

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

This meeting was held both remotely and in person.

CALL TO ORDER

Council President Dr. Valerie Mockus called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE

Dr. Mockus asked everyone to join in the Pledge of Allegiance.

ROLL CALL

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

Hebron representatives in attendance: Village Fiscal Officer/Interim Administrator Deborah Morgan, Attorney Jarod Rose, Utility Billing Coordinator Kellsei Boyce, and Clerk of Council/Administrative Assistant Christina Furbee.

Hebron representatives in attendance remotely: None

Visitors in attendance: None

Remote Visitors: None

ACKNOWLEDGE VISITORS

Dr. Mockus said there were no visitors in attendance.

NOTICE: MEETING DOCUMENTATION

Dr. 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

January 25, 2023 Public Hearing

Mrs. Porter moved to approve the January 25, 2023 Public Hearing minutes as presented, seconded by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

January 25, 2023 Council Meeting

Mrs. Porter moved to approve the January 25, 2023 Council Meeting minutes as presented, seconded by Mr. Wolf. A roll call vote was taken with all Councilmembers present voting in favor.

VISITOR COMMENTS

None

DEPARTMENT HEAD REPORT- Utility Billing

Utility Billing Coordinator Kellsei Boyce said the water billing software reported that there were some meters that were not reporting correctly. The meters were fixed and they are working to resolve new issues as they arise.

She said the cold weather caused some pipes to burst and some water leaks, and as a result, some leak adjustment requests were granted.

Ms. Boyce said the Village received almost \$3 Million in water revenue last year; about \$230,000-\$280,000 a month from approximately 1,000 water and sewer accounts.

Mrs. Morgan said she believes the water billing system is the healthiest it has even been. She said it has been quite a process to fix the issues but all accounts are now correct. She said Ms. Boyce has been working hard and Water Superintendent Jason Figgins has been a big help with this project.

LEGISLATION

ORDINANCE 03-23- 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 03-23 as presented, seconded by Mrs. Seymour. A roll call vote was taken with all councilmembers present voting in favor.

RESOLUTION 23-02- A RESOLUTION DECLARING THAT THE CIVIL EMERGENCY DECLARATION IS HEREBY LIFTED - **Third Reading**

Mrs. Porter moved to adopt Resolution 23-02 as presented, seconded by Mr. Wolf. A roll call vote was taken with all councilmembers present voting in favor.

ORDINANCE 04-23- AN ORDINANCE RE-STRUCTURING STAFF POSITIONS WITHIN THE VILLAGE UTILITY DEPARTMENT-**Second Reading**

COUNCIL ACTION ITEMS

Waterline West Project

Executive Session

Mrs. Stoner said per Ohio Revised Code 121.22 regarding the Ohio Open Meetings Act, she moved to go into Executive Session to consider the purchase of property for public purposes at 6:08 p.m., seconded by Mrs. Seymour. A roll call vote was taken with all Councilmembers present voting in favor.

Reconvene

Mrs. Stoner moved to reconvene into regular session at 6:49 p.m., seconded by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

Mrs. Seymour moved to appropriate \$360,000 for O.R. Colan Associates to use as funds for an acquisition of land related to the Waterline West Project, and to appropriate the existing funds for Fire in the amount of \$127,350, second by Mrs. Porter. A roll call vote was taken with all councilmembers present voting in favor.

Mrs. Porter asked who will do the bargaining on behalf of the village. Mrs. Morgan said Mark Chovan of O.R. Colan Associates will represent the Village. She said she will email Mr. Chovan after this meeting. Mrs. Morgan said legislation will be drafted and she will recommend Council waive the readings at the March 8th Council Meeting.

ADMINISTRATOR'S REPORT

Village Fiscal Officer/Interim Administrator Deborah Morgan said Council set a date for a Public Hearing to consider a rezone request from National Church Residences. The date of the hearing is March 22, 2023 at 5:30 p.m.

Mrs. Morgan said the Zoning department is working with Attorney David Mosher to resolve ongoing Exterior Property Maintenance Code violations issues.

Mrs. Morgan said there have been multiple meetings recently with interested developers.

She said Brigitte Rose has been hired to fill the Community Development Assistant position. Her first day will be March 6th.

Mrs. Morgan said a compromised storm line at the rear of 119 Maple Avenue produced a sink hole. A clay tile storm line has been repaired and the hole has been filled in. She

thanked Attorney Jarod Rose with his help obtaining permission from the homeowners to access the property.

She said a newly purchased push camera has been used almost daily over the last few weeks to investigate the stormwater system.

Mrs. Morgan said Public Works Superintendent Cliff Ward Jr. met with Mike Crane from V3 Companies to discuss 2023 resurfacing of Buckeye Street, Dennison Street, Hopewell Lane, Guttridge Lane and Water Street. She said any storm drain issues in these areas will be addressed in conjunction with the paving. They are planning to set a basin on the south side of Water Street to run a storm line into the ditch.

The Village has obtained a storm line easement to run a storm line along Warden Street into the ditch, and we are working on obtaining a second easement for this purpose.

Mrs. Morgan said a meeting was held with Jim Lenner and Adrian Eskins of Licking County Planning to discuss Community Development Block Grant funding to place a sidewalk in front of the cemetery. She said there was discussion about starting at the far east end of town with Critical Infrastructure funding, to add a culvert on Broadway Street and work our way west from there to help mitigate flooding. The application deadline is June 14th and selections will be made in August – September.

