

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

**September 9, 2019**

At 7:00 p.m., Council President Tom Eichinger called the Hillsboro City Council meeting to order. The following were present for the meeting: Fred Beery, Law Director, Dick Donley, Safety and Service Director and Mayor Drew Hastings. Clerk Collins was absent from the meeting.

**ROLL CALL**

Adam Wilkin, Patty Day, Ann Morris, Claudia Klein, Mary Stanforth, and Justin Harsha were present.

Brandon Leeth was unable to attend tonight's meeting.

Motion: Justin Harsha moved, seconded by Adam Wilkin to excuse the absence of Brandon Leeth. All yeas. His absence was excused.

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

**MINUTES**

There were no corrections to the August 2019 Regular Council minutes and they were approved as submitted.

**MONTHLY REPORTS**

There were no questions about the August 2019 monthly reports and they were read by title only: Auditor, Income Tax Bureau, Police, Public Utilities (includes Street Department, Water and Sewer Maintenance), Treasurer's (includes Expense and Revenue), Water Meter, Water Office (includes Water/Sewer Sales) Wastewater Treatment.

**PUBLIC REQUESTS:** None

**COMMUNICATIONS:** None

**CITIZENS' COMMENTS:** None

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

Mr. Hastings started off by talking about the proposed 83 room Marriott Hotel that would be located at the intersection of Harry Sauner and S.R. 73. He said that he and Mr. Donley recently had a conference call with the developer and "only one hurdle remains." That hurdle is the vote on the TIF agreement by the Hillsboro City School Board. He explained that most Harry Sauner businesses and more around town have TIF's and they are incentives to the developers. The total market value of the proposed hotel is \$23 million and the expected Hotel Lodging tax to be collected over \$2 million a year. The hotel will employ 25-30 employees. He said that this type of hotel has long been needed and he is confident the school board will approve. He went on to discuss the CIC-Hillsboro Area Economic Development Corporation purchase of the old BP station located on West Main Street. He said the corporation would be putting the property up for sale and that the CIC would want to see a development plan and anyone interested should contact the City. He then mentioned the Gross Fibel properties and explained that the City was awaiting bids this week for demolition of the structures. He stated that the Pioneer Event that was recently held at the Scott House was a big success, and he

congratulated the group that put on the event. Lastly, he explained that Highland County Officials and departments throughout the area had received concerns from citizens in regards to Highland County and Hillsboro's water supply causing leukemia. He said that he recently had a meeting with the Water Plant Superintendent, Jason Bernard and Jason assured him that the department always does testing for pollutants and contaminates and assured that the Hillsboro Water Supply was safe. He welcomed back Betsy Bryant whom left the Hillsboro Police Department and was recently re-employed.

Mary Stanforth asked if the attorneys on the TIF agreement had met. Mr. Hastings said that they had been talking and the School Board would be discussing it at the next meeting. He went on to say that the developer mentioned that if something didn't happen in the next thirty days, he would be pulling out.

Claudia Klein spoke up and said that she was at a meeting with Jared Warner, Highland County Health Department, and he said that many other Health Departments had instances where there were clusters of leukemia, but doctors have never been able to link the water to the leukemia cases in their areas.

Ann Morris asked for an update on the Parker House. Mr. Hastings said "It took a turn for the weird. Not on our side and well, well what happened was, the Hope's, you know we decided that we weren't just going to take the building as is and pay for its demolitions. And so, we backed off of that and told them that a while back and I have continually told them that. They prepared a deed signed it over to us without anybody accepting it, took it to the County and had it recorded and had it put in our name. So, I have a feeling we will definitely be in court over this. It just took a very odd turn and, but we will address it this week, because it is a very serious issue. Ann asked if there was an update on removing the barriers located in that vicinity. Mr. Hastings said that Mr. Donley would address that in his report.

