

**HILLSBORO CITY COUNCIL MEETING  
Hillsboro Municipal Court – 130 Homestead Drive**

**October 10, 2017**

At 7:00 p.m., Council President Lee Koogler called the Hillsboro City Council meeting to order. The following were present for the meeting: Mayor Drew Hastings, Mel McKenzie, Safety and Service Director; Gary Lewis, Auditor; Fred Beery, Law Director; and Debbie Sansone, Clerk.

**ROLL CALL**

Tracy Aranyos, Dick Donley, Justin Harsha, Claudia Klein, Ann Morris, and Becki Wilkin were present. Mr. Alexander was out of town and unable to attend the meeting.

**MOTION** Ms. Klein moved, seconded by Ms. Wilkin, to excuse the absence of Mr. Alexander. Vote: all yeas.

President Koogler led the council in prayer and Mayor Hastings led the Pledge of Allegiance.

**MINUTES**

There were no additions or corrections to the meeting minutes from the September 11, 2017 Regular meeting. The minutes were approved as written.

**MONTHLY REPORTS**

There were no questions about the September 2017 monthly reports and the clerk read the reports by title only: Auditor, Code Enforcement, Income Tax Bureau, Police, Public Works (includes Street Department), Wastewater Treatment, Water Meter, Water Office, and Water Treatment.

**PUBLIC REQUESTS**

Dale Zorn from Carpenter House of Prayer was on the agenda to address Council but was not present.

**COMMUNICATIONS** No communications

**CITIZENS' COMMENTS** No comments

**COMMUNICATIONS FROM THE MAYOR (Drew Hastings, Mayor)**

Mayor Hastings addressed the Downtown Redevelopment District (DRD) legislation presented to council for their consideration. He explained how the state passed the legislation as a tool to help redevelopment of rural historic downtown areas through the formation of a DRD. He felt the state almost had Hillsboro in mind when they created the DRD legislation. The legislation before Council authorizes the city to create two redevelopment districts: one district is uptown and the other is the Stockyard district. He said it is one of the most important legislations presented to Council and one of the easiest to consider because the state has made the plan all about opportunity.

DRD legislation produces new revenue where there previously was no revenue. The revenue generated by the DRD could pay for things the city typically paid for. More importantly, the passage of the legislation will result in no additional cost to property owners. It creates a plan for improvements to a revitalized Uptown district and county seat that citizens can be proud of. It does not leave the development of the Uptown to chance. A requirement of the district is to target an historic structure for rehabilitation that will provide jobs and create revenue for the district. The structure that will provide the most benefit when renovated is the Bell's Opera House. Mayor Hastings said that because he owns the Opera House he has had discussion with the Law Director and the Law Director is confident that the Opera House can be a community asset that is free of conflict. The Mayor offered a copy of Mr. Beery's legal opinion to anyone who wanted to read it. The designated building in the Stockyard District is 158/160 West Main Street.

An economic development plan is attached to the legislation and the Mayor asked that Council read the plan. There is a public hearing on October 20, 2017 to answer questions about the legislation. Mayor Hastings thanked the Hillsboro business people, the Hillsboro School Board, the DRD steering committee, and the other towns who offered information about their DRDs. The passage of the legislation before the end of the year assures that the city receives any revenue benefit of the property tax appraisal in 2018.

Mayor Hastings asked Council to place into committee the issue of joining the Paint Creek Fire District. He recommended that the decision be made before the end of the year. The City needs to find new sources of revenue as the State of Ohio reduces funds to local governments. The attempt of the state to take control of municipal income tax collection could result in reduced revenue to the city. The formation of the DRD is a new source of revenue. Decreasing expenses will offset reduction in revenue. The expenditure of over a half-million dollars in funds from the General Fund can be eliminated by joining the fire district.

