

HILLSBORO CITY COUNCIL MEETING
Hillsboro Municipal Court – 130 Homestead Drive

January 14, 2019

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 and Fred Beery, Law Director. Clerk Heather Collins and Safety & Service Director Mel McKenzie, were absent from the meeting.

ROLL CALL

Wendy Culbreath, Ann Morris, Mary Stanforth, Claudia Klein, Brandon Leeth and Justin Harsha were present. Adam Wilkin and Wendy Culbreath were absent due to illness.

MOTION Justin Harsha moved, seconded by Mary Stanforth to excuse the absences. All yeas.

President Koogler led the Council in prayer and the Mayor led them in the Pledge of Allegiance.

President Koogler thanked Officer Shawn Kelly for recording the meeting in the absence of the clerk.

MINUTES

There were no additions or corrections to the meeting minutes from the December 10, 2018 Regular Council Meeting minutes and they were approved as submitted.

MONTHLY REPORTS

There were no questions about the December 2018 monthly reports and Lee Koogler read the reports by title only: Auditor, Income Tax Bureau, Police, Public Utilities (includes Street Department, Water and Sewer Maintenance), Water Office (includes Water/Sewer Sales) Wastewater Treatment, and Water Treatment.

PUBLIC REQUESTS

None

COMMUNICATIONS

President Koogler explained that they had received a letter from the Highland County Recorder in regards to recording standards. He then asked if all members of Council had received the letter and if they had any questions. No one spoke up.

CITIZENS' COMMENTS

None

COMMUNICATIONS FROM THE MAYOR (Drew Hastings, Mayor)

“My report for January 14, 2019 is fairly short, but I do have some timely matters. First of all, I like to say congratulations are in order to our Auditor, Mr. Gary Lewis who has just taken a position as Safety Service Director in Greenfield. I think, I believe he starts this month, I’m told and I couldn’t be happier for him. Next the old BP station, I’m

excited about this, the corner of Main and West, a lot of you know has been vacant for a long time. I think has been for sale for close to ten years, little bit of an eye sore. I think we have just about got a deal put together to get it sold to a developer in the next week or so, who can get it out into a new use. This was done with Revolving Loan Fund money. Revolving Loan Fund, they provided financing to the CIC of Hillsboro to purchase it and then re-sell it to a developer. So that will take place in the next week and I believe we already have a developer, somebody that wants to do something with that property, in line. So, I would like to see that happen fairly quickly. Hillsboro's comprehensive plan has made a lot of head way, as you know it is called "Imagine Hillsboro." It takes place over the next year, it is a big comprehensive plan, by the way I want to thank Tom Eichinger for putting in all the time and energy that he has in to that thing. It is a large group of people, the people involved, involved in the comprehensive plan, but Tom has been instrumental in kind of keeping everybody herded and rounded up and keeping people focused on that, so Thank you Tom. The next meeting for that is Tuesday, January 22nd, that's open to the public and anybody who is interested in Hillsboro's long-term plan, please come. It will be, if I am not mistaken, it will be down at the County basement, as you know in the County Administration building. Also, last month, if you recall, I had some discussion about the Group Home issue in Hillsboro and I was a little disappointed that the entities involved, which would have been Community Action and organization for developmentally disabled, here in town were maybe misinformed and they didn't really contact me or my office and instead sent letters off to you, as I am sure you know. And I think a little bit misrepresented my meaning for the last Council meeting. Most of you got my reply to her, yes? I sent a reply to Ms. Brucilla, I believe it is. I have never had an issue with housing for the disabled in Hillsboro, we just want to make sure that things are done according to Code, safety protocols and some effort at working with the City and the community in doing this. That was my only concern. Does anybody have any questions of me regarding the Group Home issue stuff?" No one spoke up. He went on to say "If you guys would like, I would be happy to invite Community Action to a future Council meeting to talk about or explain their impact on and their involvement with the City. If anybody would like, so let me know if you would. We had a meeting with the Paint Creek Fire District the morning of December 27th. I believe we have reached an acceptable compromise that allows for the City of Hillsboro to become a district member in three years. Provided that the district votes now to accept the City into the District. There will be contingencies in place that ensure that both sides meet their obligations I think it is a workable compromise. We will know more about that after the district has their meeting on January 18th. But in essence the deal we kind of put together, and Justin was there, and I think he felt ok about it, was that the district would vote for us to join now, we in turn would sign a three-year contract. At the end of that three-year contract, we would automatically enter into the district. It was a bit of a compromise because there was members of the district that wanted to see us contract longer, we wanted it to be eventually, obviously we wanted to get into the district, so we kind of made a compromise on that, I think at the rate that we will go in , and don't hold me to the exact rate because, but I can tell you that it is very close to millage equivalent, so all in all I think it will be a good deal. It ties in some contingencies with the building which is what the fire district would like to have, us being in the district and three-year contract. It is kind of in their hands now, with their attorneys and we should know more on that in the next week."

