

**VILLAGE OF HEBRON
COUNCIL MEETING MINUTES
NOVEMBER 22, 2023
6:00 PM**

This meeting was held both remotely and in person.

CALL TO ORDER

Mayor Layton called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Layton asked everyone to join in the Pledge of Allegiance.

ROLL CALL

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

Others in attendance: Mayor James Layton, Village Fiscal Officer Deborah Morgan, Economic & Community Development Director Brittany Misner, Community Development Coordinator Bonnie Miller, Clerk of Council/Administrative Assistant Christina Furbee, Village Solicitor Wesley K. Untied, and Attorney Jarod Rose.

Others attending remotely: Alexis Fitzsimmons, Angela Snyder

Visitors in attendance: Jim Lenner, Stephanie McManus Renda, Linda Nicodemus, Jeff Johnstone, Vicky Johnstone

ACKNOWLEDGE VISITORS

Mayor Layton acknowledged the visitors in attendance.

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.

APPROVAL OF MINUTES

November 8, 2023 Public Hearing/Council Meeting

Mr. Wolf moved to approve the November 8, 2023 Public Hearing/Council Meeting minutes as presented, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

ECONOMIC DEVELOPMENT HOUSING PRESENTATION

Economic & Community Development Director Brittany Misner said as there has been much discussion about housing in the Village, she thought it would be good to do a housing inventory and gather information to help weigh decisions as they present themselves. She said Mr. Jim Lenner and Stephanie McManus Renda of Neighborhood Strategies have been very helpful in gathering this information and she asked them to come to this meeting and speak about it tonight.

Mr. Lenner submitted a report and said the information came directly from the Licking County Auditor and the GIS System. He said mobile homes and manufactured homes are not included in this report. He said of the residential housing that was included in the report, there are roughly 821 units in the Village with an average unit age of 55 years. Councilmember Nauer said the age of houses seems off, as before the Lake Forest Subdivision construction, the last addition was on Kelly and Westview Drives. Mrs. Misner said Lake Forest played a large role in this information. She said we can have the Lake Forest information removed to see what that does to the numbers reflecting the age of the houses in the Village. Mr. Lenner said the Licking County market is hot at this time and with impending growth, the pressures of housing is going to increase. Mrs. Porter asked for clarification on a statement in the report that says "the region needs to build nearly 19,000 housing units per year". Mr. Lenner said that statement refers to the Columbus region. Mrs. Porter said he may want to clarify that in the report. Mr. Lenner noted that people are buying houses on the east coast

because they are much cheaper than houses on the west coast. He mentioned housing correlated to the local labor market and some of the ripple effects from that. He said 629 units are owner-occupied and 260 are renter-occupied. Dr. Mockus noted that the report does not include mobile homes which creates a shift in the data. She asked if we can go back and see the previous data before this information was removed. Mr. Lenner said his previous data was based on census analysis, and this information is more accurate as it is based on tax information, but he will go back and compare that data.

Mr. Lenner said the average market value of residential homes in Hebron is \$111,008.23. Mrs. Misner said when the new data is calculated, it will be sent to all of Council with this information included. Dr. Mockus said she is interested in the possible jeopardy for those who live in improperly zoned mobile homes in our village and are excluded from this report. She noted a situation in Walnut Township where zoning changes were made that created an opportunity for the land owner to vacate all of the mobile homes in the area and make it into a multi-unit rentals. She asked if this is a trend in Licking County and if Hebron should be concerned. Mr. Lenner said he sees some similar types of issues elsewhere and there are a lot of things that play into it. Dr. Mockus asked if there is a successful model where Hebron can still honor those folks and keep them, and work with the land owner; and if not, is there a successful model for how we migrate them and get them the services that they need. Mr. Lenner said his gut reaction is to build new homes to answer the need for supply and demand and decrease the pressure on property owners to sell for high dollar. He said this may not be the only answer for Hebron and it can be discussed more in depth later.

VISITOR COMMENTS

None

LEGISLATION

ORDINANCE 27-23- AN ORDINANCE TO MAKE APPROPRIATIONS FOR FISCAL YEAR 2024 EXPENSES AND OTHER EXPENDITURES FOR THE VILLAGE OF HEBRON, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024-**Third Reading**

Mrs. Seymour moved to adopt Ordinance 27-23 as presented, seconded by Dr. Mockus. A roll call vote was taken with all Councilmembers present voting in favor.

ORDINANCE 29-23- AN ORDINANCE CREATING THE CODIFIED CODE SECTION OF THE TRAFFIC CODE AND REGULATIONS TITLE 5 SECTION 343 OF THE VILLAGE OF HEBRON DESIGNATED AS OPERATION OF LOW-SPEED, UNDER-SPEED, AND UTILITY VEHICLES -**Second Reading**

This item will be carried over for a third reading.