The initial reasons for contracting with Paint Creek Fire District were to see if the district could prove itself, which Mayor Hastings said has been done to the city's satisfaction. Also, the City could not join the district at the time due to restrictions in the Ohio Revised Code, which have since then been modified to allow the city to join. The city is in negotiations to sell the North East Street firehouse to Paint Creek Fire District. Substantial funds are needed in escrow to pay off the bond and give title of the building to the district. Mayor Hastings said he would appreciate the matter being placed in committee.

On a final note, Mayor Hastings passed out pictures of the colorful Adirondack chairs purchased from the Highland County Board of Developmental Disabilities to be placed Uptown or in the parks next spring. Mayor Hastings thanked Debbie Sansone for her work on the DRD legislation.

President Koogler said that he will address the fire district issue in New Business. There were no questions for Mayor Hastings.

## **SAFETY AND SERVICE DIRECTOR'S REPORT**

Mr. McKenzie reported that there was not much new regarding the Colony Theater space. The city started removing some bricks that had separated from a neighboring building. He is waiting on an estimate from the fifth masonry company he has contacted. He assured Council the lack of progress was not from a lack of effort on the city's part. All underground utilities are completed on the North East Street Phase II project and installation of curbs and gutters has started. Sidewalks and paving will begin shortly and the project is scheduled to be complete in the first or second week of November.

Two TIFs are being prepared for property on Pea Ridge Road (Buckeye Grove) and on Careytown Road (Orscheln's Farm Store). They will be a good source of income for the city over the next ten years. The Ohio Public Works Committee will meet to rank proposed projects for funding. The North East Street Phase I and II projects were funded by OPWC. The Ohio Office of Community Development awarded a Community Development Block Grant (CDBG) in the amount of \$300,000 to be used on a critical infrastructure project to alleviate flooding in residential areas along the South Side of East Main Street between Key and Barry Streets. On behalf of the City, Mr. McKenzie thanked the Highland County Commissioners and the Administrative Clerk, Nicole Obrecht, for their assistance in obtaining the grant.

Mr. McKenzie noted that the dates for the 2018 Festival of the Bells were approved at the September meeting. After careful consideration, it is the city's stance not to approve the event permit for the uptown area. The closure of four major highways (US 62, US 50, SR 73, and SR 124) in the center of the city creates unwanted congestion and unneeded traffic directed to residential areas and can no longer be overlooked during one of the heaviest travel holiday weekends. The overwhelming majority of business owners in the Uptown area have given feedback that they will completely close during the festival or at the very least be open limited hours and days closed. This hurts local commerce and locally owned businesses during what should be a prosperous travel time. The City is more than willing to work with the festival committee to find alternate areas to hold the event.

Mr. McKenzie advised Council that he would have a budget available for their review at the next city council meeting.

Ms. Aranyos said that she had a call about a condemned property on Hill Street stating there were kids hanging around the property who could be hurt. She asked for a list of every single house considered as blight and ranked in order of condition. She also asked about safety markers for the crosswalks and Mr. McKenzie said the city ordered and received the markers and they will be installed as soon as possible.

In response to negative comments in the media about the "Sidewalks to Nowhere," Mr. Donley commented on the new sidewalks on North High Street and said since they were completed he has seen many people using them. He thought the project was well worth it and the Mayor agreed, stating that Dance Construction did a good job. Mr. Donley said it is another area of Hillsboro to be improved and that is what everyone has been trying to do for several years.

### **AUDITOR'S REPORT (Gary Lewis, Auditor)**

Mr. Lewis presented the year-to-date fund report and the year-to-date bank report to Council. The reports show a balance of \$7,402,755.81 in various accounts in the form of demand deposits, savings, and investments.

**MOTION** Mr. Donley moved, seconded by Ms. Aranyos, to accept the Auditor's reports. There was no further discussion. Vote: all yeas. Council accepted the report.

Mr. Lewis explained the legislation he recommended to Council:

The legislation for an advance to the storm-sewer fund allows payment of two contracts: a storm-water master plan for \$37,750 and to assist in the formation of storm-water utility in the amount of \$49,850. The Storm Sewer fund is a new fund and does not yet have enough money to pay for both of the contracts, the advance from the General Fund will be repaid in 2018 from the storm-sewer fund when enough money is accumulated to do so.