President Eichinger offered the public to ask Jason Bernard, Water Treatment Plant Superintendent any questions they might have in regards to the water contamination concerns. No one did, but Dick Donley said that he had sat in the same meeting with the Mayor and Jason Bernard. He said that from what he understands from the conversation is that the Water Treatment Plant does testing for "every little chemical and microscopic thing you can see in the water, they do it and it all comes back pretty negative across the board." He also said that the City Department Heads were "a very talented crew and I don't have any reason to doubt what Jason is doing at the Water Treatment Plant. I think he is doing an excellent job so I don't think we should have any concerns about the water we drink in Hillsboro." Jason Bernard spoke and said that he was available for any questions and/or concerns during business hours and he would be happy to get anyone a copy of the results from his testing.

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

Dick Donley started off by saying that he would be meeting with the Superintendent and the Auditor of the School District to go over a few things. He said that he understands that TIF's can be confusing, but planning for the future is a necessity and that "we need to look ten, fifteen, twenty years down the road to see if we are going to be able to sustain what we have now." He went onto to say that one of the questions that the School District had was that they thought that TIF'S were only for blighted areas. He explained that was not true, and that TIF'S could be used for several different things, one being buildings

and trying to improve the conditions of the area. "It doesn't just benefit the builders and the owners, it also benefits our region here, I think. You know, why is it that you got towns like Wilmington that do this and they are very successful at it. Chillicothe, and some other surrounding areas, they have fine places you can stay. And I feel if Hillsboro doesn't do that, we are kind of **\*\*inaudible\*\*** our responsibility a little bit in trying to better our community." He also said that in the past he believed that the city was not aggressive and it was time to be. He mentioned again that the employees of the City have been very helpful to him in his new position. Lastly, he discussed the building on West Main Street that were closed due to the collapse of the building. He recently had a walk-through of buildings with the owners, and each of the party's structural engineers were present and that Momma's Café would be opening soon. He went onto say that some of the barricades would be moved down so that Momma's Café would have more parking spots. Bids have recently been received for the demolition and clean up of the building that collapsed and he believes that the City is close to getting the project finalized. He mentioned that the Slow and Low building owner does not have the funds for demolition and the City would likely be filling a quit-claim deed to the property and she is willing to sign the property over to the City and the City is willing to pay for that portion of the project. The contractor whom bid on the project, Evans Landscaping, would likely be doing the demolition and clean up of the West Main buildings, the Gross Fibel buildings and the uptown fountain project all at the same time and it would be cheaper by lumping all the projects together.

President Eichinger asked what the time limit was on the TIF agreement. Mr. Hastings spoke up and said that he believed it was either a twenty-year or thirty-year agreement. Mr. Donley said that the developer preferred the thirty-year agreement. Discussions in regards to a bond on the property took place, but the Mayor stated that he was not comfortable with that idea and the TIF was the better of the options for the City.

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

The Mayor stated that the Planning Commission met on August 19, 2019. A representative with Lind Media was at the meeting, whom previously requested a continuance of use a digital billboard within 600 feet of a business, according to County regulations and ODOT informed that the sign was not in compliance. The request was approved. There was also an approval of a variance made by Susan Davis of adjourning driveway at 124 and 128 North East Street, due to lack of room required and no on street parking available. Jerry Haag Motors was also approved for a new address for a satellite used for emergency services. Charlie Guarino gave an update on the land bank and there were four properties that needed demolished and they were awaiting bids. The Master Plan was also discussed and there will be a joint Planning Commission and Council meeting on September 16, 2019 directly following the regular Planning Commission meeting at 5:00pm. The Master Plan will be discussed. The Commission appointed Paul Woley to serve unexpired term of Rob Holt.

#### **STANDING COMMITTEE REPORTS**

##### **FINANCE COMMITTEE (Justin Harsha, Chair)**

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

**STREET AND SAFETY COMMITTEE (Adam Wilkin, Chair)**

Mr. Wilkin read his report aloud and it was as follows:

“The Street and Safety Committee met on 8/22/2019 at 5:00pm in the upstairs conference room of the city building. Present was myself, Brandon Leeth, Patty Day, Shawn Adkins, and Dick Donely. Our discussion consisted of update of annual revision of the City Code of Ordinances. All members were present, and the meeting began on time. The Street and Safety Committee was tasked with updating a few of the ordinances within our city code. These ordinances pertain to the Fire Department, automatic alarms within the city, as well as updating our employment policies. The meeting was very brief as we already had an idea of the changes we would like to see made. This was more or less a final meeting regarding the codes in order to bring the changes before full council. I motioned to bring the changes before council. All were in favor. Mr. Leeth motioned to adjourn. All were in favor. Meeting adjourned at 5:12PM.”

