

In attendance were President Richard Donley, Mayor Richard Zink, Safety-Service Director Ralph Holt, Auditor Gary Lewis, Law Director, Fred Beery and Clerk Beverly Brown.

President Donley open the meeting at 7:00 p.m. and welcomed Mr. Christman from Hillsboro High School who was in attendance with some of his students. Mr. Christman introduced six students from his sophomore class that he wanted to observe the function of city government.

ROLL CALL: Mr. Kevin Chambers, Mr. Lee Koogler, Mr. John Levo, Mrs. Bonnie Parr, Mr. David Shoemaker, Mr. Charles Walker and Mr. Tim Young

ABSENT: None

Mrs. Parr led the assembly in prayer and Mayor Richard Zink led everyone in the "Pledge of Allegiance".

TEEN OF THE MONTH:

Mr. Young recognized April Igo for her accomplishments with DECA and her community service projects. April is the daughter of Daryl Igo.

The minutes of the January 9, 2006 and January 23, 2006 meetings were approved as presented.

MONTHLY REPORTS:

Monthly reports had been received from: Hillsboro Wastewater Treatment Plant, Hillsboro Public Utilities office, Street Department, Income Tax Bureau, Water Treatment Plant, Water/Sewer Maintenance Department, Fire Department, Life Squad, Water Meter Department, Auditor's office and Police Department

PUBLIC REQUESTS:

Ray Purdin stepped forward to express his concern over the traffic problem at Pea Ridge Road and State Route 73. He said that from 3:00 to 5:30 it was hard to get out of Pea Ridge Road and hard to get out of the apartment complex. He said that he worked for Hillsboro City Schools and they have a traffic problem at Walnut Street and Elm Street. He said that there are several people who squeal tires when they let out kids and he thought that safety was one of the big concerns they should have for the students in the district. He didn't know since it was inside the city limits if someone could come over and help monitor some of the traffic there.

President Donley asked Mr. Walker if his committee would look into that and maybe with the police chief's help they could find out what the problem was and maybe some solutions and report back to the council. Mr. Walker asked Mr. Purdin about the location and was told that it was Walnut and Elm from 8:30 a.m. to 9:00 a.m. and again at 3:30 p.m. when the buses are moving out.

COMMUNICATIONS:

The clerk read a letter from the Paragon Inn, Days Inn and Cedar Hill Motel stating their dissatisfaction with the city's lodging tax.

Another request had been received fro L.W. Associates, Inc. They had sent packets for all council members to let them know about the proposed residential development for State Route 73 north of Pea Ridge Road. The letter had been received from Todd Valentine, Development Services Coordinator.

Mr. Greg Arcaro was present as the Chief Executive Officer for Frontier Community Services in Chillicothe, Ohio. He explained that Frontier was the owner of the Old Pants Factory Apartments in Hillsboro. He said he was there to ask the city's support for a new

development which would be affordable housing for the elderly. He introduced Mark Leatherwood from Leatherwood & Associates who would answer questions or give greater detail on the proposed development.

Mr. Leatherwood who is with L.W. Associates stepped forward and said that he would answer any questions that council had that were specific to the development. He said that they were the general contractor for the Pants Factory and they would have the same development team for this project. Mr. Holt asked about their non-profit partner and Mr. Leatherwood said that it was Frontier Community Services. President Donley asked about the location of the project and Mr. Leatherwood said it was north of Pea Ridge Road. It would be the ten acres on the north side of the Don White property. The development would only require about five and one half acres so the development could be pulled into the middle and provide a buffer to the neighboring property.

Mr. Arcaro explained that they would work with the city to make sure that there was the required distance between ingress/egress and existing cuts. He said that there would also be an acceleration and deceleration lane provided to the property. He said that they try to build all of their projects with "energy-star" designation. He said that the rent would probably be in the \$490 a month range.

