

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

VILLAGE OF HEBRON
February 28, 2024
COUNCIL MEETING MINUTES
6:00pm, or immediately following the Public Hearing

This meeting was held both remotely and in person.

CALL TO ORDER

Mayor Mockus called the meeting to order at 6:02pm

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, Kenney Nauer, Annelle Porter, and Stacy Stoner.

Others in attendance: Mayor Valerie Mockus, Village Administrator Jung-Han Chen, Chief Fiscal Officer Deborah Morgan, Economic & Community Development Director Brittany Misner, Village Solicitor Wesley K. Untied, Attorney Jarod Rose, Attorney David Moser, and Clerk of Council Christina Furbee.

Others attending remotely: Attorney Jill Tangeman

Visitors in attendance: Jeff Johnstone, Chuck Chen, Abbey Hanson, Ellie Loveway, Rachel Lamp, Mark Slater, Paula Greene

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

February 14, 2024 Council Meeting

Mr. Wolf moved to approve the February 14, 2024 Council Meeting minutes as presented, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

DEPARTMENT HEAD REPORT-Economic & Community Development

Economic & Community Development Director Brittany Misner said the draft Village of Hebron Comprehensive Plan is close to being completed, and will be provided to Council for review and feedback. She said the plan was driven by residents at recent feedback sessions.

Mrs. Misner said she will be hosting a Community Development and Outreach Committee meeting tomorrow. She said any interested staff members, residents, and members of Village Council are all invited.

Mrs. Misner said the first community newsletter went out in January. She encouraged anyone who is interested to sign up to receive future newsletters. A link will be posted again on the Village Facebook page, and can be found in the red bar at top of Village website home page. She said emails can be added manually as well. Mrs. Chapman asked about printing newsletters and placing them in public places for those who do not access the internet. Mrs. Misner said she will work with the design program to see how well it prints. She said the first newsletter went out to 180 people.

Mrs. Misner said there are currently 38 open code enforcement cases. She said they are trying to get notices out and stay consistent with the Hebron Exterior Property Maintenance Code. She encouraged Councilmembers to have residents call her if they are concerned about letters they receive.

Mrs. Misner said the Village is holding monthly stakeholder discussions with different groups such as local realtors and churches, with the goal of facilitating an open

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

dialogue with them. She said they will continue meeting with landlords, small business owners, etc.

Mrs. Misner said the business retention and expansion program is helping to create open communication with area businesses.

She said we have started engaging the Mid-Ohio Regional Planning Commission (MORPC) to utilize the Village's membership services. They have a planner who can help design a guidebook for developers, which is more detailed than the proposed Comprehensive Plan, but a great resource that can be worked with hand-in-hand.

Mrs. Misner said at the request of Council, Jim Lenner updated the housing study that was previously shared, and the new information impacted the average age of Hebron residences. She said a community survey will be shared with Council soon.

Mrs. Misner said the new Microsoft project prompted some research into other places where they have established a new facility, and she and Mayor Mockus will be traveling to Iowa to gather information to share with Council.

She briefly discussed recent new business and occupancy permits, and noted pending development projects within the Village.

VISITOR COMMENTS

Jeff Johnstone, 116 Sands Drive, said he sent pictures to the Village showing water runoff along his property. He said the developer has not addressed the issue. Jung-Han Chen said he will follow up with this.

LEGISLATION

ORDINANCE 02-24- AN ORDINANCE WHEREBY THE VILLAGE OF HEBRON, OHIO ESTABLISHES ITS MEETING DATES, TIMES, AND LOCATION AND AMENDS ORDINANCE 121.01 TO REFLECT THE SAME-Third Reading

Mrs. Porter moved to adopt Ordinance 02-24 as presented, seconded by Mr. Carpenter. A roll call vote was taken with all Councilmembers present voting in favor.

ORDINANCE 04-24- AN ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO RESIDE OUTSIDE OF THE VILLAGE MUNICIPAL LIMITS- Second Reading

ORDINANCE 07-24-AN ORDINANCE TO AMEND THE VILLAGE ZONING MAP AND RE-CLASSIFY THE ZONING FOR A PORTION OF THE PARCEL KNOW AS 3261 HEBRON ROAD, HEBRON, OHIO 43025-Second Reading

RESOLUTION 24-04- A RESOLUTION INDICATING WHAT SERVICES THE VILLAGE OF HEBRON WILL PROVIDE TO THE PROPERTY TO BE ANNEXED AS PER THE PETITION FILED BY ELIZABETH SEEDORF, AGENT FOR THE PETITIONERS - First Reading

Attorney Jill Tangeman said Licking County has a different interpretation of the Ohio Revised Code in regard to the date of when items are filed. She said an annexation petition was presented to Licking County on February 5th, prompting Village Council to vote on three pieces of annexation legislation on February 14th; however, the Commissioners' office had not entered it into their journal until February 15th. She said the County is not raising any issue, but Microsoft wants to be sure there are no glitches in the process of the annexation, so the three pieces of legislation are being presented again for Council consideration.

Mrs. Porter moved to suspend the readings of Resolution 24-04, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Carpenter who abstained.

Mrs. Porter moved to adopt Resolution 24-04 as presented, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Carpenter who abstained.

ORDINANCE 08-24- AN ORDINANCE TO ESTABLISH A BUFFER ZONE FOR AN APPROXIMATELY ONE-HUNDRED AND THIRTY POINT NINE (130.9) ACRE PARCEL ADJACENT TO THE NORTHERN BOUNDARY OF THE VILLAGE OF HEBRON LOCATED AT 323 N. HIGH STREET, HEBRON, OHIO 43025 UPON THE EFFECTIVE DATE OF ITS ANNEXATION INTO THE VILLAGE OF HEBRON-First Reading

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

Mrs. Stoner moved to suspend the readings of Ordinance 08-24, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor, except Mr. Carpenter who abstained.