Mary Stanforth asked if the City would be a member automatically, after the three-year contract. Mr. Hastings said, “yes, because their big thing is, they want the building. The contingencies we have you are voting now, hopefully January 2019 now, you are voting to accept us, we are going to honor a three-year contract for you and then at the end of that contract we automatically we go in. And at that time, they then get title and they get the building. They really want the building so if in any way shape of form, they back pedal or change their mind or say wooh you can’t come into the district then all that three years of, call it mortgage payments that they made all disappear and just become rent payments and they don’t get any of that back. So that really kind of keeps them on target for following through on their end. But I think they are going into that in good faith anyways, but we are going to make sure we have ourselves covered.” Ann Morris asked if the contract amount would be set per year and Mr. Hastings replied “set per year and I am sure it is going to be somewhere close to \$650,000.00, everything will be laid out in terms and there won’t be anything left to chance.” President Koogler said that “due to the dollar amounts there will have to a contract.” Mr. Hastings agreed and then went on to say “I think they have already emptied out the old Firehouse of equipment, so I think they are in anticipation. I mentioned to them in the meeting that we’d really like to get moving with doing something in there. So, we would like to take over that. So, I think they are, I think it’s going to move along now.” Ann Morris said “And the three years would be written now, like not negotiate every year.” Mr. Hastings said “Oh yea, it will be three years, same rate, so we can have it in for budget purposes, also it makes it a lot easier.” President Koogler said “It is my understanding that it would be a long-term deal that would be structured, written and in place in advance, everybody would know how we are moving forward and quite honestly, because anything over \$50,000, it would have to be in writing.” Mr. Hastings said “What I like about this is it kind of gets the public, really ready for this event, because we have agreed to do it, the City is more or less going to pay the costs for another three years on behave of the citizens, then it will go on property tax bills three, well actually probably almost four years later and that way everybody has really had a chance to digest, get used to the idea. So, I think it makes it, I think it is a good transition.” President Koogler asked if anyone had any more questions of Mayor Hastings. No one spoke up.

SAFETY AND SERVICE DIRECTOR’S REPORT

Mayor Hastings read Mr. McKenzie’s report aloud and it was as follows:

“Good evening Council, my apologies for not being able to make the meeting, as I am feeling under the weather. Our Street Department is working hard to keep primary travel ways clear, now that winter storms are here in our forecast for the next few weeks.” Mr. Hastings stopped and said “and to that I would add that I know we has some people come in, I think probably this morning, we have had a few calls on the snow removal, we are staying on that as much as we can and as effecting as we can. It dumped a fair amount of snow for around here, so they are getting things and the roads look pretty now as it is.” Then he starting reading Mr. McKenzie’s report again saying “When the primary roads are clear and safe, the secondary roads will be treated. Alleys are maintained on an as needed basis and during regular work hours. The focus on our winter time projects will be Harmony Lake and other park areas. Restroom facilities will be added to Harmony Lake and a waterline back to the park. We will be creating a City park Facebook page to

show renderings for Harmony Lake and the pedestrian bridge that will go between Shaffer Park and Liberty Park. Thank you, this concludes my report for this evening.” Mr. Hastings added, “Once you put this pedestrian bridge between and Shaffer Park and Liberty Park, that will now make a complete stretch, when it is finished, from all the way out at the Y, essentially, in Liberty Park all the way back to the Walgreens, at least, so it will be a really nice pathway once it is finished.”