There were no questions of Mr. Wilkin.

**UTILITIES COMMITTEE (Brandon Leeth, Chair)**

Mr. Leeth was absent, so there was no report.

**ZONING AND ANNEXATION COMMITTEE (No Chair)**

No meeting. There were no questions asked.

**COMMUNITY ENHANCEMENT (Claudia Klein, Chair)**

No meeting. There were no questions asked.

President Eichinger brought up the upcoming Census that Council and the community was briefed on the previous month. He expressed that he would like to see a 2020 Census committee of Council members to support and encouraging the Census. He appointed Patty Day to be the Chair and Justin Harsha and Mary Stanforth to be members of the committee.

**UNFINISHED BUSINESS**

- **PASSAGE OF ORDINANCES & RESOLUTIONS (THIRD READING):**  
None
- **SECOND READING OF ORDINANCES & RESOLUTIONS:** None
- **FIRST READING OF ORDINANCES & RESOLUTIONS**

**Resolution No. 19-30** A Resolution authorizing the Safety and Service Director to prepare and submit an application to participate in the Ohio Public Works Commission State Capital improvement and/or local transportation improvement program(s) and to execute contracts as required for North East Street Improvements Phase III.

Motion: Claudia Klein moved, seconded by Patty Day to approve and adopt the

legislation. All yeas. The legislation was approved and adopted.

**Resolution No. 19-31** A Resolution authorizing the Safety and Service Director to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement program(s) and to execute contracts as required for the Selph Road Reservoir Walkway.

Motion: Mary Stanforth moved, seconded by Claudia Klein to approve and adopt the legislation. All yeas. The legislation was approved and adopted.

**Ordinance No. 2019-08** An Ordinance to provide for additional duties assigned to the Chief of Police and to declare an emergency.

Some discussion took place about the need, and that Chief Daniels was doing two jobs and needed properly compensated for that. The additional compensation to the Chief is \$20,000.00 a year and that amount will be dispersed between all departments within the City. Mr. Donley mentioned the Fraternal Order of Police was also fine with the additional duties, of IT being assigned to the Chief.

Motion: Adam Wilkin moved, seconded by Justin Harsha to declare an emergency. All yeas. The legislation was declared an emergency.

Motion: Claudia Klein moved, seconded by Mary Stanforth to suspend the three-reading rule. All yeas. The three-reading rule was suspended.

Motion: Justin Harsha moved, seconded by Claudia Klein to approve and adopt the legislation. All yeas. The legislation was approved and adopted.

**Ordinance No. 2019-09** Ordinance approving and adopting the 2019 – 2023 County Wide All Natural Hazards Mitigation Plan.

Motion: Patty Day moved, seconded by Ann Morris to suspend the three-reading rule. All yeas. The three-reading rule was suspended.

Motion: Ann Morris moved, seconded by Claudia Klein to approve and adopt the legislation. All yeas. The legislation was approved and adopted.

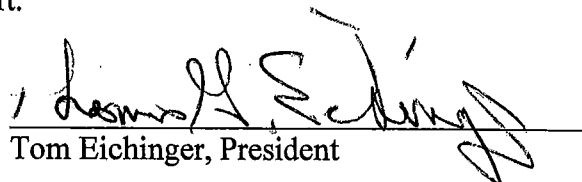
**NEW BUSINESS:** None

**ADJOURN**

Motion: Justin Harsha moved, seconded by Adam Wilkin. Council adjourned at 7:51 p.m.

The next scheduled meeting of the Hillsboro City Council is Tuesday, October 15, 2019 at 7:00 p.m. in the Hillsboro Municipal Court.

  
Heather Collins, Clerk

  
Tom Eichinger, President