

**VILLAGE OF HEBRON**  
**COUNCIL MEETING MINUTES**  
**February 23, 2022**  
**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/MOMENT OF SILENCE**

Dr. Mockus asked everyone to join in the Pledge of Allegiance and a moment of silence for Henry Porter who experienced a terrible house explosion this afternoon.

**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: Village Administrator John Trujillo, Water Superintendent Jason Figgins, and Clerk of Council/Administrative Assistant Christina Furbee.

Visitors: Randy Wolf, Theresa Ritzer

Visitors joining remotely: Patty Costello

**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.

**VISITOR COMMENTS**

Theresa Ritzer, 1102 Lake Forest Drive, said her property is located where Cumberland and Dennison Streets meet. She said there has been increased activity that creates what she considers to be a safety issue. She said it is a dark area, and she has found beer bottles, car parts, cigarettes, bikes, etc. outside her property. She said four wheelers come through the area to play, and she has found people napping under her tree. Ms. Ritzer said years ago, a man walked through her property with a crossbow. She noted a high-speed chase and said a vehicle ramped her neighbor's driveway and went out the back to Dennison Street. She said people park and sit in their vehicles at the hammerhead area, possibly taking a lunch break. Ms. Ritzer said her biggest concern was finding someone who had apparently overdosed on drugs on her patio. Also, kids cutting through her driveway can see through her window. She believes this is why someone came into her house and stole a bottle of liquor that was on top of her refrigerator. She said there are vehicle break ins every year. Ms. Ritzer proposed planting some greenery as a barrier that would deter people from cutting through the area. She said she would also love to see security lights at the end of Dennison Street. Ms. Ritzer provided a quote from Natural Image that she received today. She said Natural Image suggested 6 Norway spruce trees for \$2,868.94. She said these trees would be maintenance free. Ms. Ritzer said she has noticed more vehicle traffic since the hammerhead was put in, and she worries about her teenage daughter. She said her Homeowners Association will not allow her to put in a privacy fence. Mrs. Seymour said she thinks the greenery is a good idea. Mr. Nauer noted greenery could also provide a good place to hide. Councilmembers thanked Ms. Ritzer for coming to discuss her concerns.

**DEPARTMENT HEAD REPORT-Water Department**

Water Superintendent Jason Figgins provided his report and discussed some of the highlights. He said the Water Treatment Facility has treated 210 million gallons of water so far this year. He said growth and development is happening. He acknowledged team members Shawn Kolometz and Rich Hone. He said there have been many projects for a small department, especially this past year, and they have gone above and beyond in responding to the issues.

Mr. Figgins said the Water Department has responded to 331 Ohio Utilities Protection Service (OUPS/Call Before You Dig) tickets since November. He said some are repeat tickets but each ticket has to be addressed and there are multiple steps that each ticket generates. He said 56 Work Orders have also been completed since November.

Mr. Figgins provided progress pictures of a foundation repair at the John Alford Parkway tower, as well as Well #4 rehab and pump service. He discussed current projects and a new full-time position. Mr. Trujillo said the Village is looking at a Water Reclamation position too, and once the information is put together, he will bring the positions to Council.

Mr. Figgins said the property owner at 112 Elm Street had valve issues and wanted water service turned off, which brought to light a waterline issue between 114 North Street and 112 Elm Street. He said there was originally a lumber company and a schoolhouse in that area, owned by the same people, and it appears they were connected to a private well before connecting to Village water. Mr. Figgins said once water service was turned off at 112 Elm Street, the Village began receiving calls that other apartments and townhouses had no water or very low water pressure. Mr. Figgins said he advised the property owner at 114 North Street that it would be in his best interest to abandon the water service he was receiving and tap into the line in front of his house. Mr. Trujillo said the Village waived the tap fee. Mr. Trujillo said some of the water lines for older properties in the Village are connected to each other, but current laws mandate separate taps for each property.

Mr. Figgins said a contractor hitting an unmarked water line in the area of Basin Street. Mr. Figgins said water was not able to be restored to the Village Archive Records Building on Basin Street, as the valve that was used as a tap has been obsolete since the '60s. He said a new tap will be installed that will connect to the existing water line in front of the building.