Ann Morris said that they had asked Mr. McKenzie for a job description on a Parks Director and was wondering if he was able to do so. Drew asked if Mr. McKenzie was going to work on that. Ms. Morris said she wasn't sure if it was supposed to go into committee or what. Mary Stanforth asked to speak and said “It was my understanding, when I talked to Mr. McKenzie about it that the job was already set up in the and the job description was already done for it. That we did not” Mayor Hastings spoke over her and said “Yea there actually is, it's really old. It has been on the books a long time, it just really has never been utilized or it's been under-utilized, but that could be revived, I do not what the pay structure is on it, if any but that could be worked, redone.” Ann Morris spoke over, but it was ***inaudible***. President Koogler placed the matter into the Civil Service and Employee Relations Committee. Ms. Stanforth, I am sorry I see that you have a look on your face, but I believe it is the appropriate Committee and that is where we will place it.” Mayor Hastings stated that he would be interested in being involved with the matter. President Koogler said “Why don't we place it in that Committee and see where it goes in the next couple of months, this is not exactly the park time of the year, but in due time it will be.” Mary mentioned that it was brought up that it would be addressed in the spring.

PLANNING COMMISSION (Mayor Hastings)

Mayor Hastings said that the Planning Commission report he would be reading was from the December 17th, 2018 meeting.

“Planning Commission met at 5:30 p.m. on the 17th of December at the County Admin building. No meeting was there in November, due to a lack of quorum. But in December we had Mr. Eichinger, Charlie Guarino, myself, Mel McKenzie, Rob Holt, Joe Mahan and newly appointed Dane Allard were present for that meeting. Council Members Ann Morris and Wendy Culbreath were also present. The Planning Commission discussed first, the Master Plan. The scope of the ongoing work, the goals and the mission statement are being reviewed. And of course, that would all involve what the vision is for the Master Plan. Planning Commission then discussed the request for an Alley vacation at 155 West Walnut Street, The Hillsboro Church of Christ. Mr. Larry Burns was present, no issues with proceeding with that. A Public Hearing will be set before the February 2019 Council meeting. Next up was, Planning Commission discussed a conditional use permit for a duplex at 244 West Pleasant with Bridgit Wagoner and Mark Shaw. Both were present. Public Hearing will be set and published within thirty days prior to January 22nd, 2019 Planning Commission Special meeting held before regular meeting.” Drew reread the last sentence and then looked to Tom Eichinger who was in the audience for an explanation. Mr. Eichinger explained that it would be a Board of Zoning Appeals meeting that would take place prior to the Planning Commission meeting. Mayor Hastings then went on. “Next up was the Planning Commission discussed sign permits. A standard arrow, Ms. Twilla Hinlin was present. As Signs 1-832 and 1-833 were not an

issue, Safety and Service Director Mel McKenzie can issue and approve, though Signs S18-034 and S18-035, publication will be issued and a Public Hearing will be set prior to January 22nd, 2019 meeting. Property owners two hundred feet from standard arrow will be notified fifteen days prior. Next, Mayor Drew Hastings discussed with the Commission concerns of Community Action purchasing and rehabbing properties in residential areas assuming zoning codes do not apply to them and how to convey to Community Action that Cities concern and argument is on zoning and not by any means discrimination to those who will inhabit the properties owned by Community Action or their subsidiaries. Also discussed was a letter from Deborah Brucilla, Community Action sent to some Council Members. The next scheduled meeting of the Planning Commission is January 22nd at the Highland County Administration Building on Governor Foraker Place, meetings as always are open to the public and public is encouraged to attend.”

There were no questions of Mayor Hastings.

STANDING COMMITTEE REPORTS

FINANCE COMMITTEE (Justin Harsha, Chair)

No Meeting. He expressed that they were waiting on “confirmation from the Fire Department.” Once the numbers are solid for the next three years on fire coverage, he will schedule a meeting. There were no questions of Justin Harsha. .

PROPERTY MAINTENANCE AND RESTORATION (Ann Morris, Chair)

No Meeting. There were no questions of Ms. Morris.

CIVIL SERVICE AND EMPLOYEE RELATIONS COMMITTEE (Mary Stanforth, Chair)

No Meeting. There were no questions of Ms. Stanforth.

STREET AND SAFETY COMMITTEE (Adam Wilkin, Chair)

No Meeting. President Koogler explained that they tried to have a meeting but attendance was an issue. He looked unto Justin Harsha for explanation and Mr. Harsha said “Yes I was there and Adam was there and something came up with Brandon, ****inaudible**** so the meeting did not happen.”

UTILITIES COMMITTEE (Brandon Leeth, Chair)

No Meeting. There were no questions of Ms. Morris.