He said that there was a new community behind the high school in Wilmington that anyone could visit if they want to see the type of construction they are proposing. He said that they all have attached garages and washer and dryer hook-ups. When questioned about partnering with Community Action; Mr. Arcaro said that when they did the Pants Factory they had worked with Frontier and they thought they had a good team. Questioned about this being for persons over fifty-five; Mr. Arcaro said that it will be in the covenant for thirty years. The development can't sell for fifteen years according to the IRS statute that allows housing credits. Then in order to get the funding the development team would commit for another fifteen years and that would be in a restrictive covenant that is filed at the county courthouse.

There was additional discussion about how projects are chosen for the housing credits. If two projects in a county make it through and have enough points; as soon as one is funded the other one would be out. Their deadline is March 16, 2006 to have the application in. The income ranges for a single person as \$13,000 to \$21,780 and for two persons it is \$13,000 to \$24,840. Mr. Arcaro said because of the time constraints; they will be getting letters of support but in no way making an assumption that the council will pass a resolution of support at the next meeting. He said that if they don't do that, there is no way they could make it.

President Donley asked Mr. Young to take the matter in to the Zoning and Annexation Committee for review. Mr. Young said that they could have their meeting on Monday, February 20, 2006 at 5:30 p.m. before the Finance Committee meeting.

CITIZEN COMMENTS: None

COMMUNICATIONS FROM THE MAYOR:

January 5 – Swore in Anneka Bettker and R Paul Pence to the Civil Service Commission
Attended the council organizational meeting

January 9 – A wedding
Met with Susan Daniels on the Bicycle Derby meeting
Council meeting

January 10- Attended the department head meeting

January 16- Street & Safety Committee meeting
Finance & Civil Service joint meeting

January 17- Progress meeting with URS and Sunesis on the South Lift Station Project
Utilities Committee meeting
Planning Commission meeting

January 18- Met with Congressman Turner at Bells Opera House
Wedding

January 19- CIC meeting

January 23- Special Council meeting
January 24- Met with CH2M Hill Engineering
January 30- Finance Committee meeting

At this time I would like to thank everyone involved with the evacuation of the police and fire department building on Friday, January 20th. Also special recognition to the utilities companies, the Ohio National Guard for the use of the armory, Sheriff Ward and the county commissioners for allowing our police and dispatchers to use the Justice Center and the hard work being put forth by members of city council. I know you've had a lot of meetings and we've been kicking around a lot of ideas in working out temporary housing for the fire department employees.

I was very pleased to get good news from the auditor's office pertaining to the General Fund balance at the end of 2005. The past two years our year end goal was to reach the balance of \$800,000 in the General Fund to allow for proper cash flow going in to the next year. Through a lot of effort by all of the city employees, we were able to end 2005 with \$1,091,887.84 in that fund. But what everyone needs to understand; \$200,000 of that was received from Estate Tax. This was entirely unexpected but a very pleasant surprise to all of us. If you subtract the \$200,000 from the year end balance the amount left would be \$891,887.84 which is still above our goal. Bottom line is, that by continuing to monitor spending, fix what we can and do our best; we should be able to end this year with the \$800,000 required for our cash flow.

There is just one other point that I would like to make. I normally don't pay a whole lot of attention to letters that I get in the mail that are unsigned. But I got one last Thursday that I think needs a little clarification. Some of the comments made were true, however; decisions to temporarily return the Fire and Rescue to their original quarters were made by me on Sunday afternoon. We did this with the input from the employees on duty and it wasn't a snap decision. I spent probably three or four hours in that building with them to make sure that what we did would not jeopardize their wellbeing. I knew that the return would be very temporary and it would be in the employee's best interest to only do this for a short period of time. And I feel like if the writer would further like to discuss this; why I made that decision; I would feel free to talk to him in my office or he can call. And if necessary, he can disguise his voice on the phone. Thank you.

SAFETY-SERVICE DIRECTOR'S REPORT:

We received a grant that will allow the city to put laptop computers in each of the police vehicles. This will allow the officers on the scene to do offense reports, crash reports and issue traffic citations electronically. The tax software has been updated. We are now capable of sending our tax reports directly to Columbus via the internet.