Mr. Figgins provided a copy of a public notice about discolored water that was posted on the Village Facebook and website, likely caused by excessive vibration from a directional drill from main line valve issues in the area and an unauthorized opening of a hydrant in the Lake Forest subdivision. Mrs. Porter said a lot of heavy trucks moving dirt for about a week may have contributed to the issue.

## **APPROVAL OF MINUTES**

### January 26, 2022 Council Meeting

Mrs. Seymour moved to approve the January 26, 2022 Council Meeting minutes as presented, second by Mrs. Stoner. A roll call vote was taken with all Councilmembers present voting in favor.

### February 9, 2022 Council Meeting

Mrs. Seymour moved to approve the February 9, 2022 Council Meeting minutes as presented, second by Mrs. Porter. A roll call vote was taken with all Councilmembers present voting in favor.

## **VISITOR COMMENTS**

Ms. Costello asked if Council is going to talk about the Fire District. Dr. Mockus said the topic is listed later on the agenda.

## **LEGISLATION**

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

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

## **COUNCIL ACTION ITEMS**

None

## **ADMINISTRATOR'S REPORT**

Village Administrator John Trujillo distributed his report and said there have been quite a few meetings lately.

He said a meeting was held with V3 Companies, Ltd. and the Water Reclamation Department to discuss local limits updates. He said it does not look like the Village will have more stringent limits as there is no indication there are any problems.

Mr. Trujillo said the Village met with Clean Harbors to talk about a possible plant expansion in two phases. He said Intel is a driver.

Mr. Trujillo said the Village met with Licking County to talk about bulk water purchases for the areas they serve. He said the current agreement with Licking County is for 5 years and they would like it to be for a longer duration. Mr. Trujillo said a longer agreement would be good for the Village. He said the agreement would address increases over time. Mr. Trujillo said Licking County uses about 130,000 gallons maximum per day, and they are looking to stay at that volume but the agreement would be to provide bulk water if there is an emergency situation and they need more than that. He said their alternative is to build a plant and staff it.

Mr. Trujillo said Mr. Figgins did a great job with his report. He said the only concern is the contractor's failed pressure test in the Lake Forest Subdivision. He said the Village has agreed to let them build foundations so they don't lose employees but we won't allow them to tap onto the water until they pass the test.

Mr. Trujillo said hopefully Public Works is done with snow plowing events but it looks like we may have more snow. He said they are doing a good job, equipment is being kept up, and road salt is available.

Mr. Trujillo said new signage has been placed on Canal Road and SR 79. This signage matches existing signage and was paid for with the Pam DeVaul Sign Fund. Mrs. Porter said the sign on SR 79 is leaning. Mr. Trujillo said the Public Works Department is aware. He said the Village is waiting for other new signage that can be added. He said the idea is to have uniform signs at all entrances.

Mr. Trujillo said the Water Reclamation had a lot of miscellaneous stuff going on, including Inflow & Infiltration issues, and cleaning and televising of sanitary sewer. He said costs vary for certain standards and they are looking at whether to announce the bidding process with or without it. They are working with V3 Companies, Ltd. to decide.

Mr. Trujillo said the Community Development Department is busy. They have talked to four developers and are getting their caseload down. There are nineteen existing Exterior Property Maintenance cases, and two more have been closed. Mr. Trujillo said Bonnie Miller has been a good addition to Village staff.

Mrs. Porter asked for the definition of "workforce housing" and wondered if retired persons, etc would be eligible. Mr. Trujillo said workforce housing is housing that is affordable for front line employees at places such as State Industrial, etc. Mr. Trujillo said the standards are set by the state, and he will follow up with Mrs. Nicodemus to see who is eligible. Mrs. Stoner asked what it means to have backing from THK. Mr. Trujillo said companies write letters of support for the housing to indicate there is a need. Mrs. Porter said she feels the Village needs more information. Mr. Trujillo said he is not sure if the Village can regulate the housing, as we regulate the structures, etc. Dr. Mockus suggested starting with getting a definition of workforce.

