

**Village of Hanover
Council Meeting Minutes
April 10, 2024**

Mayor Hale called the Village of Hanover Council Meeting to order at 6:30 pm and led us in the Pledge of Allegiance. Fiscal Officer Gieseler gave the invocation.

ROLL CALL:

Brandon Hale: Present	Brett Wright: Present
Sue Spaulding: Present	Justin Pierce: Present
Donna Renicker: Present	Pam Vogel: Present
Steve Cost- Present	Rex Adkins: Present

MINUTES:

The meeting minutes for March 27, 2024 were reviewed and discussed. Being no further corrections or additions, a motion to accept the minutes was issued by Councilor Renicker, second by Councilor Spaulding, All Ayes.

VISITORS:

- Nothing.

CITIZENS:

- Nothing.

FIRE DEPT REPORT:

- 41 Runs for March, 10-Village, 15-Hanover Twp, 8- Perry Twp, 8- Mutual Aid.

PLANNING & DEVELOPMENT:

- Planning public hearing took place this evening for the cannabis, plasma centers zoning amendments. Members voted and approved to move the amendments forward to Council.
- Planning discussed a six-month moratorium on new residential and commercial development. Members voted and approved to move forward to Council. Based on identified projects being in the works such as High/Hainsview TIP project, ATP Project, Form Base Code, Zoning and Subdivision Reg updates Councilor Spaulding made a motion to approve moving forward with legislation for a six-month moratorium on residential and commercial development, second by Councilor Wright, Vote by roll call: Spaulding- Yes, Renicker- Yes, Cost- Yes, Wright- Yes, Pierce- yes, Vogel- yes. Gieseler will request village solicitor to draft the legislation.
- Planning discussed the benefits of the Urban Boundary designation. Members voted and approved to move forward to Council. The designation would allow the village to be eligible for federal grant dollars for road projects. Councilor Wright made a motion to have the village included in the Urban Boundary Designation, second by Councilor Pierce. Vote by roll call: Spaulding- Yes, Renicker- Yes, Cost- Yes, Wright- Yes, Pierce- yes, Vogel- yes. Gieseler will notify LCATS.
- Licking County Building Codes for residential and commercial project oversight was discussed and will be on next months agenda.

ZONING INSPECTOR'S REPORT:

- 15 new permits. 0- new home builds.
- BZA variance granted for pool setback at 337 Hainsview Dr.
- Email sent to builder Jon Green after numerous complaints on his properties in Hainsview Phase 5. See attachment. Deadline for items to be addressed is April 22, 2024.
- Complaints received for insufficient culverts in Hainsview Phase 5 during recent storms. Those culverts are being addressed.

LETTERS AND CORRESPONDENCE:

- Nothing.

FISCAL OFFICER REPORT:

- All money is accounted for the month of March and the bank statement has been reconciled.

- RITA- update subpoena notices- 261 letters sent out for a total cost of \$261.00. Amount owed: \$25,616.77 (tax, penalty & interest) Amount collected: as of March 1st payments of \$18,157.85
- High/Hainsview TIP Project: Scott Hains with Verdantas will attend the 4/24 Council meeting with project update.
- OPWC legislation on the table for civil engineering services tonight: We have planned to use the 2101 Permissive Fund to pay the match. OPWC Grant = \$350,000, OPWC Loan = \$104,660, Local share from Village = \$23,929, Total OPWC Project Cost = \$478,589, Civil engineering is \$32,500. 3 tasks will be completed: Bid book and specifications 15K, Bidding 7,500, Construction Admin and Management 10K.
- WWTP Expansion Update: the City of Newark does not want to enter into an MOU with us for connection. There are too many unknowns at this time and their legal team advised them not too. Expansion study will be pursued pending funding through the Capital Budget.
- Zoning complaint for 401 Meadow Drive for junk cars and lawn mowers.
- Carl Hains property deed transfer to the village is being complete, which includes the Hainsview Phase 5 lift station and detention pond.
- ATP: Please complete the survey. Second mailer will go out with sewer billing on Monday April 15th. If you would like to help a committee of residents and officials will be stuffing and addressing envelopes at 11:00 am on the 15th. First ATP workshop is scheduled for April 22 at the high school library. LCATS would like the village officials to attend.
- W. High St Sidewalk Project- Spring punch list will be reviewed/compiled with Verdantas tomorrow and then we will request estimates. I have connected with a few residents providing them updates as they have reached out.
- AEP- spoke to Pat Simpson, AEP under the review of the PJM, which is the over site committee on public utilities, recalibrated peak time rates and based on the rates over the past year AEP will be charging an additional 5%. This specifically will impact our street lights expense - expect a 5% increase. This has nothing to do with aggregate program.
- Kara Hillis, WWTP Account Manager, started last Tuesday. She is doing great. We have had 3 days of training and she'll be up and running on her own soon.
- Apparel- don't forget to order your apparel. Last day to order is April 12th I believe.