ORDINANCE 30-23- AN ORDINANCE CREATING THE CODIFIED CODE SECTION OF THE TRAFFIC CODE AND REGULATIONS TITLE 5 SECTION 345 OF THE VILLAGE OF HEBRON DESIGNATED AS OPERATION OF ALL-PURPOSE VEHICLES- **Second Reading**

This item will be carried over for a third reading.

RESOLUTION 23-12 -A RESOLUTION OF ACCEPTANCE OF FRAMEWORK FINAL REPORT-**Second Reading**

This item will be carried over for a third reading.

ORDINANCE 31-23- AN ORDINANCE TO ENTER INTO A PRE-ANNEXATION AGREEMENT FOR THE MCDONALD PROPERTY-**Second Reading**

Dr. Mockus said the project has a very linear and very tight schedule. She said the hope is to get feedback from the residents as quickly as possible as well. Mrs. Misner said all residents will receive a postcard about an upcoming public science- fair style session on Tuesday, November 28th at Hebron New Life Church. She said this information has also been shared on Village social media. She said there will be a lot of steps in which the public will be able to participate.

Dr. Mockus moved to suspend the readings of Ordinance 31-23, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor.

Dr. Mockus moved to adopt Ordinance 31-23 as presented, seconded by Mrs. Seymour. A roll call vote was taken with all Councilmembers present voting in favor.

ORDINANCE 32-23-AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE LICKING COUNTY COMMISSIONERS REGARDING THE ADMINISTRATION OF ELECTRIC AND NATURAL GAS AGGREGATION NEGOTIATION -First Reading

Attorney Jarod Rose said Licking County requested Council consider suspending the rules for all three pieces of legislation regarding natural gas and electric aggregation. Village Solicitor Wes Untied said voters voted in favor of the aggregation and the hope is to have it in place by the first of the year.

Mr. Wolf moved to suspend the readings of Ordinance 32-23, seconded by Mrs. Seymour. A roll call vote was taken with all Councilmembers present voting in favor.

Mrs. Seymour moved to adopt Ordinance 32-23 as presented, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

RESOLUTION 23-13- A RESOLUTION AUTHORIZING THE LICKING COUNTY COMMISSIONERS TO ACT AS THE PURCHASING AGENT AND GOVERNMENTAL AGGREGATOR FOR THE NATURAL GAS AGGREGATION PROGRAM FOR THE VILLAGE OF HEBRON, OHIO- First Reading

Mr. Wolf moved to suspend the readings of Resolution 23-13, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

Mrs. Porter moved to adopt Resolution 23-13 as presented, seconded by Dr. Mockus. A roll call vote was taken with all Councilmembers present voting in favor.

RESOLUTION 23-14- A RESOLUTION AUTHORIZING THE LICKING COUNTY COMMISSIONERS TO ACT AS THE PURCHASING AGENT AND GOVERNMENTAL AGGREGATOR FOR ELECTRIC POWER FOR THE VILLAGE OF HEBRON, OHIO- First Reading

Mrs. Seymour moved to suspend the readings of Resolution 23-14, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

Dr. Mockus moved to adopt Resolution 23-14 as presented, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor.

RESOLUTION 23-15 - A RESOLUTION AUTHORIZING THE MAYOR OF THE VILLAGE OF HEBRON, OHIO TO ENTER INTO A CONTRACT WITH THE STATE OF OHIO FOR THE SOUTH HIGH STREET, NORTH HIGH STREET AND ENTERPRISE DRIVE IMPROVEMENT PROJECT- First Reading

Mrs. Morgan said the Village received documents from the state a couple of days ago and if Council approves the legislation tonight, the state is requesting the documents be hand delivered on Monday, along with the corresponding payment. She said this resolution is dealing with the paving portion of the project and is the final piece before going out to bid.

Mrs. Porter moved to suspend the readings of Resolution 23-15, seconded by Mr. Wolf. Dr. Mockus said she would like this to be a project that all of Council could support. She said she has thought a lot about resident input regarding this project and she feels a few tweaks would make a significant difference for the residents:

1. The two-parking spot issue beside the Dairy Bar.
She asked if the Administration and the project managers would consider allowing the two parking spaces to be shored up, as we are in the process of entertaining the possibility of allowing golf carts and those parking spots would no longer be in the right of way. She said shoring up the two spaces would address the residents' concerns about loss of parking and ODOT's concerns about the right of way usage.
2. Thru trucks.
Dr. Mockus asked if the Village is willing to entertain enforcing No Thru Trucks on North High Street, as we also do on South High Street.
3. Increasing the turn lane radius so that it is easier to make a right-hand turn, more quickly.