ZONING AND ANNEXATION COMMITTEE (Wendy Culbreath, Chair)

No meeting. There were no questions of Ms. Culbreath.

COMMUNITY ENHANCEMENT (Claudia Klein, Chair)

No Meeting.

UNFINISHED BUSINESS

- **PASSAGE OF ORDINANCES & RESOLUTIONS (THIRD READING)**

Ordinance No. 2018-15 An Ordinance granting to South Central Power Company, its successors and assigns, the right to acquire, construct, maintain and operate in the streets, thoroughfares, alleys, bridges and public places of the City of Hillsboro and the inhabitants thereof for light, heat, power and other purposes and for the transmission of the same within, through or across said City of Hillsboro, State of Ohio, subject to and in compliance with the certified territories for the electric Suppliers Act (O.R.C. sections 4933.81 to 4933.90).

Ann Morris asked what the pros and cons of the legislation were. President Koogler said that “I do not know that there are pros and cons, it is something they expect us to pass in order to continue to supply service within the City of Hillsboro.” Ms. Morris said “I thought it was maybe to build new things and whatever without getting permissions, because it just says they are granted blah blah blah. And they can come in and do whatever they want.” President Koogler said “No, over the years we have had similar Ordinances and my understanding has always been it is what they have to do under the statute to come in and do the improvements and things they want to, but in order to do that, to service our customers, they expect us to pass it, it kind of is what it is.” Mr. Hastings said “Ann I did have a meeting with them, because and I had them come down from Columbus on this, because I did not know it was a boiler plate type of Ordinance and I just wanted hear her that it was in essence a cut and dry Ordinance, and it seemed to be, yea.”

MOTION Brandon Leeth moved, seconded by Justin Harsha to approve and adopt the legislation. All yeas, the legislation was approved and adopted.

- **SECOND READING OF ORDINANCES & RESOLUTIONS**

None

- **FIRST READING OF ORDINANCES & RESOLUTIONS**

President Koogler mentioned that since there was only five members of Council present, all legislation would only receive a first reading and nothing would be able to be passed by the suspension of the three-reading rule.

Resolution No. 19-01 A Resolution authorizing the City of Hillsboro to prepare and submit an application(s) to participate in the Ohio Department of Natural Resources Recreational Trails Program (RTP) and the Clean Ohio Trails Fund (COTF) and execute contracts as required.

MOTION Justin Harsha moved, seconded by Ann Morris to read the legislation by title only. All yeas, the legislation was read by title only and will receive a second reading at the next Regular Council Meeting.

President Koogler asked Mayor Hastings if he knew of a time limit on the grant submission. Mayor Hastings did not know for sure, “but it probably pertains to the Moberly Branch thing or Harmony Lake.” Shawn Adkins stated from the audience, “It’s that and the Gross Fibel site.” President Koogler mentioned that a

Special Council meeting could be held if the legislation needed passed by February 1st.

Ordinance No. 2019-01 An Ordinance declaring improvements to parcels of real property located in the City of Hillsboro, Ohio to be a public purpose under Section 5709.40 of the Ohio Revised Code, exempting such improvements from real property taxation, establishing a tax increment fund and declaring an emergency.

MOTION Justin Harsha moved, seconded by Mary Stanforth to read the legislation by title only. All yeas, the legislation was read by title only and will receive a second reading at the next Regular Council Meeting.

NEW BUSINESS

President Koogler expressed that a request to go into Executive Session had been made, “in regards to property acquisition, which is one of the reasons under the Ohio Revised Code that we can go into Executive Session.”

MOTION Justin Harsha moved, seconded by Ann Morris to go into executive session. All yeas, Council and Mayor Hastings went into Executive Session at 7:32 p.m.

Council arrived back into regular session at 7:34 p.m.

Mayor Hastings asked to speak. “I just wanted to say, and, I think Ann might have had a hand in that, but I just thought the holiday lights uptown, this year, looked really good. I thought they were really simple, we didn’t overdone stuff, but I thought all lights and looked really good this year, so thanks.” Ann Morris said “You are very welcome.”

ADJOURN

MOTION Wendy Culbreath moved, seconded by Brandon Leeth, to adjourn. Council adjourned at 7:36 p.m.

The next scheduled meeting of the Hillsboro City Council is Monday, February 11, 2019 at 7:00 p.m. in the Hillsboro Municipal Court.

Lee Koogler, President

Heather Collins, Clerk