We contacted the state Friday, February 10th to verify that we could place a residential modular unit at the Fire Department to act as temporary housing. The state advised us that we could not use that type of modular structure because it did not meet state requirements for a commercial building. We are looking at commercial modulars now. The cost of those modulars will be; and the one we found today would be about \$13,000 more than the residential type.

The street lights on Harry Sauner Road have been installed; however, Dave Stratton contacted me and thought we needed to add one more light at the north end of the intersection of Harry Sauner Road and 73 north. I looked at that and it's dark on the north side of the intersection. We placed one in the lot right in front of Lowe's; across the street from Lowe's, but it looks like we need to add another one because it's too dark. That concludes my report.

AUDITOR'S REPORT:

You have before you your bank and your fund report for the month. I want to draw your attention to the three negative numbers on the unencumbered balance on the fund report. Those are nothing to be alarmed about. If you look at the unexpended balance you will see that they're good and healthy it's just that the encumbrances for the entire course of

the year cause the negative numbers to pop up. However, with the passage of the annual appropriation ordinance which will come later this evening, and I do respectfully request that you waive the three readings for that ordinance; those negative numbers will go away. Also in your package you'll see the resolution adopting the depositories; the bank depositories, that is for a three-reading rule. That's why you see it before you this evening so it will be ready for formal passage I believe in May. If anybody has any questions, give my office a call and I'll be happy to discuss anything that you have.

REPORT OF THE STANDING COMMITTEES-
FINANCE COMMITTEE – Mr. Koogler, Chairman

We met on the 16th, the 30th of January and again on the 6th of February. At our January 16th meeting we met with WODA Developments and we decided at that time that the committee would ask that the legislation that was presented to us be submitted to council for a vote. Obviously that's an issue that we will have to deal with here later today. Also it was brought before us; the need for a new fire truck for the Fire Department. That issue was tabled at the 16th meeting till we could get more information. Also discussion occurred in January at the 16th meeting in regards to recent pay raises for non-union employees and the need to reclassify some job descriptions for the city. I think it was agreed that that would be an issue to come before the full council which is something that I think we need to address here later this evening.

On the 30th we did address the issue about police and fire departments. There was a vote at that meeting, unanimously by the committee to have council at that time to enact legislation to ultimately purchase some sort of modular for the Fire Department to be in temporarily. I have met with Mike McCarty, I've met with the safety-service director in regards to that issue and at this time; till we get more information, I don't think we can actually purchase a unit. We're trying to work out everything that we need to because it's going to have to be an industrial unit. It's going to have to be a unit that we're going to get state approval on and so I know that the safety-service director's been working hard on that issue. Even though we did propose legislation, I did not have it prepared at this time due to that issue. So that's something I think we'll have to have a special session of council in regards to that issue. The Fire Department's request for a new fire truck was tabled until April of 2006 Finance Committee meeting.

Then when we met on the 6th we were discussing the issues again for the police and fire departments. It was once again the issue was raised to try to get a modular for the Fire Department. Also I discussed at that time what I thought was a need for us to explore getting somebody to consult for our engineering needs for the city. That's something that I have been working on.

Christopher Lewis appeared at that meeting also in order to have us look into the possibility of a private group of investors coming forward and helping us in terms of possibly financing a project where we lease from them. That's something that was explored at that time and I think we're still into. I believe that has basically been what the committee has been up to in the past month in addition to trying to look into our various options for the city police and fire departments; long term and short term.

Mr. Holt said that he had a comment in that he had talked to the state that day and basically if they go with the other type of modular; the commercial type, he needs to talk to the engineer of the firm that built it plus the city's engineer to make sure that they're all on the same page and he'll help walk the city through to get the modular if that's what city council wants to do. If that's what they decide, it would take about two hours to walk through the process either in Columbus or Chillicothe.

Mr. Chambers made a motion to accept the Finance Committee reports and Mr. Shoemaker seconded the motion with all members present voting yea.