She said Mr. Ward has reached out to the TJ Evans Foundation and the Licking County Park District in regard to funding assistance, with the primary discussion being paving the walking path at Evans Park.

The hinge pivots for all exterior doors at the Hebron municipal building have been replaced and keypad entries were installed. There was some discussion about the format of the entry codes and the purpose of the keypads. Mrs. Morgan said it was a viable option to reduce the need to rekey the whole building if an employee leaves and does not return their key.

Mrs. Morgan said AlphaLink visited the Municipal Building to look at the microphones in Council Chambers. She said they believe the mixer is going bad. They are obtaining quotes for repairs or replacement.

Mr. Ward is obtaining quotes to purchase security cameras for the Public Works buildings.

Mrs. Furbee said the Village, in conjunction with Park National Bank, will be holding a Community Shred Day on May 6th from 9 a.m.-noon. She said information will be sent out by email, with the water bills, posted online and in public buildings.

COUNCILMEMBER'S REPORTS

Mr. Wolf said he and Mayor Layton attended a very interesting Licking County Framework meeting last Thursday. He encouraged anyone who is interested in learning more about the purpose of the meetings to visit their website: <https://frameworklc.org> He said not all of the county is involved, but there were quite a few people in attendance. There was discussion about the amount of available land in each entity for housing.

Mr. Wolf said there is a need for repaving the walking path at Evans Park. He said there are gaps in the pavement. Mrs. Morgan said Council could consider using American Rescue Plan Act (ARPA) funds for this purpose.

Mrs. Stoner said the Village Comprehensive Plan meeting was held last night. She said it was a good meeting, with discussions about growth possibilities, the future of boundaries for Hebron, use of land, road improvements, updating intersections, potential water expansion, and sewer.

Mrs. Stoner said she attended a Lakewood Connection meeting with Mayor Layton and Dr. Mockus. She said Dr. Gleichauf gave a speech about the state of the schools and each of the municipalities spoke as well.

Mrs. Porter wished the new owners of the downtown Dairy Isle good fortune. She said the rehab looks nice and they are scheduled to open on March 1st.

Mrs. Morgan reminded all of the Fire District open House on March 23rd. She said Mrs. Furbee is working on a flyer and getting addresses for area businesses and industry.

Dr. Mockus said she met someone last night at the first of four core team sessions of Lakewood Schools. She said she discovered that the Refresh Dental office is planning to move to the Kroger mall and the current property will be going up for sale.

Dr. Mockus said she attended a tour of Hendrickson with Mayor Layton. She said it was very interesting and she learned a lot.

Dr. Mockus said she wondered if there is more the Village can be doing to keep flooding issues in the forefront and to continue to address the issues, as so many residents have been disproportionately impacted. Mrs. Morgan said at the recent Floodplain meeting, it was mentioned by a resident that the Village had been working with the Army Corps of Engineers in 2017 to build a retention pond at Evans Park. The resident, who was a former Mayor, said the result of the discussion was that the Army Corps of Engineers were going to pay for the retention pond, but Mrs. Morgan said she was also at that meeting and she clarified that he overemphasized the result of that discussion. Mrs. Morgan said the Army Corps representative did come to the Village and explained that a flood study was needed, which has since been completed by V3 Companies. She said nothing else ever happened, there was no funding set up and the Army Corps never agreed to do anything or pay for anything. Dr. Mockus said multiple people in the audience left the Floodplain meeting feeling like the Village previously dropped the ball.

Mr. Nauer said the Evans Park wetlands need redone because of accumulation of farm runoff from storms.

Mrs. Porter asked if it is possible to get a figure for what the Village of Hebron has already expended on flood control over the years because the community has no idea what all has been done. Mrs. Morgan said she will do her best to gather information.

Mrs. Morgan said the former Mayor also insinuated that the Floodplain meeting was just to “check a box” of items the Village was required to do. She said the only requirement of the Village was to notify the affected residents; but we went well above that. She said the Village sent out 198 letters, held the informational meeting, and Dr. Mockus provided a video as well. She said about twenty people attended the meeting and some Village employees stayed over to attend as well and she did let everyone in attendance know we were not there to just check a box.

Dr. Mockus asked anyone who may have any issues to bring to the next Planning & Zoning Meeting to please let her know. She said she plans to discuss animals in the Village. Mrs. Morgan said Attorney Mosher said anyone who wants to have farm animals can apply for a variance and let the Planning & Zoning Board decide.

MAYOR’S REPORT

There was no Mayor’s report, as Mayor Layton is on vacation at this time.

REVIEW OF EXPENSES

Councilmembers acknowledged review of the list of expenditures. Mrs. Porter asked about an expense for Staples Advantage. Mrs. Morgan said much of that was for the

Public Works department as they are fixing up their office, and the Water department replaced file cabinets and a desk.

Mrs. Porter asked about a tax refund.

MEETING/EVENT SCHEDULE

March 6, 2023-6:30pm, Planning & Zoning Meeting, Council Chambers

March 8, 2023-6pm, Council Meeting, Council Chambers

March 15, 2023-6pm, Combined Council Committees Meeting, Council Chambers

March 22, 2023-6pm, Council Meeting, Council Chambers

ADJOURN

Mrs. Porter moved to adjourn the meeting at 7:36pm, seconded by Mrs. Seymour. A roll call vote was taken with all Councilmembers present voting in favor.

_____(on file)_____
Council President Dr. Valerie Mockus

Attest:

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