

**VILLAGE OF HEBRON
COUNCIL MEETING MINUTES
February 9, 2022
6:00 PM**

This meeting was held both remotely and in person.

CALL TO ORDER

Mayor Layton called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Mayor Layton asked everyone to join in the Pledge of Allegiance and a moment of silence for Hebron resident Kathy Rohrer who passed away on February 6th.

ROLL CALL

Councilmembers in attendance: Council President Dr. Valerie Mockus; Councilmembers Stacy Stoner, Annelle Porter, Kenney Nauer, Rich Moore and Paige Seymour.

Others in attendance: Mayor James Layton, Village Administrator John Trujillo, Village Fiscal Officer Deborah Morgan, Village Solicitor Wesley K. Untied, Community Development/Stormwater Coordinator Linda Nicodemus and Clerk of Council/Administrative Assistant Christina Furbee.

Visitors: Randy Wolf

NOTICE: MEETING DOCUMENTATION

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

DEPARTMENT HEAD REPORT-Community Development/Stormwater Coordinator

Community Development/Stormwater Coordinator Linda Nicodemus said her department has had a busy month so far. She said she sent Council her annual report at the end of January, along with the January monthly report. Mrs. Nicodemus discussed issues noted on her report and what is being done for each.

Mrs. Nicodemus said Councilmember Annelle Porter was welcomed as the new Council representative for the Hebron Planning & Zoning Board at the recent Planning & Zoning Board meeting.

Mrs. Nicodemus said the Planning & Zoning Board had a Public Hearing for a variance request from BCC, property owners of the old Mill, who want to put a more prominent sign up. She said they also had a request for a new home to be built on a non-conforming lot at 602 W. North Street where a house was previously torn down. She said both requests were granted. Mrs. Nicodemus said she completed a final flood plain inspection for a home at 610 W. North Street, and the house is closing tomorrow for \$312,000. Mayor Layton said almost all of the lots in town are 50' lots so when houses are torn down, the new property owners have to apply for a permit to build on a non-conforming lot.

Mrs. Nicodemus said 108 Warden Street asked for a lot split to split four acres from the 6-acre property and that was approved. She said they already have a buyer for the property.

Mrs. Nicodemus said there will be a Public Hearing on March 7, 2022 for a property surrounding the Coshocton Grain Company on O'Neill Drive. She said they want a zoning amendment for individual lots that are zoned manufacturing; they want to change it to residential. Mrs. Nicodemus said the Planning & Zoning Board will review the request at the Public Hearing and make a recommendation to Council. Council will then need to set a Public Hearing and make that decision.

Mrs. Nicodemus said the Village received a letter from Spires Development. She said they intend to submit their plans to build 42 new units of workforce housing on a 5-acre lot on Canal Road. She said this project is locally supported by five industries: THK, State Industrial, OMT, Sunfield and Hendrickson Axle.

Council President Mockus said previous Community Development reports included more detailed information about specific properties. Mrs. Nicodemus pointed out where that information can be found.

Mayor Layton said because of the weather, some Exterior Property Maintenance Code issues have been on hold. Mrs. Nicodemus said five property owners who were in violation of the Code filed for extensions. Of those, four were granted and one was denied and on final notice. She said the Village will abate that property and bill the owners for it.

Councilmember Porter said the Village should be careful that residents who want to apply for an extension are within the allotted 6 months' time frame. Mrs. Nicodemus said a notice of decision from the Planning & Zoning Board is given. She said it is a legal document the property owners have to follow, or it moves on to the next step. Mrs. Nicodemus added right now, Licking County is not accepting Exterior Property Maintenance Code issues.

APPROVAL OF MINUTES

December 8, 2021 Council Meeting

Dr. Mockus moved to approve the December 8, 2021 Council Meeting minutes as presented, second by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor except Councilmember Nauer who abstained.

December 22, 2021 Council Meeting

Dr. Mockus moved to approve the December 22, 2021 Council Meeting minutes as presented, second by Councilmember Seymour. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Nauer who abstained.

January 19, 2022 Combined Council Committees Meeting

Dr. Mockus moved to approve the January 19, 2022 Combined Council Committees Meeting minutes as presented, second by Mrs. Seymour. A roll call vote was taken with all Councilmembers present voting in favor except Councilmember Moore who abstained.

VISITOR COMMENTS

None

LEGISLATION

ORDINANCE 01-22- AN ORDINANCE CREATING AN ADDITIONAL PAID PERSONAL DAY FOR VILLAGE EMPLOYEES-Third Reading

Dr. Mockus moved to adopt Ordinance 01-22 as presented, second by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

RESOLUTION 22-01- A RESOLUTION CERTIFYING DELINQUENT PROPERTY MAINTENANCE BILLS TO THE LICKING COUNTY AUDITOR FOR COLLECTION-Second Reading

COUNCIL ACTION ITEMS

January 2022 Bank Reconciliation

Mrs. Seymour moved to acknowledge receipt and review of the January 2022 Bank Reconciliation as presented by the Village Fiscal Officer, second by Councilmember Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

Employee Handbook

Mayor Layton said the final version of the revised Employee Handbook has been distributed. He said it was approved by Attorney Ben Albrecht.