FINANCE/CIP REPORT:

- 3.0 Mill Street and 1.5 Fire/EMS levies are up for renewal this November. Discussion took place regarding renewal or replacement. Replacement is current assessed property value. Need council to motion to proceed. Fire/EMS replacement would bring in \$33,300 additional dollars annually; divided in two disbursements so approx. \$16,650 in April and \$16,650 in August. Streets/sidewalk levy: additional \$25,900, or \$12,950 in April and \$12,950 in August. Due to recent property tax increase and ongoing inflation effecting our citizens and businesses Councilor Wright made a motion to renew the levies, second by Councilor Pierce, Vote by Roll Call: Spaulding- Yes, Renicker- Yes, Cost- Yes, Wright- Yes, Pierce- yes, Vogel- yes.
- Zoning and Subdivision regulation review by NS for \$9K is approved by finance.

BPA REPORT:

- 43 customers behind, \$9714 total.
- Plant running well.
- Prepping for ECOLI season.
- Permit made.

GROUND DIRECTOR REPORT:

- Village Hall/Fire Station remodel: kitchen window replaced, 3 exterior doors replaced. Front hall entrance door will be replaced upon flooring being installed. Cabinets install end of month. Interior door between hall and bays will be painted.
- Ditch in park needs evaluated. Brick dust needs cleaned out. Maintenance expense can be taken out of parks and grounds General Fund.
- Swings are being ordered. Picnic tables will be installed/braced down.
- Park rental for a class reunion in June. They will provide port-o-john and have been informed that there is no trash cans on site.

STREET COMMITTEE REPORT:

- Major gas leak on E. High Street. There is difficulty in getting issues addressed. Fire Dept is helpful in interceding. Village could start a petition to place everything on LRE. Currently going between LRE and Columbia Gas. Additional info to come.
- 4-3-24 attended a meeting with LCATS to discuss High/Main Intersection project. No additional funding available presently. Traffic light system is not warranted. If injury occurs village would be liable if they continue to repair and install a traffic light system because it is not warranted. Because the light is not warranted it is in the villages best interest to move forward with the 4 Way Stop. Both LCATS and ADR has made this recommendation.

STORM WATER REPORT:

- City of Newark vacced culvert/basin by tunnel and bridge company. Culvert needs replaced. If engineering is needed we can reach out to more than one to get the best price for the village.
- Culvert by Village Salon needs addressed.
- ADR has been approved to put together general guidelines for Phase 5 ditch enhancements.
- Meadows Condo Development: stormwater is being worked on, gas line marked, small hole in ground.
- 2332 W. High Street- 3 curb cut outs not completed in this area. Darla Drive catch basin needs new grate and lid. Will address at the same time. Quote is being received.
- 209 Darla Drive residents are requesting ditch work to be completed. Contractor present to discuss with village council. Council Pierce as evaluated the property. Councilor Pierce made a recommendation to approve the residents at 209 Darla Drive moving forward with ditch work, second by Councilor Wright, Vote by Roll Call: Spaulding- Yes, Renicker- No, Cost- Yes, Wright- Yes, Pierce- yes, Vogel- yes.

LAW SOLICITOR'S REPORT:

- Nothing.

ENGINEERING REPORT:

- Nothing.

GRIEVANCE COMMITTEE REPORT:

- Nothing.

APPEALS BOARD:

- Nothing.