She said she wonders if the Police will be able to provide adequate presence during the adoption process, in order to monitor and provide direction to residents.

Dr. Mockus said she knows there are some residents who are completely against the project but she thinks many of the residents are only opposed to specific portions of the project, and she wants to find out if there is any space to explore compromising.

Mayor Layton said the No Thru Trucks issue can be addressed separately, along with the question about Police presence. He said widening the radius is a good thing, as it provides a better option for trucks to get around. There was some discussion about the Ohio Revised Code regarding the two parking spaces. Mrs. Morgan said this legislation and contract deal with the paving portion of the project; the intersection portion was previously dealt with. Dr. Mockus said she feels it is important to know that the intent will be to address these issues, for the sake of the residents. Mrs. Morgan said she understands and agrees, but she cautioned that this is an ODOT-led project and engineering has already been done so she does not want to provide false hope. Mayor Layton added that he spoke to the owner of the Dairy Bar who said he is not concerned about the two parking spaces. Mr. Nauer and Mr. Wolf concurred.

Mrs. Seymour said she feels the Police Department presence in the beginning of the project is important. Dr. Mockus said she sees the importance of the paving, but wants to tweak parts of the project so the residents can support the project as well. She said she is just seeking a verbal agreement among Council, Mayor Layton and Administration that we will work together to find solutions and then present them to those who need to sign off on them.

Mrs. Porter said she thought this discussion was already put to bed and maybe some of the residents who were in opposition of the reconfiguration of the intersection understand where we're going. She said she is concerned bringing it up again might inflame old wounds. Mrs. Morgan said ODOT has steps they have to move through, and this is their final step to put it out for bid. Mrs. Stoner said she does not feel the legislation wording is specific to paving. Mr. Untied read language from the legislation for clarification.

Mr. Nauer said he believes if changes are to be made to the project, a change order would be needed. Mayor Layton said he believes the Village can make changes at a later time without having to do a change order.

Mayor Layton said Dr. Mockus wants a verbal agreement that Council will talk about finding solutions to the items she mentioned. Mr. Nauer said he is agreeable to talk about the concerns. Mr. Wolf and Mrs. Seymour agreed. Mrs. Stoner said she is not in favor of the legislation, as she does not feel the wording is specific to only paving, and she is against the project. Mrs. Porter said she is concerned about taking a pre-vote before a vote, and she maintains that the item on the agenda is what should be voted on. She added that the suspension of the rules is based on an ODOT requirement. A roll call vote was taken with all councilmembers present voting in favor except Mrs. Porter and Mrs. Stoner who voted against. The motion to suspend the readings of the legislation failed.

Mrs. Morgan said as far as ODOT is concerned, the project has been approved and they have been corresponding often, getting everything in line to finalize the project. She said it is time sensitive enough that they requested she drive the approved legislation and the payment to them to hand deliver it.

Mayor Layton asked if a motion were made that specifically states the legislation is only for the paving portion of the project, would that satisfy those who objected to suspending the readings. Mr. Untied said Council cannot make a motion to suspend the rules with contingencies. He said a motion to reconsider suspending the rules can be made by a member of Council that voted on the prevailing side.

Mrs. Stoner moved to reconsider suspending the readings of Resolution 23-15, seconded by Mrs. Porter. A roll call vote was taken with all councilmembers present voting in favor.

Dr. Mockus moved to suspend the readings of Resolution 23-15, seconded by Mr. Wolf. A roll call vote was taken with all councilmembers present voting in favor.

Mrs. Seymour moved to adopt Resolution 23-15 as presented, seconded by Mrs. Porter. A roll call vote was taken with all councilmembers present voting in favor.

COUNCIL ACTION ITEMS

Property/Casualty/Cyber Insurance

Mrs. Morgan said she received a quote from the current Property/Casualty/Cyber Insurance company. She said the quote was for \$44,729, which is an increase of over \$2,000. Mrs. Morgan said last year, other quotes obtained were much more expensive so she did not obtain more quotes this year. She said the Village receives a lot of discounts through the current provider and she recommends moving forward with the same company.

Dr. Mockus moved to enter into an agreement with Rinehart, Walters, Danner & Associates Ohio Plan Insurance for 2024 property, casualty and cyber insurance for the Village of Hebron, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

2024 Employee Healthcare

Mrs. Morgan said the initial renewal of the Village employee healthcare with Anthem Insurance was quoted at a 22% increase. She said she accounted for that amount in the 2024 budget but had all employees fill out a Form Fire form to see if other companies might come in with a lower rate; however, the other companies will not provide a quote because they say the Village has a lot of risk at this time. She said the Affordable Care Act (ACA) quote was 55% higher than the amount we currently pay to Anthem. Mrs. Morgan said the recommendation is to move to renew the employee health insurance with Anthem. She said the Village currently pays 100% of the employees' premiums, but other options including approving a cost share with the employees can be explored if Council wishes.