The reimbursement ordinance relating to the North High Street ODNR Pathway project pursuant to IRS rules and regulations tax exempt bonds may only be issued to a project for which money has already been spent and bond proceeds will be used to reimburse the city for a previously expended bond if a proper reimbursement resolution is adopted within sixty days of the expenditure or before the expenditure. The City is not required to issue any bonds with the adoption of the ordinance but it preserves the ability to do so.

There were no questions for Mr. Lewis.

### **PLANNING COMMISSION (Mayor Hastings)**

The Planning Commission met at 5:30 pm on September 18, 2017. The following members were present: Tom Eichinger, Charlie Guarino, Mayor Drew Hastings, Rob Holt, Mel McKenzie, Safety and Service Director, Joe Mahan, and Ruth Robbins.

The Commission discussed procedures for vacating alleys. Mr. McKenzie strongly recommended that all alleys be surveyed at the time of vacation. The property owner requesting the vacation would obtain pre-approval of the alley vacation before investing in the cost of a replat survey. It was also suggested that the Planning Commission, the Safety and Service Director, and the property owner(s) would all sign-off on the approval. The cost of recording the vacation would be included in the cost of the application.

Mr. Guarino is a member of the Highland County Land Bank committee and updated the Commission on the status of the land bank grant funds. Funds are still not approved by the state to be spent in the Rocky Fork Lake area for demolition of blighted properties. Mr. Eichinger informed the Commission that the new zoning code is nearly complete and the adoption process will start in December with the Planning Commission and City Council. Mr. Guarino asked for volunteers to help him create the Master Plan for

Hillsboro. The plan is important for annexation plans, for new businesses looking at Hillsboro, and for procuring grant funds.

The meeting adjourned at 6:32 pm. The next scheduled Planning Commission meeting is October 16, 2017 at 5:30 pm at the firehouse. The public is always welcome to attend the meetings.

## **STANDING COMMITTEE REPORTS**

**FINANCE COMMITTEE (Dick Donley, Chair)** *No report*

**PROPERTY MAINTENANCE AND RESTORATION (Ann Morris, Chair)** *No report* Ms. Morris thanked Rick and Sherry Tipton for their work at the Veterans Memorial at Liberty Park. She is working with the Community Enhancement Committee on the skate park and the dog park.

**CIVIL SERVICE AND EMPLOYEE RELATIONS COMMITTEE (William Alexander, Chair)**

Ms. Wilkin read Mr. Alexander's report. The Civil Service and Employee Relations Committee met at the East Street firehouse on September 19, 2017. Following extensive discussion by the public, Chairman Bill Alexander moved and Becki Wilkin seconded the following motion:

“The Civil Service and Community relations Committee direct the City Law Director to prepare a Resolution of Disapproval. This resolution will distance Council from Hostile, abusive, and profane language found in Mayor Hastings' social media postings and ask him and all elective officials in Hillsboro to serve in harmony, kindness, and respect.”

This motion passed 2-0. Becky Wilkin moved and Claudia Klein seconded to adjourn at 8:20 p.m.

**STREET AND SAFETY COMMITTEE (Justin Harsha, Chair)** *No report*

**UTILITIES COMMITTEE (Becki Wilkin, Chair)** *No report*

**ZONING AND ANNEXATION COMMITTEE (Tracy Aranyos, Chair)** *No report*

**COMMUNITY ENHANCEMENT (Claudia Klein, Chair)** *No report*

**UNFINISHED BUSINESS** *No unfinished business*

**PASSAGE OF ORDINANCES AND RESOLUTIONS (THIRD READING)**

*No legislation*

**SECOND READING OF ORDINANCES AND RESOLUTIONS**

- **Ordinance No. 2017-06** *An Ordinance to Amend the Zoning Map to Change Zoning of 246 East Main to Business and Residential D Introduced by the Safety and Service Director*

Mr. Donley said that the ordinance has been in committee and had a second reading and he did not foresee anything that would change the outcome of the legislation and recommended suspending the Three Reading Rule.

