

# RECORD OF PROCEEDINGS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10748

Held \_\_\_\_\_ 20 \_\_\_\_\_

## *VILLAGE OF HEBRON*

### COMBINED COUNCIL COMMITTEES MEETING MINUTES

April 17, 2024

6:00 pm

#### **Call to Order**

Village Administrator Jung-Han Chen called the meeting to order at 6:00 p.m.

#### **Pledge of Allegiance**

Mr. Chen asked everyone to stand for the Pledge of Allegiance.

#### **Roll Call**

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

Others in attendance: Mayor Valerie Mockus, Village Administrator Jung-Han Chen, Village Fiscal Officer Deborah Morgan, and Clerk of Council/Administrative Assistant Christina Furbee.

Others in attendance remotely: None

Visitors: Chuck Chen, Rachel Lamp, Abby Hanson, Harold Winegardner, Linda Nicodemus

#### **Visitor Comments**

Harold Winegardner, 114 Hamilton Ave, said he feels purchasing the elementary school is a very good fit for Hebron as long as it is not too costly. He asked if the Village is still doing a pie festival this year. Mayor Mockus said they are working to try to pull the pie festival together, determining affordability and funding. She said it will be discussed with Council to determine if they would be in favor of supporting the event. Mr. Winegardner said he thinks holding a car show with the pie festival could be successful.

Mr. Winegardner discussed concerns about flooding on Hamilton Avenue. He said the slope is wrong and it needs to be corrected. He said the tile is perforated and when the creek backs up, there is water on the ground.

#### **Presentation: Licking County Stormwater**

Linda Nicodemus talked about what the Licking County Soil and Water Conservation District has done in 2023 in regards to stormwater, and the work they have done specifically for the Village of Hebron, including education and outreach information. She noted items that still need work include small lots and agricultural development. Mrs. Nicodemus said Abby from the Soil and Water Conservation District makes Facebook posts that the village can share, which will help to meet one of the Village's MS4 requirements. She said no one is exempt from storm water regulations. Mayor Mockus asked if there is anything she can do in her role as Mayor to help. Mrs. Nicodemus said the Village of Hebron has been very proactive since 2012--we hired someone to do a flood study and have been proactively using that data, the floodplain in Hebron has been identified, and we applied for a grant for critical infrastructure. She said the best thing the village can do is work on flood mitigations, and she said she supports using a stormwater utility to build bigger infrastructure.

#### **Pending Legislation**

Mr. Chen read the title of pending legislation and explained that Ordinance 13-24 was amended, per Council motion at the last Council Meeting.

# RECORD OF PROCEEDINGS

Held \_\_\_\_\_ 20 \_\_\_\_\_

**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-  
**Second Reading**



**Committees:**

**Public Works Committee-***(Annelle Porter-Chair, Andrea Chapman, Jerry Carpenter)*

Stormwater Utility

Mr. Chen said information from 2022 regarding a proposed stormwater utility was provided to Council. He said the proposed utility would specify an Equivalent Residential Unit (ERU) based on the amount of impervious space for various types of properties, from which the fee assessed to the property would be derived. He said the recommended ERU for a single-family home in 2022 was \$6.52 per month, which would generate approximately 280,000. Mr. Chen said at this point in time, there is no dedicated funding for stormwater and a stormwater utility would create a single source of revenue for this purpose. Currently, stormwater improvements must come out of the general fund. Even when applying for grants, the Village is responsible for a local match.

Mr. Carpenter asked how soon the funds would be available for usage, if enacted.

Mr. Chen said each property will need to be assessed to determine its ERU, and then the utility can be implemented. He said he is guessing it would take at least 6 months to get to the point of establishment.



There was discussion about ERUs and how the rates are determined for each. Mrs. Porter suggested using the village newsletter to get the word to residents, as we need to let them know about it. Mr. Chen said the village will use all available avenues to get the information out to everyone.

Mr. Carpenter asked if there has been a tracking method for all the problem areas in Hebron. Mr. Chen said there was discussion just this afternoon about areas that need immediate action once this the stormwater utility is approved. Mrs. Nicodemus said the City of Newark has been doing a stormwater utility for a long time. She said Lindsey Brighton handles the utility and may be helpful in determining ways to implement discounts for schools, industries, churches, and possibly even discounts for using rain barrels on downspouts.

Mrs. Porter said she is concerned about how the proposed utility may be perceived, especially by those who would have larger fees. Mayor Mockus said the village should have been doing this for years. She said she thinks the residents know there is a flooding problem, and they are desperate for relief. Mr. Carpenter said as a resident who has been impacted by flooding, he would rather see a utility fee versus the money he pays to remedy flood impact. Mr. Nauer said he agrees a stormwater utility is beneficial as long as the money is used for the correct purpose.