Dr. Mockus said the 22% increase has been allocated in the budget. She said the Village's employees are awesome and she would like to move forward with paying the 100% premiums as we have been. There were some questions about past procedures. Mrs. Morgan said in 2013, employees paid a 6.5% cost share. Mrs. Seymour said paying the 100% premium helps the Village find and retain employees because the Village's wages are not always comparable with other communities. Mrs. Porter noted that elected officials are not eligible for Village healthcare benefits.

Mr. Wolf moved to continue with Anthem Insurance for the Village of Hebron 2024 employee healthcare insurance plan, seconded by Mrs. Seymour. A roll call vote was taken with all Councilmembers present voting in favor.

Pulte PRD Zoning Consideration-request to postpone

Mrs. Misner said Pulte Group has asked to extend the opportunity to vote on the zoning request for a Planned Residential Development, to allow time to discuss concerns brought up by Village residents at the previous Public Hearing. Dr. Mockus asked if Mrs. Misner has connected with Mr. Slater to follow up on previous conversation. Mrs. Misner said she has reached out to Mr. Slater twice but has been unsuccessful in making contact.

Mrs. Porter moved to extend the date to vote on Pulte's PRD Zoning request to December 13, 2023 during the regularly scheduled Council Meeting, seconded by Dr. Mockus. A roll call vote was taken with all Councilmembers present voting in favor.

Employee Holiday Luncheon

Mrs. Morgan said each year, Council has approved holding a holiday luncheon for Village employees. She said would need a motion from Council again this year to move forward with securing a company to cater the event. Mayor Layton said he is in favor of the luncheon.

Dr. Mockus moved to approve holding a holiday luncheon for Village employees as has been customary in the past, seconded by Mrs. Porter. A roll call vote was taken with all councilmembers present voting in favor.

ADMINISTRATOR'S REPORT

Mayor Layton said Village Administrator Mr. Chen is out of the office this week.

COUNCILMEMBER'S REPORTS

Mr. Wolf said Newark's courthouse lighting is this Friday.

Mrs. Seymour asked if there would be any interest in moving Council Meeting days next year, as some residents have said they cannot attend on Wednesdays. Mrs. Porter said she has commitments on other days and would not be in favor of moving the day. Mr. Untied said this should be a decision of the new Council at the reorganization meeting, then supported by an Ordinance. Mrs. Seymour said she just wanted to get the idea out while she is still on Council, as food for thought. Dr. Mockus said she has heard this as well. She thanked Mrs. Seymour for bringing up the subject.

Mrs. Morgan said Mrs. Furbee did an amazing job with the recent online auction. She said all items that sold have been paid for and picked up, or arrangements have been made for pick up. She said the auction was a bid success, bringing in almost \$25,000.

Mrs. Porter said she is concerned about things having to be done right away. She asked that Village Administration get the word out that the Village does not work that way. Mrs. Morgan said the biggest issue is the state and county, as they have their own deadlines. Dr. Mockus asked if Mrs. Porter feels the Village has not done a better job in general. Mrs. Porter said she feels we are doing better, but we are an entity not to be taken for granted.

MAYOR'S REPORT

Mayor Layton said there is still a lot going on. He said he has not been spending as much time in the office as his time with the Village dwindles. He said he will offer his opinion and will be here when he is needed. He said he feels he is leaving in the best of terms, with new Administration and money in the bank. He noted when he started, income tax was at \$1,800,000 and now it is at \$208,000,000.

VISITOR COMMENTS

None

REVIEW OF EXPENSES

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

MEETING/EVENT SCHEDULE

November 22, 2023-6pm, Council Meeting, Council Chambers
November 23-24-CLOSED for Thanksgiving
December 4, 2023-6pm, Planning & Zoning Meeting, Council Chambers
December 7, 2023-6pm, TREE DEDICATION/SANTA VISIT-Downtown Hebron
December 13, 2023-6pm, Council Meeting, Council Chambers
December 20, 2023- 6pm, Combined Council Committees Meeting, Council Chambers
December 25, 2023-CLOSED for Christmas
December 27, 2023-6pm, Council Meeting, Council Chambers
January 1, 2023-CLOSED for New Years holiday

ADJOURN

Mrs. Seymour moved to adjourn the meeting at 7:32pm, seconded by Mrs. Porter. A roll call vote was taken with all councilmembers present voting in favor.

_____(on file)_____
James Layton, Mayor

Attest:

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