

VILLAGE OF HEBRON

COMBINED COUNCIL COMMITTEES MEETING MINUTES

March 20, 2024

6:00 pm

This meeting was held both remotely and in person.

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 Stacy Stoner, Andrea Chapman, Kenney Nauer, and Annelle Porter. Councilmember Jerry Carpenter was excused from this meeting.

Others in attendance: Mayor Valerie Mockus, Village Administrator Jung-Han Chen, Village Fiscal Officer Deborah Morgan, Economic & Community Development Director Brittany Misner, Police Chief Larry Brooks, and Clerk of Council/Administrative Assistant Christina Furbee.

Others in attendance remotely: Public Works Superintendent CJ Ward

Visitors: Matt Hill, Angela Centofanti, Megan Parlet, Matt Sheaffer

Visitor Comments

Angela Centofanti said she has an artwork shop at 118 E. Main Street and she is concerned about problematic parking in downtown area.

Presentation: Licking County Area Transportation Study (LCATS)

Matt Hill, Licking County Area Transportation Study Technical Study Director, shared a PowerPoint presentation titled "Preparing for the Growth". He briefly reviewed a 2050 regional transportation plan and said it will be available for public comment until April 12th. He discussed projected population growth and housing needs, density, and concepts for consideration.

There was some discussion about budgeting and options. Mrs. Porter said Hebron residents appreciate the small town feeling and asked how these proposed options could be married with that feeling. Mr. Hill said one solution could be to break portions of Hebron into subsections, with each one having its own community feel. Mr. Chen said some types of housing can provide higher density but still provide the small town feel.

Mayor Mockus said the Village can't prevent people from selling their acreage. She said she has been told multiple times that the EPA forced the Village to annex the mobile home park, and nothing says if a developer builds, they can't make us annex. Mayor Mockus said she spoke to the Lakewood school Superintendent who said enrollment has been down for multiple years and they can handle growth.

Pending Legislation

Mr. Chen read the titles of pending legislation:

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

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**

Committees:

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

Mr Chen said a Public Works Committee meeting has been scheduled for March 25th at 5pm.

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

Appropriation Amendment

Mrs. Morgan provided appropriation amendment recommendations, and briefly discussed each item.

She said this item will be added to the next Council Meeting agenda for Council action, and she asked Council to consider waiving the readings of the legislation on April 10th.

Mrs. Chapman asked what the Federal Emergency Management Funds are for. Mrs. Morgan said the funds will be used for a flood study and construction.

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

Overlay District- Village Center

Mrs. Misner said there has been interest in the downtown area. She said she has had conversations with Attorney David Moser, to discuss additional regulations on top of the existing zoning code. Mayor Mockus asked if the Village could limit the types of businesses. Mrs. Misner said we would have the ability to do so if we wish.

Food trucks

Mrs. Misner said we welcomed food trucks into the Village last summer. She said she has heard a lot of positive feedback and questions about bringing them back. She asked if Council wants to consider allowing them again. She said she spent some time looking into other areas and how they regulate food trucks. Mayor Mockus said she appreciates Mrs. Misner coming early to discuss this topic, so that we have time to abort or implement, talk to area business owners, and get the message out to the community. Mrs. Porter asked if anyone spoke to the existing food establishments to see how they feel about allowing food trucks. Mrs. Misner said she has reached out but has not made contact with all of them. Mrs. Porter asked that she reach out again to the one she did not speak with. Mrs. Misner said even separate from food trucks, having a relationship with and communicating with area businesses is top priority.

Abatement of 103 1st Ave Hebron

Mrs. Misner said there is an extensive code enforcement issue on 1st Avenue. She said their 30-day notice expires at the end of March, and the Zoning Department is in the process of getting quotes to remove vehicles, and then will get quotes to remove other items. She said the property is in foreclosure, and she will come to Council asking to approve the expense to abate the property. Mrs. Stoner said she is happy this is being taken care of. Mrs. Morgan appropriations may need to be adjusted to pay for the abatement, and she will let Council know. There was some discussion about what might happen to the property after it is cleaned up.

Mrs. Misner provided an Earth Day flyer and said there will be lots of activities offered that day. She said the Village newsletter went out yesterday and asked all to please share any feedback or information they receive.

Mrs. Misner said in regard to Mr. Hill's presentation, from an Economic Development perspective, the Village can't prevent growth but we can control it, guide it, and be intentional about it. She said she feels good about the direction the Village is going.

She said she is trying to talk to neighboring communities to find out what they did well and what did not work out so well, so that we don't make the same mistakes.

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

2-hour Parking

Mrs. Chapman said the Police Committee met and discussed two-hour parking in the downtown area. She said Angela Centofanti was here tonight and wants two-hour parking, and we felt something needs done. She said the Police Committee wanted to ask Council how they feel about implementing this new rule.