Mrs. Stoner said asked if the Village received any complaints about flooding. Mr. Trujillo said yes, the Village has received quite a bit of complaints. He said they are being documented, pictures are being taken, and V3 Companies, Ltd. is working on a stormwater study. He said V3 asked to come to the next Combined Council Committees Meeting. There was some discussion about flooding and drainage. Mr. Trujillo said the Village is waiting for information from V3. He said the Village is starting to meet with V3 every two weeks to talk about projects.

Mrs. Porter asked if Mr. Trujillo obtained any more bids for a new vehicle, as the bids previously presented were both from Coughlin. Mr. Trujillo said he requested a bid from John Hinderer but he hasn't received it yet. He said he will provide all 3 quotes at a future Council Meeting. Mrs. Stoner said Council previously mentioned getting training about the state bid process. Mr. Trujillo said he emailed them and he is waiting to hear back from them about it. He said he will try another person there.

Mr. Trujillo said the Village heard back about two other vehicles: a Ford 350 for the Public Works Department and a Ford 250 for the Water Reclamation Department. He said both vehicles should be here this April.

Mrs. Stoner asked if Council could get training on the state bid process before voting on anything that has to do with it, because she does not understand it. Mr. Trujillo said he will check on this before Council's next vote on something of this nature.

Mrs. Porter asked if the Ohio Revised Code requires an ad be placed in the local newspaper if a purchase price is over a certain amount. Mr. Trujillo said the Village Administrator's spending is capped at \$50,000; if the price is over \$50,000, Council has to be aware and agree to spend it. Dr. Mockus said one of the topics included in the upcoming Ohio Municipal League Training is Bidding, Purchasing and Contracting, which may provide insight to the state bid process.

### **COUNCILMEMBERS' REPORTS**

Mrs. Stoner asked if Mr. Nauer has anything to add to the Village 5-year plan. Mr. Nauer said he does want to make additions. Mrs. Stoner said she will get the information from him and move forward with the planning.

### **DISCUSSION**

Leslie Herro joined the meeting via Zoom.

#### Fire District

Mr. Moore said the Refugee-Canyon Joint Fire District has a meeting tomorrow night. He said there are some personnel issues that will need to be addressed. He said the Fire District has not dived into discussion about levies, etc. yet. Dr. Mockus said she sent an email to Councilmembers today because there has been some confusion about whether Hebron voted in favor of the levies. She said in all 3 attempts, Hebron voted for the levies. Mr. Moore said that is good to know because in the future, the Fire District may have to put a levy on. He said a meeting will be scheduled to discuss the Village Fire District. Mrs. Porter said she has copy of Resolution 19-12, the Fire Contract, and she wants to discuss the disposition of equipment if the Fire District were to be dissolved. She said if the Fire District dissolves before November 1, 2023, the equipment will go to the entity that donated it; after that date, the County Auditor will disperse it.

Mrs. Porter said it is important to know what levies expire, how much we would be losing, and to make an alternative plan, in case the Fire District runs out of funds. She said it is important to ensure there is coverage. She said we should consider what kind of money to anticipate and at what level is the Village going to participate? She added the final responsibility rests with the citizens. Mr. Nauer said he will get with Mayor Layton to determine a date and time to meet, and then get with everyone else.

Ms. Patty Costello asked if the Village is really going forward in thinking about how to work with Union Township. She said she thinks it is realized that no one in Union Township is going to support the Fire District and she does not hear a lot of plans on the table.

Dr. Mockus said she has been listening to the Township Trustee meetings and the Fire District meetings, and she has been present for the Village Council Meetings. She said she hasn't seen anyone with plans, as everyone is researching and trying to do due diligence and speak to the residents. She said she feels there is an extreme responsibility for the Village and Township to work together and she feels strongly that every Board member, Council member and Trustee are doing their best to reach into the community and listen, which she does not believe happened as much as it should have in the past. Dr. Mockus said she thinks people are passionate about this topic and want to find a solution that our neighbors in the unincorporated area can live with as well as the people in the Village of Hebron.