CIVIL SERVICE AND EMPLOYEE RELATIONS- Mr. Levo, Chairman

The Civil Service and Employee Relations Committee did not meet in regards as a whole. We do have two items involving non-union insurance and non-union extra personal days. We have jointly discussed this with Finance Committee and as Mr. Koogler did state in

his comments in his reports of Finance Committee, we are referring this to action to be discussed by the entire council. That concludes my report.

Mr. Walker made a motion to accept the Civil Service and Employee Relations Committee report and Mr. Young seconded the motion. All members present voted yea.

STREET & SAFETY COMMITTEE- Mr. Walker, Chairman
Street and Safety met on January 16th with all council members and administration was present. Items discussed; Mrs. Daniels discussed the Bicycle Adventure coming to Hillsboro in June which would bring approximately 3000 people to Hillsboro for two days. So we have another meeting on that to follow.

There was another meeting held on the 25th with GOBA. I was unable to attend and Mr. Levo and Mr. Chambers took care of that for me. Tyler, Daniels and Bush; well, Tim Tyler, Team Columbus; Susan Daniels, local organizer; and Jim Bush, local GOBA committee; Safety-Service Director Ralph Holt; Nick Thompson, Kevin Chambers and John Levo were present. They talked about the plans to bring a professional grade bicycle racing event to the streets of Hillsboro on the evening of June the 20th. This would be in conjunction with scheduled two-day stay by GOBA participants at the county fair ground. The event is expected to bring 3000 plus to Hillsboro.

According to the organizers, streets affecting the race course would need to be closed about 6:30 p.m. in order for the race to start at 7:30 p.m. There would be two races. The anticipated course size would be one block by two blocks; however, no specific course have been yet selected, the focus seems to be West Main Street. Mr. Holt, Chief Thompson and councilmen Chambers and Levo all expressed concern about closing West Main Street. Levo and Chambers suggested moving the course one block south to Walnut Street. This would cause less disruption of traffic and business. Mr. Booth stated there was to be a public meeting regarding the GOBA event February 13th and invited city officials to attend. Because this is the scheduled city council meeting night, Mr. Holt asked if the meeting date could be changed. Mr. Bush stated he would try to have it moved to February 6th. Mrs. Daniels said that the city would need to provide \$2500 per event. These monies would mostly be used as the event purse.

Mr. Holt asked about the insurance. Mr. Tyler stated the event has its own policies and each rider is required to purchase event coverage. Therefore, the liability is limited. Mr. Levo stated that he and Chairman Walker had discussed the event and really thought the city should support the event and do everything it could to host it. They saw no way that the city would make a financial contribution in view of the events of the past weekend. Other ways to raise the money might be looked at. It was agreed that the organization would provide Mr. Holt with a proposed race course route. That was the 25th.

Another Safety Committee meeting was held on February 6th. We met with GOBA representative Julie Van Winkle, Susan Daniels, Jim Bush, Police Chief Nick Thompson, to further discuss the Great Ohio Bicycle Adventure. They will be in Hillsboro on June 19th and 20th and will hold a grand prix race Monday evening. There will be approximately 3000 people camping at the fair grounds overnight. Committee recommends that we give permission to hold the race as long as they check with the uptown businesses that will be affected.

Also discussed was the skate park. Those present besides city council and administration were Daryl Tissot, Robert Kiser, Jeff Lyle, Ron Hennison, Chief Thompson and Chief Powell. We recommend that they find out the property lines before proceeding any farther. To go along with this; talked to Ron Hennison today and they have been looking at that and the fence line which will come up to the next committee meeting when we have it.

Parking uptown was discussed and there will be further discussion on this matter. Finance Committee to look at it before we can make a decision on this. Also I got a call from an uptown merchant this week and they're irate, so we need to get on this and see what we're going to do. That concludes my report.

Mr. Koogler made a motion to accept the Street and Safety Committee report and Mr. Levo seconded the motion. All members present voted yea.