Megan Parlett, Studio Lane, said they have had to cancel appointments because there was no parking available. She said parking in the downtown area has been frustrating to deal with and she hopes to come to a conclusion. She said there is adequate parking behind the photography place and it has been cleaned up. There was some discussion about the issues and possible options. Mrs. Chapman said if Council is in favor of implementing two-hour parking, they need to decide the location and hours.

Mayor Mockus asked for Council's thoughts about two-hour parking. Mrs. Porter said this has been discussed before. Mayor Mockus asked if the salon can help by talking to their customers when scheduling lengthy appointments, and direct them to be mindful about parking.

Mrs. Chapman said based on this discussion, it appears the recommendation would be to implement two-hour parking from 8am-5pm, from the area of Pal Printing to the alley. This item will be added to the March 27th Council Meeting agenda.

Mr. Nauer left the meeting at 7:21pm.

Lateral Transfer

Mrs. Chapman said the Police Committee also discussed this topic, as Council approved a lateral transfer for one officer and it seemed to work out. She said there was some discussion at that time about making it a standard for new hires. This item will be added to the March 27th Council Meeting agenda.

Police Levy

Mrs. Chapman said this topic was also discussed at the Police Committee Meeting. The last police levy was passed in 1984 and if it is continued at the current 5 mill level, it would generate \$644,000 and would cost taxpayers \$175 annually per \$100,000 in market value. She said the Police Department is trying to get more funds from the levy so they will not have to take as much out of the general fund. Mrs. Morgan said last year, the levy generated \$140,732.93. Tax collection fees of \$2,233.53 were paid, so the Police Department actually took in \$138,499.40. She said their budget is a little over \$1.3 million so the bulk of their expenses come out of the general fund. She said she asked what the levy would need to be to cover the Police Department's budget and was told it would need to be 10.73 mills, which would cost taxpayers \$377.55 annually per \$100,000 home value annually. Mayor Mockus said residents have no problem paying that for fire service. She said the Village is trying to figure out how to have the funds to pay for paving, putting up railings along ditches, etc. and the Village needs to have this dialogue with its residents.

Mrs. Morgan said she asked for figures reflecting what the levy would bring in if it is renewed, with an added 2 mill levy. She said it would be a total of \$902,206, and that would cost taxpayers \$245 annually per \$100,000 home value. Mayor Mockus said if we are truly talking about funding the police, we wouldn't be talking about funding them at their current level. And factoring in the cost of inflation, the Police

Department would still have to utilize some of the general funds unless the levy more like 12 mills.

Mrs. Porter said the public will need to be informed of what the funds are for, so they see the positive reasons for the levy.

Mrs. Morgan said this has been discussed before, but each time, there was another levy looming for the schools or the Fire District, etc and Council did not want a Police levy to compete with those levies.

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

Mr. Chen said a Water/Wastewater Committee Meeting has been scheduled on April 2nd at 5:30pm

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

None

Other Items not listed

Mr. Chen said several members of Village staff will attend the Local Government conference next week.

Mayor Mockus said she attended the Licking County Library meeting this evening. An item on the agenda was regarding merging the Buckeye Lake and Village of Hebron library branches. She said they voted unanimously to merge, and have already signed a lease for a space at the Kroger strip mall. Mayor Mockus said they did share some statistics verbally but it was not in writing. She said she can email to get more clarification if Council is interested. The Director said they anticipate the move to the new space in early to late fall.

Mayor Mockus said once the Comprehensive Plan has been shored up, it will be presented to Council for feedback, and then revisions will be made. Mrs. Misner said the Comprehensive Plan is a working document and changes have been made since the last time Council saw it.

Mayor Mockus said Councilmember Jerry Carpenter reached out to let us know he could not attend this meeting tonight.

Open Discussion

Mr. Wolf asked if the Public Works Department could look at filling holes on Enterprise Drive.

Mrs. Chapman asked if the Village has looked into placing a guardrail along Refugee Road. Mr. Chen said we are waiting to hear from the engineers.

Mayor Mockus said she would like to talk about the Main & High Streets Project. She said initially, the project covered paving Enterprise Drive and High Street, address new signals and ped heads, and reorienting the intersection for safety purposes, for under \$200,000. She said time went on and now the Village's match could potentially be over a million dollars. She said she previously made the argument that she would be willing to vote in favor of the project if we seriously entertain three aspects and if we could get the Ohio Department of Transportation to sign off on it. Now, the Chief Fiscal Officer and Village Administrator are concerned about whether it is reasonable to pursue the project. There was an inquiry to see if ODOT and LCATS have any more funds to continue the project, but they do not. Mrs. Morgan said the state gave us three choices: rebid with no changes, rebid with changes, or leave it go. The Village chose to rebid with no changes in hopes that the bids would come in lower and more bidders might participate but the state said the Village will need more money before they will go back out for bid. Mrs. Morgan said we are at a point that she is very

uncomfortable with the cost. Mr. Chen said it has become unsustainable for village finances.

Visitor Comments

None

Adjourn

Mrs. Porter moved to adjourn the meeting at 8:06pm, seconded by Mrs. Stoner. 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