

HILLSBORO CITY COUNCIL MEETING

May 15, 2025

At 7:00 p.m. Council President Tom Eichinger called the Hillsboro City Council meeting to order. The following were present for the meeting: Safety and Service Director Brianne Abbott, Mayor Justin Harsha, City Auditor Dawson Barreras, City Law Director Randalyn Worley, Public Works Superintendent Shawn Adkins, and Clerk Lauren Walker.

ROLL CALL

Dan Baucher, Jason Brown, Kathryn Hapner, Greg Maurer, Mary Stanforth, Don Storer, Adam Wilkin, were all present.

Mr. Eichinger led the Council in prayer and Mayor Harsha led Council in the Pledge of Allegiance.

MINUTES

There were no corrections to the April 16, 2025 regular council minutes. They were approved as presented.

MONTHLY REPORTS

The April monthly reports were read by title only: Income Tax Bureau, Police Department, Public Utilities (includes street, water/sewer maintenance), Treasurers (Includes Expense Report and Revenue Report), Water Meter Department, Water Office (Water/Sewer Sales), Water Treatment Plant, Wastewater Treatment Plant, Code Enforcement, and Auditor.

PUBLIC REQUESTS

COMMUNICATIONS

CHIP Grant Summary Report
AEP Distribution Rates Notification
Kay Thomas

CITIZENS' COMMENTS

Rachelle Trefz with Merle Norman Cosmetics addressed to council her concerns with the pedestrian islands. Ms. Trefz stated that the islands have taken away a big portion of her parking. There are 4 business and 7-8 parking spots, with one business that generally has 8-10 customers at one time. Ms. Trefz also stated that the parking lots the city is proposing to build is not a solution, and she cannot ask a 70 yr. old women to park that far away and walk. Ms. Trefz said it appears as though there are additional parking spots marked off with cones. Public Works Superintendent responded to her concerns that one of the spots will be put back, and per ORC there is a requirement of so many feet that a parking stall can be within distance of a pedestrian crosswalk. Mr. Adkins responded to Ms. Trefz over each area of concern.

Debra Tolle addressed council about a water bill that is six years old. Clerk advised council president that the letter was just received the day before and it will be on the June agenda.

COMMUNICATION FROM THE MAYOR (Justin Harsha)

Mayor Harsha addressed council, "I'm proud to share some exciting news that marks a major milestone for our city and our local economy.

Amazon has officially announced plans to build a new delivery station right here in Hillsboro. This approximately 70,000-square-foot facility will be located on 13 acres on the north side of Cross Lane, within the new Roberts Road development. This facility will help power the last mile of Amazon's fulfillment process by enabling fast, everyday delivery directly to customers doorsteps. Packages are transported to delivery stations from Amazon fulfillment and sortation centers and then employees process customer packages for last-mile delivery.

This project will not only enhance Amazon's delivery network, but more importantly, it will bring over 100 new jobs to our community—offering competitive pay, full benefits from day one, and real opportunities for advancement.

This investment shows Amazon's confidence in Hillsboro as a hub for growth, innovation, and opportunity. We're proud to welcome this development and the economic momentum it brings, and we look forward to a strong partnership with Amazon in the years ahead.

Thank you to the everyone at the city of Hillsboro, board members of the Hillsboro CIC, and to the VanTrust team for making this possible. Thank you to council for your support on the Roberts Road development, which has laid the foundation for the future economic growth of our city."

Mayor Harsha also stated, "It's an honor to present tonight, the 2025 City of Hillsboro scholarship recipients. As always, the decision wasn't easy. We had the privilege of hearing from 10 applicants, each one with a story of dedication, resilience and a deep connection to Hillsboro. These students spoke with passion about their dreams, their plans for the future and the values that guide them. Many shared how growing up in Hillsboro shaped who they are – the sense of community, the importance of hard work and the belief that they can make a difference. While the choice was difficult, three students stood out, not just for academic excellence but for their commitment to their goals and their vision for how they plan to give back to their community. Each student will receive a \$2,000 scholarship. Please join me in congratulating our 2025 recipients. Blake Herdman, Addie Knauff, and Austin Bledsoe."

Ms. Knauff added she'd like to thank the community members and businesses that make this possible.

REPORT OF THE SAFETY & SERVICE DIRECTOR/HILLSBORO PLANNING COMMISSION

Brianne Abbott introduced Dick Spoor with KMK Law to address council detailing the proposed Ordinance 2025-16.

Mr. Spoor explained to council that Ordinance 2025-16 authorizes the issuance of up to \$3 million worth of bonds, TIF Bonds, and the proceeds of the bonds are used for the public infrastructure necessary for the development of the hotel project. Mr. Spoor reminded council of the original ground work for the TIF in 2019 that passed through council. Mr. Spoor included that the bond issue is not paid for by city funds but is paid from TIF revenues. Mr. Spoor also explained briefly how the TIF/bonds work and also addressed the need to be passed by emergency. Ankur Patel provided an update to

council regarding the reason for delay of the project and recent actions taken to get the project through the finish line. Mr. Patel mentioned the importance of this step to get to the next step with his construction lender. Mr. Maurer asked when they can expect to see a ground breaking. Mr. Patel responded they are pushing on all fronts to get it off the ground. Mr. Eichinger thanked Dick Spoor, Akur Patel, and Nick Patel for attending.