Mrs. Chapman asked about the 5-year capital improvement chart, as it doesn't appear much of the funds are going to these projects. Mrs. Morgan said a new fund would be created with the stormwater utility and it will be restricted so that the funds can only be used for this purpose. Mayor Mockus said it will be reviewed at the end of the first year.

Mayor Mockus said the village is working with the Village Solicitor on getting formal interpretation of who is responsible for US 40. She said she looked up the language of the Ohio Revised Code and asked Village Solicitor Untied. She said HB 370 is a bill designed to push the responsibility back to ODOT for State routes in municipalities.

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## **Finance - (Jerry Carpenter-Chair, Randy Wolf, Annelle Porter)**

Mrs. Morgan said she wanted to inform Council about an item that just came to us. She said when a village conforms its boundaries, Ohio Revised Code states that a township has the right to ask for reparation to help make them whole again from the tax dollars they will lose. She said the village conformed its boundaries last year and Union Township asked for reparations. She said originally, the amount of the reparations was \$226,982 and this year, the village received word that the amount will be much higher. She is looking into these numbers to determine if they are correct, and if so, an appropriation amendment may need to be made. Mayor Mockus said Council voted unanimously to conform its boundaries and she thinks it was the best decision for our residents. She said she wants us to take the high road and work in good faith. Mrs. Morgan and Council agreed.

## **Economic Development-(Randy Wolf-Chair, Andrea Chapman, Stacy Stoner)**

Mayor Mockus said she hopes to give Council the opportunity to vote on the proposed Comprehensive plan next week, as she would like to get it out to the residents for feedback.

Mayor Mockus said she and Economic & Community Development Director Misner travelled to Iowa to observe the Microsoft data center. She said they went to one of the facilities behind the scenes and to a fully functioning facility, and she is happy to share what she experienced with the residents. Mayor Mockus said Microsoft would like to hold another community event to answer residents' questions now that they've had time to think about it. She said the jobs they will offer are well paying jobs, and they care. They don't cut corners, and their values seem to match Hebron's values.

## **Police Committee-(Andrea Chapman-Chair, Kenney Nauer, Annelle Porter)**

### Police Levy

Mr. Chen said a police levy on the ballot would help bring the existing levy up to current valuation. Mayor Mockus said she previously asked Councilmembers to talk to their constituents to gauge their feeling on a police levy. Mrs. Chapman said she thinks most people will vote for a levy. Mrs. Porter said she thinks it is important to have a competent police force 24/7. Mayor Mockus encouraged Councilmembers to talk to residents about the levy.

Mayor Mockus said she would like to start doing town hall meetings. Mrs. Chapman said residents know about the current meetings and they don't come, but she encouraged putting the word out there about town hall meetings. Mayor Mockus said there is an order in Council Meetings that may make some people nervous, but a town hall meeting would be more open and easier for people to contribute to the conversation.

## **Water, Wastewater Committee -(Kenney Nauer-Chair, Stacy Stoner, Jerry Carpenter)**

Mr. Nauer said the contractor is starting to drill well #7.

## **Personnel Committee-(Stacy Stoner-Chair, Kenney Nauer, Randy Wolf)**

None

## **Other items not listed**

Mr. Wolf said a lot of the issues with the elementary school building are cosmetic. He said it can be converted to office space, etc. but the biggest issue is installing air conditioning. Mrs. Porter said she wasn't the happiest about buying the building, but we don't have to do it all at once, and the real asset is the 9-acre property. Mrs. Chapman agreed that the nine acres is the biggest value.

Mr. Nauer said he would like to put in time clocks for every village department. Jung-Han Chen said this item can be taken to the personnel committee. Mrs. Morgan said

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Minutes of \_\_\_\_\_ Meeting  
BARRETT BROTHERS - DAYTON, OHIO Form 6101

Held \_\_\_\_\_

she was at the recent local government conference and in one of the sessions, the question was asked and only a very few municipalities had time clocks, as most are moving away from them. There was some discussion about options.

**Open Discussion**

Mr. Wolf said the next Fellowship Friday luncheon for village staff will be this Friday.

**Visitor Comments**

None

**Adjourn**

Mr. Wolf moved to adjourn the meeting at 7:29pm, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

Attest:

Deborah Morgan  
Deborah Morgan, Chief Fiscal Officer

Randy Wolf  
Randy Wolf, Council President