UTILITIES COMMITTEE- Mr. Shoemaker, Chairman

Hillsboro City Council Utilities Committee meeting met on January 17th at 6 p.m. here in the Council Chambers. Present was myself, Tim Young and Kevin Chambers making up the membership of the committee. Also present were Mayor Zink, Safety-Service Director Holt and Mrs. Parr.

The first item on the agenda was Mr. Jon Hapner of Hapner Attorneys addressed the committee concerning his high water bill. Committee reviewed Mr. Hapner's requests and the material that he presented and also met with John Dodds, former Utilities chairman; and reviewed what adjustments had been made in 2005 Utilities Committee to Mr. Hapner's water bill. After reviewing the information that we had before us and talking with Mr. Dodds; the committee's decision was to send Mr. Hapner a letter, which I did and it's attached to your packet saying that we didn't feel that any further adjustments needed to be made.

The second item was a review of qualifications as presented to the committee from URS and CH2M Hill engineers for the future upgrade of the Wastewater Treatment Plant. The full committee gave Safety-Service Director Holt and Mayor Zink input from the material that we had received and it was our recommendation that to go with the engineer the administration felt that would best fulfill the needs of the city. And we do have legislation coming up on that issue later on tonight.

Item three- at my request Mr. John Dodds was present to give the committee some insight on our duties and responsibilities as members of the Utilities Committee. I would like to thank Mr. Dodds for giving of his time and words of wisdom. That concludes my report.

Mr. Walker made a motion to accept the Utilities Committee report and Mr. Levo seconded the motion. All members present voted yea.

ZONING AND ANNEXATION COMMITTEE- Mr. Young, Chairman

On January 16th Tom Simons from WODA Development addressed the joint meeting of the Zoning and Annexation and Finance Committees. Mr. Simons proposed the corner of State Route 138 and Spiegle Street as the location for a senior housing development. Mr. Simons stated that only individuals fifty-five years of age and up would be allowed to live in the housing. That the development would consist of thirty-two units with an attached garage for each with assurance that WODA would partner with the Highland County Community Action. The committee voted unanimously to grant support through legislation.

Mr. Koogler made a motion to accept the report and Mr. Shoemaker seconded the motion with all members voting yea.

UNFINISHED BUSINESS-

At this time Randy Hall stepped to the microphone and said that he had made several attempts to find out who to go to in town to alleviate the parking situation that was brought up earlier. He said that he had been to local law enforcement and was informed that they were not properly staffed to give any help. He said that he had made other calls but felt like a dog chasing his tail. He said that he hadn't been in town as long as some others people, but he had put forth quite a bit of money to get his business open and felt that he wasn't getting the proper support from the Hillsboro community. He said that he felt the downtown areas are very important to the community and he would like to have any support or help that he can. He said that it needed to be addressed fairly quickly because there a folks that are elderly who try to use the businesses and cannot find parking due to employees of other businesses here in town taking those spots up to five or six hours a day. He said that he had offered to take down license plate numbers and had even left friendly notes and asked them to come in a get acquainted and please leave the parking open for patrons. He said that it hurts his investment and the patrons that deserve to park within walking distance of the store should be able to do so.

Mr. Holt asked the address of the business and was told it was “Going Postal” across from the gas station. This was on East Main Street and he said that the music store was experiencing a problem as well as the tux rental. He said that he just wanted to see his business get a fair shot. Businesses in the first year are very tough to keep open and he hated to see it be hindered by something like that.

Mr. Chambers assured Mr. Hall that the council and administration were aware of the problem and they were looking into a solution.

PASSAGE OF ORDINANCES AND RESOLUTIONS-

RES. 05-40 – A RESOLUTION TO REPEAL LONGEVITY PAY IN THE CITY OF HILLSBORO- The clerk read this resolution by title only for a third reading. Mr. Walker made a motion to pass the resolution and Mr. Koogler seconded the motion. All members voted yea. Resolution adopted.