Ms. Costello said she appreciates Mrs. Mockus' candor and passion to try to get this all solved. Dr. Mockus said she knows Ms. Costello is passionate about this topic as well. She thanked her for her time.

#### Joint Economic Development District

Mrs. Porter said the Joint Economic Development District (JEDD) has been proposed under ORC 715-71 and 72. She said the Village has not received a great deal of response or indication of support from Union Township, but she believes Union Township sent a letter to the Village stating that they no longer want to participate in a JEDD. She said though the viewpoint may be diminished, that is not to say it is not alive. She said a proposed map has been drawn. Mrs. Porter

explained the structure and purpose of a JEDD. She said the Village of Hebron has done work and received letters of support, though she does not believe Union Township has done any of that. Mr. Trujillo said that is correct. Mrs. Porter said there is a clause that stipulates that annexation cannot happen within a certain number of years from establishing a JEDD. Mr. Trujillo said that language is built into the agreement and the Village has asked to have that taken out if we go forward.

Mr. Trujillo said Paula Green sent an email to Mayor Layton stating that Union Township is not interested in pursuing the JEDD with the Village, and they are not interested in participating in any Waterline work. He said the Village then received a letter from Attorney Chris Connely from Taft Law stating that he represents Union Township and they would like to discuss the JEDD. Mr. Trujillo said the Village will be meeting with this Attorney when the Mayor returns from vacation. He said Union Township says they do not want to participate in any debt retirement of the Waterline; they want half of everything and the Village can pay for the waterline out of our half if we want to. Mr. Trujillo said the Village was initially interested in the JEDD to cost share that with the Township. He said this would make the end user in Union Township paying less for the water because we have less debt retirement on it.

#### Water West Legislation

Mrs. Porter said this is not the first time this has come up. She said discussion about a project to extend water lines west of the Village was stopped the first time around because of a lift station that had to be installed and was very costly. Mrs. Porter said it is important to survey possibilities of need, annexation, and community interest. She said water is a key to new development. Mrs. Porter said it is important to consider water west and all the considerations that go along with it, such as cost, where to place it, where the funding is coming from so that the funds needed for Village operations are not depleted. Mr. Trujillo said the Village has a DEFA loan for approximately 3.44 million and the annual payment on the 0% interest 30-year loan is about \$175,000 which would come out of the Water Department budget. He said this cost information was given to Councilmembers when the discussion about this project started. Mrs. Porter asked for a copy of that information. Mr. Trujillo said the Village tried to get some ARP money for this project but they asked us to participate with Union Township and then Union Township said they are not interested in participating so we lost the ability to use ARP money through Licking County. He said we do have ARP money that we were given for local use that can be applied to the project. Mr. Trujillo added the Village has applied for money through the state and is looking at other funding mechanisms as well. Mr. Trujillo discussed some businesses in the area of the project who have expressed interest in tapping into water lines.

#### **REVIEW OF EXPENSES**

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

#### **VISITOR COMMENTS**

None

Mrs. Porter said it is nice to see the increase in revenue on the income tax report.

#### **MEETING/EVENT SCHEDULE**

March 7, 2022-6:30pm, PH/Planning & Zoning Meeting, Council Chambers

March 9, 2022-6pm, Council Meeting, Council Chambers

March 16, 2022-6pm, Combined Council Committees Meeting, Council Chambers

March 22, 2022-6pm, South Licking Watershed Conservancy District Meeting, Council Chambers

March 23, 2022-6pm, Council Meeting, Council Chambers

#### **ADJOURN**

Mr. Moore moved to adjourn the meeting at 8:06pm, second by Mr. Nauer. A roll call vote was taken with all Councilmembers present voting in favor.

\_\_\_\_\_(on file)\_\_\_\_\_  
Council President Valerie Mockus

Attest:

\_\_\_\_\_(on file)\_\_\_\_\_  
Deborah Morgan, Village Fiscal Officer