Mrs. Stoner moved to adopt Ordinance 08-24 as presented, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Carpenter who abstained.

ORDINANCE 09-24- AN ORDINANCE CONSENTING TO AN EXPEDITED TYPE II ANNEXATION PETITION FILED WITH THE BOARD OF LICKING COUNTY COMMISSIONERS BY ELIZABETH SEEDORF, AGENT FOR THE PETITIONER.-First Reading

Mr. Wolf moved to suspend the readings of Ordinance 09-24, seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Carpenter who abstained.

Mrs. Porter moved to adopt Ordinance 09-24 as presented, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor except Mr. Carpenter who abstained.

Attorney Tangeman thanked all and said the project is going smoothly and Microsoft is eager, and hopes to continue this successful venture together.

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

COUNCIL ACTION ITEMS

Proposed amendments to the Hebron Planning & Zoning Code

Mayor Mockus said this item was discussed at the Public Hearing held just before this Council Meeting.

Mr. Wolf moved to accept the Planning & Zoning Board's recommendation as presented, and to direct the Village Solicitor to draft legislation for the same, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor, except Mrs. Chapman who voted against.

Pulte-Lakeland Meadows request

Mrs. Misner said Pulte Group has again requested more time to continue their work to meet the Village's requests for Lakeland Meadows. She said she would suggest allowing another 45 days to provide ample time to firm up discussions about the project.

Mr. Carpenter moved to approve Pulte Group's request to extend the deadline to act on a Planning & Zoning recommendation to develop a Planned Residential Development to April 10, 2024, seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor.

Council Committees member appointment

Mayor Mockus said she is appointing Councilmember Carpenter to the following open positions on Council committees:

Finance Committee-Chair

Public Works Committee-member

Water/Water Reclamation Committee-member

EXECUTIVE SESSION

Mrs. Porter moved to go into Executive Session to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. No member of a public body shall use division (G)(2) of this section as a subterfuge for providing covert information to prospective buyers or sellers. A purchase or sale of public property is void if the seller or buyer of the public property has received covert information from a member of a public body that has not been disclosed to the general public in sufficient time for other prospective buyers and sellers to prepare and submit offers,

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

pursuant to Ohio Revised Code 121.22(G)(2) at 6:45 p.m., seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

Mrs. Stoner moved to reconvene into general session at 7:16 p.m., seconded by Mrs. Chapman. A roll call vote was taken with all Councilmembers present voting in favor.

Mr. Wolf moved to authorize the expenditure of up to \$25,000 as a deposit on a real estate purchase agreement, seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

ADMINISTRATOR'S REPORT

Mr. Chen said multiple super loads are scheduled to travel through Hebron. He said the first super load is scheduled to leave Manchester, Ohio on March 6th and expected to be in Hebron on March 11th. He said we do not know the exact time, but it will be during the day.

Mr. Chen said the Village had a good meeting with the Executive Director and Membership Liaison for MORPC. They provided us with a lot of information and resources.

Mr. Chen said an emergency alert flyer was placed in Councilmembers' mailboxes. He encouraged them to sign up for the alert system, as it covers many types of emergencies.

COUNCILMEMBERS' REPORTS

Mr. Wolf said Lakewood Schools' State of the School meeting is tomorrow night at 6:00 p.m.

Mrs. Stoner said she attended the Licking County Library board meeting last week, and Granville's annual Council retreat on Saturday. She said she also went to Pataskala's solar panel meeting last night.

Mrs. Misner said Canal Road will be closed for a day or two soon, but she does not yet know the date.

Mr. Carpenter said he will not be able to attend the March 20th Combined Council Committees Meeting, as he will be out of the country.

Mr. Nauer said a fire truck has been refurbished and is now back in service.

Mrs. Chapman said she was approached by someone about the condition of the roads in Harbor Hills, but she will inform them that those roads do not belong to the Village.

Mrs. Porter said she is looking forward to the Ethics training tomorrow.

MAYOR'S REPORT

Mayor Mockus said when she was on Council, she often thought she would have liked to have had more involvement with discussing topics in their respective committees before they were brought to a Combined Council Committees Meeting. She said she received similar feedback from others about the same, so she would like the Committee Chairs to leverage their committees, and work through the ideas before they get to full Council. She said there was some feedback on social media about scheduling and then rescheduling, but it is because schedules shift, and there are multiple players involved.

Mayor Mockus said she is thankful for the work the Village Administration is doing. She said she is working with each department to try to better understand their work and determine how she can better support them, and maybe she can be a conduit between the Administration and Council, or residents. She said the Village has also been getting in contact with community resources to explore what services are available.

VISITOR COMMENTS

None

REVIEW OF EXPENSES

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

MEETING/EVENT SCHEDULE

March 7, 2024-6pm, Planning & Zoning Meeting, Council Chambers

March 13, 2024-6pm, Council Meeting, Council Chambers

March 20, 2024-6pm, Combined Council Committees Meeting, Council Chambers

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO


Form 6101

Held _____

March 27, 2024-6pm, Council Meeting, Council Chambers
March 29, 2024-CLOSED for Good Friday

ADJOURN

Mr. Wolf moved to adjourn the meeting at 7:33pm, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.



Mayor Valerie Mockus

Attest:

Deborah Morgan, Chief Fiscal Officer