STANDING COMMITTEE REPORTS

FINANCE COMMITTEE (Mary Stanforth, Chair)

- Wage & Pay Scale review/recommendations for Elected Officials
- Wage & Pay Scale review/recommendations for employees

No meeting. No questions, no comments.

PARKS COMMITTEE (Don Storer Chair)

No meeting. No questions, no comments

CIVIL SERVICE AND EMPLOYEE RELATIONS COMMITTEE (Dan Baucher, Chair)

- Personal / Vacation Handbook

No meeting. No questions, no comments

STREET AND SAFETY COMMITTEE (Adam Wilkin, Chair)

- Designated Outdoor Refreshment Area (DORA)
- 3 Hour Parking
- ORD.2025-15 Manuals
 - Meeting scheduled for Monday May 19, 2025 at 2:30pm.

UTILITIES COMMITTEE (Greg Maurer, Chair)

- Waste Collection
- Water Rates
- Olivia Zimmerman Appeal Request
 - Meeting 5-12-2025 at 6:00pm – Mr. Maurer read minutes. No questions, no comments.

ZONING AND ANNEXATION COMMITTEE (Jason Brown, Chair)

- ORD.2025-14 Zoning Violation Penalties
 - Meeting 4-29-2025 at 6:00pm – Mr. Brown read minutes. No questions, no comments.

COMMUNITY ENHANCEMENT (Kathryn Hapner, Chair)

- National Fitness Campaign
 - Meeting 3-24-2025 at 6:00pm
 - Meeting 4-7-2025 at 6:00pm
 - Meeting 4-15-2025 at 6:00pm

Ms. Hapner stated they are scheduling a meeting for May 21, 2025 at 6:00pm.

UNFINISHED BUSINESS

• PASSAGE OF ORDINANCES & RESOLUTIONS (THIRD READING)

Ordinance 2025-04 An Ordinance amending section 51.076 of the codified ordinances of the City of Hillsboro to increase the rates charged for water service for the City of Hillsboro

DISCUSSION: Mr. Maurer explained again the water fund is in real need of infusion of cash to keep funds above the operating cost. The increases will only be for the usage of the water and are not large increases. Mr. Maurer strongly urged council members to pass it so the city can continue to afford take care of any issues. It was discussed that the increases will only affect the usage not the minimum base fee.

MOTION: Mr. Brown moved to take off the table Ordinance 2025-04, seconded by Ms. Stanforth. Vote: Mr. Wilkin-yes, Mr. Baucher-yes, Mr. Brown-yes, Mr. Maurer-yes, Ms. Hapner-yes, Mr. Storer-yes, Ms. Stanforth-yes. Ordinance 2025-04 is off the table and back to it's third reading.

MOTION: Mr. Maurer moved to approve and adopt Ordinance 2025-04, seconded by Mr. Brown. Vote: Mr. Maurer-yes, Ms. Hapner-no, Ms. Stanforth-yes, Mr. Storer-yes, Mr. Wilkin-yes, Mr. Brown-yes, Mr. Baucher-yes. Ordinance 2025-04 is approved and adopted.

• SECOND READING OF ORDINANCES & RESOLUTIONS

Ordinance 2025-11 An Ordinance creating section 35.061 of the codified ordinances of the City of Hillsboro pertaining to income tax regulations

DISCUSSION: no questions, no comments. Ordinance 2025-11 will move to a third reading.

Ordinance 2025-14 An Ordinance amending section 155.999 of the codified ordinances of the City of Hillsboro pertaining to zoning violation penalties

DISCUSSION: no questions, no comments. Ordinance 2025-14 will move to a third reading.

Ordinance 2025-15 An Ordinance amending sections of the codified ordinances of the City of Hillsboro and adopting the City of Hillsboro Standard Drawings Manual and Design Criteria Manual

DISCUSSION: Mr. Eichinger stated the meeting date for the committee who will be meeting to discuss this ordinance. Ordinance 2025-15 will move to a third reading.

• FIRST READING OF ORDINANCES & RESOLUTIONS

Ordinance 2025-16 An Ordinance providing for the issuance and sale of not to exceed \$3,000,000 of special obligation development revenue bonds, series 2025 (Leo Capital/Hillsboro project), of the City of Hillsboro, Ohio under Chapter 5709 of the Ohio Revised Code for the purpose of paying the cost of certain public improvements; authorizing a pledge of and lien on certain service payments to secure such bonds; authorizing the execution and delivery of a trust agreement to secure such bonds; and authorizing and approving related matters and declaring an emergency.