Mr. Moore moved to approve the revised Village Employee Handbook as presented, second by Mrs. Seymour. Dr. Mockus said she would have liked to have gone through the handbook one more time to compare the comments that were previously suggested. A roll call vote was taken with all Councilmembers present voting in favor except Dr. Mockus who abstained.

ADMINISTRATOR'S REPORT

Mr. Trujillo distributed his report to Councilmembers. He said the workforce housing letter was interesting. He said they will have to go through the approval process. He said the Village has had a couple different companies come to look at potential housing in Hebron and they were advised that they need to come in with a concept if they find a location they are interested in.

Mr. Trujillo said there have been some recent issues with water discolor stemming from descaling in pipes. He encouraged all to report any issues to Village Administration so the problem area can be determined. He noted that recently, a contractor at the Lake Forest subdivision drew water from a hydrant that caused the disturbance.

Mrs. Porter said she finds it interesting that a private industry can access a hydrant without notifying the water department. Mr. Trujillo said the Village can sell bulk water and specify which hydrant to use, but this was a mistake and it has been rectified.

Mr. Trujillo said the Village has gone through most of the salt we purchased on the first load. He said another 20 tons has been ordered and will be delivered soon. By contract, the Village will have to order another 20 tons. Mrs. Porter asked how much salt the Village has used to date. Mr. Trujillo said the Village has used over 100 ton of salt so far. He said we are still within budget and in phase 1 pricing. Village Fiscal Officer Morgan reminded Mr. Trujillo to have Public Works Superintendent Ward open a Purchase Order to purchase more salt.

Mr. Trujillo said the recent Annual Park Users Meeting went well. He said Mr. Nauer attended, representing Village Council. Mr. Trujillo said some improvements at the parks have been made since last year. He said Mr. Ward has done a good job. He said the leagues want to participate and do some work. He said they seem to be more involved this year-particularly the Softball League. Mr. Trujillo said the leagues were okay with a cost share for key punch locks on concession stands and restrooms.

COUNCILMEMBER'S REPORTS

Mrs. Porter said the Planning & Zoning Board Meeting was very interesting and more complex than many would realize.

Mrs. Porter said the parking lot at the Public Works Facility is in bad condition and the Village needs to do something about that. Mr. Nauer said the ground is soft and heavy equipment is driving on it often. Mr. Trujillo said we may need to put a new base in. There was some discussion about options for fixing the issue. Mrs. Morgan said the Village will receive half of the ARP money this year and this should be a qualifying expense.

Mrs. Seymour asked if we have received any more about getting *No Trucks* signs for SR 79 and High Street. Mr. Trujillo said he has not heard back from the Ohio Department of Transportation yet.

Mr. Nauer said he was at the Planning & Zoning Meeting and there was a person there that could not afford to make some improvements on his property. He said the Village needs to look at that, as some people just cannot afford it.

Mr. Nauer said when drilling to place fiber optic lines, the contractor hit a water line. He congratulated the Hebron Water Department for doing a fine job addressing the issue.

Mayor Layton said the Village should address the exterior of the public records archive building. Mr. Trujillo said if Council approves a fulltime and seasonal part-time labor position, we will have the manpower to do that.

Dr. Mockus asked if discussion about the Fire District could be added to the Combined Council Committees Meeting agenda under the Safety Committee, as well as discussion about a potential turn lane on High and Main Streets under the Public Works/Utility Services Committee.

Dr. Mockus said the Council email distribution list includes two people who are not members of Council. She asked if the distribution list could be renamed or if those names could be removed. Mayor Layton asked Mrs. Furbee to remove the names from the distribution list.

Mrs. Stoner asked how many plow trucks the Village has, and if we have had any complaints about the recent snow. Mayor Layton said he received a complaint about Main Street in front of downtown businesses, but the Ohio Department of Transportation takes care of snow removal on Main Street. Dr. Mockus said she got a call from a resident and Public Works Superintendent Cliff Ward immediately went to address it.

Mrs. Porter said the Village should recognize the Public Works Department did a Yeoman's job of keeping up with the weather conditions and clearing the streets. She said she appreciates the

speed and thoroughness of the staff. Mrs. Stoner said she didn't see a plow truck near her house until 5 p.m. and she wondered how the Public Works Department determines what sections they plow. Mr. Nauer said he suggested the staff address one quarter of the Village at a time, and they did. Mr. Trujillo said the Village has the ability to map the routing on the GIS system, so the next step would be to divide the streets into quarters and make a strategic plan for plowing.

Mr. Moore said the next Fire District meeting is tomorrow at 5pm. He said the Fire District Board is at full membership and they are working on current issues.

Dr. Mockus said she and Mayor Layton met with one of the UT Trustees about the Fire District. She said she believes they communicated our openness to find a solution and move forward. She said she hopes to move forward arm in arm and aggressively get the message out to the community. She said this movement will be incumbent for all of the members of Village Council as there is much misinformation out there.