FIRST READING OF ORDINANCES & RESOLUTIONS-

RES. 06-5 – A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF HILLSBORO TO ENTER INTO A CONTRACT WITH BEEKMAN AND ASSOCIATES FOR THE RESEARCH, PREPARATION AND FILING OF THE CITY’S COMMUNITY HOUSING IMPROVEMENT PROGRAM (CHIP) APPLICATION TO ENTER INTO AGREEMENT WITH THE STATE OF OHIO, OHIO DEPARTMENT OF DEVELOPMENT, OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS UPON FUNDING APPROVAL AND TO ENTER INTO CONTRACT WITH BEEKMAN AND ASSOCIATES FOR THE ADMINISTRATION OF THE CHIP UPON FUNDING APPROVAL FROM THE OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS- The clerk read this resolution in full for a first reading. Mr. Levo made a motion to adopt the resolution and Mr. Koogler seconded the motion. All members of council voted yea. Resolution passed.

RES. 06-6 – A RESOLUTION OF SUPPORT (Treewood)- The clerk read this resolution in full for a first reading. Mr. Shoemaker made a motion to waive the three-reading rule and Mr. Shoemaker seconded the motion. All council members voted yea. Mr. Chamber made a motion to pass the resolution and Mr. Koogler seconded the motion. All council members voted yea. Resolution adopted.

RES. 06-7 – A RESOLUTION OF SUPPORT (Chatham Greene)- The clerk read this resolution in full for a first reading. Mr. Shoemaker made a motion to waive the three-reading rule and Mrs. Parr seconded the motion with all council members voting yea. Mr. Koogler made a motion to accept the resolution and Mrs. Parr seconded the motion. All council members voted yea. Resolution adopted.

RES. 06-8 – A RESOLUTION DESIGNATING FINANCIAL INSTITUTION AS A PUBLIC DEPOSITORY- The clerk read this resolution in full for a first reading.

ORD. 2006-2 – ANNUAL APPROPRIATION ORDINANCE- The clerk read this ordinance in full for a first reading. Mr. Levo made a motion to accept the ordinance and Mr. Koogler seconded the motion. All members present voted yea. Ordinance passed.

RES. 06-9 – A RESOLUTION TO AUTHORIZE AN AGREEMENT BETWEEN THE CITY OF HILLSBORO AND CH2M HILL- The clerk read this resolution in full for a first reading. Mr. Chambers made a motion to suspend the three-reading rule and Mr. Shoemaker seconded the motion. All members voted yea. Mr. Walker made a motion to pass the resolution and Mr. Shoemaker seconded the motion. All members of council voted yea. Resolution adopted.

RES. 06-10 – A RESOLUTION TO AUTHORIZE THE PURCHASE OF A PUMP AND MAKE FINDINGS OF URGENT NECESSITY AND UNIQUE PURCHASE- The clerk read this resolution in full for a first reading. A motion to amend the resolution to read “sewer” instead of “water” in section two and three was made by Mr. Walker and

seconded by Mr. Koogler. All members voted yea. Mr. Walker made a motion to suspend the three-reading rule and Mrs. Parr seconded the motion with all members voting yea. Mr. Shoemaker made a motion to accept the resolution and Mrs. Parr seconded the motion. All council members voted yea. Resolution passed.

ORD. 2006-3 – AN ORDINANCE TO ESTABLISH THE REGULAR MEETING TIME AT THE CITY COUNCIL- The clerk read this ordinance in full for a first reading. Mr. Levo made a motion to approve the ordinance and Mrs. Parr seconded the motion. All members of council voted yea. Ordinance adopted.

NEW BUSINESS:

Mr. Walker said that he was going to be out of town for the next three weeks but asked members of this committee to meet with the Finance Committee on the parking problems in Hillsboro.

With no further business to come before the council; a motion to adjourn was made by Mr. Koogler and seconded by Mr. Shoemaker. Meeting adjourned.

Richard Donley, Council President

Beverly Brown, Clerk of Council