus said she asked the Ohio Department of Transportation who is responsible for caring for US 40 and it looks like quite a bit of the responsibility falls on the Village side. She asked for more clarification, and once she has it she will present it to Council.

Mayor Mockus said a community member expressed concern about how difficult it is to see when exiting SR 79 turning left toward Kroger. She passed the information to ODOT who thinks it looks fine. Mayor Mockus said she will keep it on her radar in case any more complaints are received.

Mayor Mockus apologized that her annual report is just being completed. She hopes to distribute it by the end of the week.

Mayor Mockus said she is hopeful Council has reviewed the Comprehensive Plan and already provided any feedback.

Mayor Mockus said the tornado sirens that went off at 4:45 a.m. a couple weeks ago brought up some discussion about the lack of a tornado shelter for many residents. She said she met with the Director of the Licking County Emergency Management Agency learned there are two trailer parks that have a tornado shelter, probably paid for by grants. She said the issue is on her mind and she is not happy with the answers she's getting. She said the vacant Hebron Elementary building was mentioned, but engineers said it would not meet criteria.

Mayor Mockus said she sent a letter of support for Creating Healthy Communities. She said the Village has worked with them on creating a walking map and other items.

Mayor Mockus said she met with previous Mayor of Buckeye Lake to discuss a newspaper article regarding the Hebron Library's decision to move locations. She said the conversation went poorly and she can follow up with the library if Council wishes. Mrs. Porter said it may be best to just let the issue lie.

Mayor Mockus said she and Economic & Community Development Director Brittany Misner will be headed to Iowa next week. They are leaving on Sunday and returning Tuesday evening. She said they are hoping to go inside their Intel center to observe. She said she will be paying attention to the sound and work environment.

She said flood mitigation is at the top of her mind and though she was hesitant to pursue a stormwater utility as we are contemplating a police levy, she feels we cannot keep waiting.

Mayor Mockus said letters went out to residents about energy aggregation, and one resident told her she decided not to do it because she didn't understand the company representative when she called.

Mrs. Chapman asked if the village could approach area businesses to see if they are willing to help with providing storm shelters. Mayor Mockus said the EMA said businesses typically do not want the liability. Mr. Carpenter said he has received calls from the Red Cross when there have been storm events and they have used his church as a shelter before; though it was afterwards, not during the event. Mayor Mockus said she is looking for a place where residents can go during a tornado warning. She said she will continue to explore finding a solution.

## VISITOR COMMENTS

None

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## REVIEW OF EXPENSES

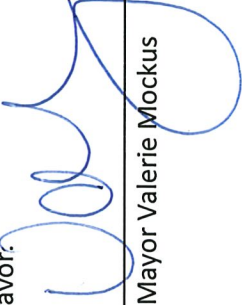
Councilmembers acknowledged review of the expenses. There were no questions about the expenses.

## MEETING/EVENT SCHEDULE

- April 17, 2024-6pm, Combined Council Committees Meeting, Council Chambers
- April 24, 2024-6pm, Council Meeting, Council Chambers
- May 6, 2024-6pm, Planning & Zoning Meeting, Council Chambers
- May 8, 2024-6pm, Council Meeting, Council Chambers
- May 15, 2024-6pm, Combined Council Committees Meeting, Council Chambers
- May 22, 2024-6pm, Council Meeting, Council Chambers
- May 27, 2024-CLOSED for Memorial Day

## ADJOURN

Mr. Wolf moved to adjourn the meeting at 7:07pm, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

  
\_\_\_\_\_  
Mayor Valerie Mockus

Attest:

  
\_\_\_\_\_  
Deborah Morgan, Chief Fiscal Officer