Mrs. Porter asked if the Fire District plans to put a levy on the November ballot. Mr. Moore said he knows there will not be a levy on the ballot in May. Mrs. Porter said she feels public forums and good advertisement are needed to get the information out so there are no mistakes. Dr. Mockus said the primary message needs to be clear: we are at a critical juncture and we are in jeopardy. There was some discussion about misinformation the residents have received. Mayor Layton said the Chairman of the Fire District Board has developed a Citizens' Committee. He said Valerie is involved, and if any other Councilmembers are interested in joining, please contact him.

Fire District Board Member Randy Wolf said the wording on the last ballot looked as though if you live in Hebron, you will pay 18 mills. Mayor Layton said the Fire District was not able to make any changes to the wording.

Mrs. Porter asked about a proposed sidewalk to be placed on Hamilton Avenue. She said there are lovely trees on that street, and she would not like to see the root system cut up. Mrs. Nicodemus said the sidewalk will be on the east side of the street in the right-of-way. Mrs. Porter asked if a sidewalk is needed if the school is relocating. Mrs. Nicodemus said residents want a sidewalk as they walk often in that area, and kids will still get on the bus in that area. Mrs. Nicodemus said a pedestrian count was done, and that area was found to be heavy with pedestrian traffic.

Mrs. Nicodemus said she received an email from the Ohio Emergency Management Agency saying that they have extended hazard mitigation grant funds, so they are asking again for preapplications for hazard mitigation. She said the Village paid for an engineer to design the Hamilton Avenue culvert project and drainage, but the Critical Infrastructure grant was not approved. Mrs. Nicodemus said if Council wishes, that project can be resubmitted to the Ohio EMA to see if they will approve submitting a full application for a Hazard Mitigation grant. She said it would be a 75/25 match. Mr. Nauer asked if the project would be to replace the culvert on Hamilton Avenue. Mrs. Nicodemus that is correct. Mr. Nauer said it seems the Village would be going in the wrong direction. There was some discussion about water flow in regard to Warden Street, and eastward. Mrs. Nicodemus said the Village could also submit a preapplication for water retention on a property the Village just purchased. She said she does not yet have the engineer's report, but we can pre-apply for both projects and see how they respond. Dr. Mockus said she would like to consider asking Mrs. Nicodemus to submit a preapplication for both grants and placing this item on the next agenda for discussion, to include the Village Fiscal Officer.

Dr. Mockus moved to direct Community Development/Stormwater Coordinator Linda Nicodemus to prepare preapplications for Ohio EMA grant funds, second by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

MAYOR'S REPORT

Mayor Layton said he met with a Union Township Representative to discuss the possible formation of a Joint Economic Development District. He said he received an email from Paula Green that said Union Township is not interested in a JEDD, and they will not support the waterline west project. He then received an email from an Attorney representing Union Township who said they want to discuss the waterline issue and refocus the JEDD to meet their

standards. Mayor Layton said he is considering sending a letter back to the Attorney stating we are no longer interested in forming a JEDD, but we still want to do the Waterline West Project.

Mr. Trujillo said former Licking County Prosecutor Ken Oswalt called and said they had a special meeting yesterday to discuss which projects they are approving for ARP financing. He said since the Village is not partnering with Union Township and they are not interested in the JEDD per Paula Green's email, the Commissioners are not going to approve funding for the Waterline Project.

Mayor Layton said the Village has been approached by businesses along the US 40 corridor about annexing into the Village of Hebron, and with Council's support, the Village will investigate annexation options. He said these businesses want water, fire protection, and police protection, etc. Mrs. Porter asked if the properties are contiguous. Mayor Layton said this can be done through the highway right-of-way.

Dr. Mockus expressed concerns about the Village's working relationship with Union Township, considering the previous conversation about the importance of the success of the Fire District. There was some discussion about the Fire District, the JEDD, the Waterline Project, the Village's relationship with Union Township, conforming boundaries, and annexation. Village Solicitor Wesley Untied read the letter from Union Township's attorney. Mrs. Porter said the Village needs to prioritize and make some decisions about where to put the Village's money and energy.

Mayor Layton said the Village will investigate annexation options and bring information back to Council.

Mayor Layton said MPW Chairman/CEO Monte Black has land he has expressed interest in developing.

REVIEW OF EXPENSES

Councilmembers acknowledged review of the list of expenditures. There were no questions or concerns about the expenses.

VISITOR COMMENTS

Randy Wolf said he wanted to express the importance of discussing options for the Refugee-Canyon Joint Fire District.

MEETING/EVENT SCHEDULE

- February 16, 2022-6pm, Combined Council Committees Meeting, Council Chambers
- February 21, 2022-CLOSED for Presidents' Day
- February 22, 2022-6pm, South Licking Watershed Conservancy District Meeting, Council Chambers
- February 23, 2022-6pm, Council Meeting, Council Chambers

ADJOURN

Mrs. Porter moved to adjourn the meeting at 7:47pm, second by Mr. Moore. A roll call vote was taken with all Councilmembers present voting in favor.

_____(on file)_____
Valerie Mockus, Council President

Attest:

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