ORDINANCES/RESOLUTIONS:

- Resolution 7-2024 A resolution authorizing and directing the Mayor to execute an agreement with Neighborhood Strategies, LLC for the purpose of reviewing and updating the villages Zoning Resolution and Subdivision Regulations on behalf of the Village of Hanover, Licking County, State of Ohio and declaring an emergency. Councilor Wright made a motion to waive the second and third reading, second by Councilor Spaulding, Vote by Roll Call: Wright - Yes, Pierce - Yes, Renicker - Yes, Spaulding – Yes, Vogel – Yes, Cost-Yes. Councilor Renicker made a motion to adopt, second by Councilor Vogel, Vote by Roll Call: Wright - Yes, Pierce - Yes, Renicker - Yes, Spaulding – Yes, Vogel – Yes, Cost-Yes
Discussion took place: Mayor Hale made a recommendation that we utilize Neighborhood Strategies to update our zoning and subdivision regulations. Zoning committee has been meeting monthly. Because of numerous topics that need addressed it is taking longer than planned to update code. NS could provide us with this new resource by late summer. All present agreed that this would be the best direction to go moving foward.
- Ordinance 9-2024 An ordinance authorizing and directing the mayor to execute a contract with Verdantas, for the Civil Engineering Services required for the Ohio Public Works Commission (OPWC) 2024 Lower Village Paving Project on behalf of the Village of Hanover, Licking County, State of Ohio and declaring an emergency. Councilor Renicker made a motion to waive the second and third reading, second by Councilor Wright, Vote by Roll Call: Wright - Yes, Pierce - Yes, Renicker - Yes, Spaulding – Yes, Vogel – Yes, Cost-Yes. Councilor Wright made a motion to adopt, second by Councilor Pierce, Vote by Roll Call: Wright - Yes, Pierce - Yes, Renicker - Yes, Spaulding – Yes, Vogel – Yes, Cost-Yes

UNFINISHED/NEW BUSINESS:

- Councilor Wright thanked Heath Smith, owner of Grassroots Hydroseeding & Property Services, LLC for coming to the village and asking Councilor what could be done with a ditch that is in the ROW prior to doing the work. This is very helpful in the village's overall stormwater management.

MAYOR'S MINUTE:

- Mayor Hale reiterated that second meeting of the month is for legislation reading. If something needs on the agenda please advise.

A motion to adjourn the meeting was made by Councilor Wright, second Councilor Spaulding All Ayes.

RESPECTFULLY SUBMITTED:

Mayor Brandon Hale

Fiscal Officer/Clerk Nicole D. Gieseler

Properties located at 815 and 819 Mandy Lane and 701 Colby Way

RA Adkins <racodeenforcement@gmail.com>
To: "jonandlizzie@live.com" <jonandlizzie@live.com>

Tue, Apr 9, 2024 at 10:42 PM

Mr. Green,

This notice is to inform you that the Village has received numerous complaints reference the above listed properties belonging to you. All of these properties are currently under construction for new homes and the condition of the construction sites are a blight to the neighborhood and create possible safety issues for neighboring property owners. After receiving the initial complaints, I checked the sites on March 26th and discovered trash, rubbish and debris throughout the sites, along with construction materials scattered around the sites. There was trash and debris in the storm water drainage ditches hampering the flow of water. I was hoping that the issues would be addressed by the contractors or yourself before further complaints. However additional complaints were received by Village officials and myself. On April 3rd, I again checked the sites to discover that the issues had not been resolved and in fact were worse. I found pieces of soffit that had blown into the street and observed vehicles having to drive around the construction materials. Some of these materials had also ended up on neighboring properties. The drainage ditches were blocked by trash.

Understand at this time your properties are in violation of Article 14 Sections #1415 and #1416 of the Village of Hanover Zoning Regulations, for failing to maintain the premises in a clean, safe and sanitary condition. The Village is seeking your compliance to immediately resolve the below listed issues and take measures to prevent further issues.

- 1) Clean up and remove all trash, rubbish and debris from the listed lots.
- 2) Clean up and secure all loose construction materials to prevent possible damage to neighboring properties.
- 3) Remove all construction materials being stored in the village right-of-way and place them onto the owner's lot.
- 4) Clean out and maintain the storm water drainage ditches on the listed lots.

Failure to comply with this notice and resolve the issues by April 22nd may result in additional penalties and fines as allowed by law.

Feel free to contact me should you have any questions.

Sincerely,

R. Adkins