DICUSSION: Julie Bolender explained the financing structure of this project and need for it to be passed by emergency. Further explaining the timelines set by the Ohio

Department of Development.

MOTION: Mr. Maurer moved to suspend the three-reading rule for Ordinance 2025-16, seconded by Mr. Storer. Vote: Mr. Brown-yes, Ms. Stanforth-yes, Mr. Storer-yes, Mr. Baucher-yes, Ms. Hapner-yes, Mr. Maurer-yes, Mr. Wilkin-yes. Ordinance 2025-16 three-reading rule suspended.

MOTION: Mr. Wilkin moved to approve and adopted Ordinance 2025-16 by emergency, seconded by Mr. Maurer. Vote: Ms. Stanforth-yes, Mr. Storer-yes, Mr. Wilkin-yes, Mr. Baucher-yes, Mr. Brown-yes, Ms. Hapner-yes, Mr. Maurer-yes. Ordinance 2025-16 is approved and adopted by emergency.

Resolution 25-08 A Resolution authorizing and directing the mayor to enter into a joint partnership agreement with the Highland County Commissioners for program year 2025 Community Housing Impact & Preservation (CHIP) program to address local housing needs declaring an emergency

DISCUSSION: Mayor Harhsa stated this legislation will allow the city to enter into an agreement for the CHIP program which will address local housing needs. The city can expect up to the \$300,00 and county up to \$400,000 for owner occupied rehab and repair. The legislation is a renewal and reoccurs every three years with the last one being in 2022.

MOTION: Mr. Wilkin moved to suspend the three-reading rule for Resolution 25-08, seconded by Mr. Maurer. Vote: Mr. Baucher-yes, Mr. Brown-yes, Ms. Hapner-yes, Mr. Maurer-yes, Ms. Stanforth-yes, Mr. Storer-yes, Mr. Wilkin-yes. Resolution 25-08 three-reading rule suspended.

MOTION: Mr. Stanforth moved to approve and adopt Resolution 28-08 by emergency, seconded by Ms. Hapner. Vote: Mr. Wilkin-yes, Mr. Storer-yes, Mr. Stanforth-yes, Mr. Maurer-yes, Ms. Hapner-yes, Mr. Brown-yes, Mr. Baucher-yes. Resolution 25-08 is approved and adopted by emergency.

Ordinance 2025-17 An Ordinance vacating an unnamed alley between 406 Trenton Street and 408 Trenton Street

DISCUSSION: Brianne Abbott stated the legislation will vacate an alley between 406 and 408 Trenton Street following adjacent property owner application and recommendation by the planning commission. No questions, no comments. Ordinance 2025-17 will move to a second reading.

Ordinance 2025-18 An Ordinance vacating an unnamed alley between 85 Belfast Pike and 326 Bigelow Street

DISCUSSION: Brianne Abbott stated the legislation will vacate an alley between 85 Belfast Pike and 326 Bigelow Street following adjacent property owner application and recommendation by the planning commission and the zoning and annexation committee. No questions, no comments. Ordinance 2025-18 will move to a second reading.

Resolution 25-09 A Resolution approving a 'then and now' certification by the city auditor, pursuant to R.C. 5705.41(D)(1), for the payment for Beech St. project, and declaring an emergency

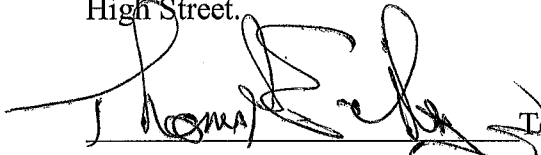
DISCUSSION: Auditor Dawson Barreras stated the legislation will allow him to make a payment on an invoice received for the Beech Street construction project before he had the chance to appropriate the money through council.

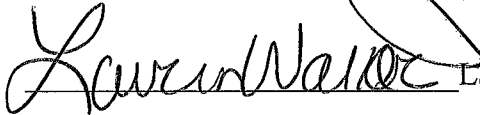
MOTION: Mr. Maurer moved to suspend the three-reading rule for Resolution 25-09, seconded by Mr. Storer. Vote: Mr. Brown-yes, Ms. Hapner-yes, Ms. Stanforth-yes, Mr. Storer-yes, Mr. Baucher-yes, Mr. Maurer-yes, Mr. Wilkin-yes. Resolution 25-09 three-reading rule suspended.

MOTION: Mr. Maurer moved to approve and adopt Resolution 25-09 by emergency, seconded by Mr. Storer. Vote: Mr. Wilkin-yes, Mr. Maurer-yes, Mr. Baucher-yes, Mr. Brown-yes, Ms. Hapner-yes, Ms. Stanforth-yes, Mr. Storer-yes. Resolution 25-09 is approved and adopted by emergency.

NEW BUSINESS:

ADJOURN: Council adjourned at 7:34 p.m. The next scheduled meeting of the Hillsboro City Council is Thursday June 12, 2025 at 7:00 p.m. at City Hall, 130 North High Street.


Tom Eichinger, President


Lauren Walker, Clerk