**MOTION** Mr. Donley moved, seconded by Ms. Aranyos, to suspend the Three Reading Rule. Vote: Mr. Harsha, no; Ms. Klein, yea; Ms. Morris, yea; Ms. Wilkin, no; Ms. Aranyos, yea; Mr. Donley, yea. Five votes are required to suspend the Three Reading Rule. The Three Reading Rule was not suspended.

### **FIRST READING OF ORDINANCES & RESOLUTIONS**

- **Resolution No. 17-37** *A Resolution to Approve Design Review Board Member Appointed by the Mayor. The resolution is a ratification of an appointment and does not require the suspension of the Three Reading Rule.*

**MOTION** Mr. Harsha moved, seconded by Ms. Morris, to approve Jim Gibbs as a member of the Design Review Board. Vote: all yeas.

- **Resolution No. 17-38** *A Resolution to Increase Appropriations and to Advance Funds (Storm Water Utility - \$47,600) Recommended by the Auditor* The resolution is appropriations in nature and does not require the suspension of the Three Reading Rule.

**MOTION** Ms. Klein moved, seconded by Mr. Harsha, to approve and adopt Resolution No. 17-38. Vote: all yeas.

- **Ordinance No. 2017-08** *An Ordinance to Make Declarations of Official Intent and Allocations with Respect to Reimbursements of Temporary Advances During Fiscal Years 2017 and 2018 Made for Capital Improvements and Acquisitions for Sidewalk Improvements to be Made from Subsequent Borrowings Recommended by the Auditor*

**MOTION** Ms. Klein moved, seconded by Ms. Wilkin, to read the legislation by Title Only. Vote: all yeas.

Mr. Lewis asked that the Three Reading Rule be suspended.

**MOTION** Ms. Klein moved, seconded by Ms. Aranyos, to suspend the Three Reading Rule. Vote: all yeas.

**MOTION** Ms. Aranyos moved, seconded by Ms. Klein, to approve and adopt Ordinance No. 2017-08. Vote: all yeas.

- **Ordinance No. 2017-09** *An Ordinance Creating the Uptown Downtown Redevelopment District (DRD) and the Stockyard DRD Introduced by the Mayor*

**MOTION** Mr. Donley moved, seconded by Mr. Harsha, to read the legislation by Title Only. Vote: all yeas. The legislation received its first reading.

### **NEW BUSINESS**

President Koogler added the topic of joining the Paint Creek Fire District to the October 20, 2017 Special Council meeting agenda and again at the next Regular Council meeting on November 13, 2017. He proposed another meeting on November 6, 2017 to allow three meetings to consider the legislation and allow for public comment. A vote on the issue is expected at the November 13, 2017 meeting.

Ms. Klein requested that the monthly auditor's report include a project report that shows how much money was expended and how much money remains for each project, such as the Colony Project and the Dog Park. She said it has been difficult to obtain a project balance. President Koogler said the Auditor can look at what has been allocated to the project and what has been spent and Administration will also need to cooperate with the Auditor to obtain the information Ms. Klein requests. Mayor Hastings said the Administration counts on the auditor for information such as this. Mr. Lewis said the Administration has complete access for all that information for the past one and one-half years. Ms. Aranyos asked if it could be a standard report but does not know how to obtain the information. Mr. McKenzie will meet with the Auditor and determine a way to provide the reports.

### **ADJOURN**

**MOTION** Mr. Harsha moved, seconded by Ms. Klein, to adjourn. Vote: all yeas. Council adjourned at 7:39 p.m.

The next scheduled meeting of the Hillsboro City Council is Monday, November 13, 2107 at 7:00 p.m. in the Hillsboro Municipal Court. Special meetings are scheduled for October 20, 2017 and November 6, 2017.

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Lee Koogler, President

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Debbie Sansone, Clerk