

HILLSBORO CITY COUNCIL MEETING
Hillsboro Municipal Court – 130 Homestead Drive

August 10, 2015

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 Hastings, Todd Wilkin, Safety and Service Director; Fred Beery, Law Director; Gary Lewis, Auditor; and Debbie Sansone, Clerk.

ROLL CALL

Bill Alexander, Tracy Aranyos, Dick Donley, Justin Harsha, Claudia Klein, Ann Morris, and Becki Wilkin were present.

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

MINUTES

There were no additions or corrections to the minutes from the Regular Meeting on July 13, 2015. The minutes were approved.

MONTHLY REPORTS

There were no questions about the July 2015 monthly reports and the Clerk read the reports by title only: Auditor, Income Tax Bureau, Police, Public Utilities, Street, Wastewater Treatment, Water Meter, Water/Sewer Maintenance, and Water Treatment.

PUBLIC REQUESTS

No requests

COMMUNICATIONS

- Jennifer West, Highland County District Library – Concerns about removing the traffic signal at Oak and Main Streets and proposed a reconfiguration of the intersection

Mr. Wilkin will contact Ms. West and clarify that only one traffic light is being considered for removal (Oak Street) and not both.

President Koogler read a letter addressed to the Mayor of Hachioji, Tokyo, Japan recognizing Yuiko Higashi, the student staying with Mr. Wilkin's family as part of an international exchange program. The letter thanked the mayor for the opportunity for cultural exchange and the promotion of good will between the two cities. President Koogler presented the letter to Yuiko to take to the Mayor of Hachioji.

CITIZENS' COMMENTS

Joe Mahan, President of the Hillsboro Uptown Business Association (HUBA), asked for Council's permission to hold the annual Christmas Parade on November 28, 2015 (Saturday after Thanksgiving) at 7:00 p.m. with a Santa's Workshop before the parade at the Times Gazette Media Room. He asked that the City help with the insurance coverage

as in the past and HUBA will contract with the Police Department for event coverage. President Koogler asked if the Administration had any concerns with the change to an evening parade. Mayor Hastings said the evening parade was a good idea but HUBA should be sure that the Santa's Workshop is not subject to prevailing wage.

MOTION Ms. Aranyos moved, seconded by Ms. Klein, to approve the Christmas parade on November 28, 2015 at 7:00 p.m. on the usual parade route. There was no further discussion. Vote: all yeas.

Jennifer Reed, Johnson Street, addressed council regarding the violations for tall grass at her residence. She asked what the yard maintenance ordinance controlled. President Koogler said that ordinances are enacted to protect the public interest and in this case the adjoining properties, and to maintain the aesthetics of the property. She questioned the control of aesthetics and President Koogler said the statute was not unique to Hillsboro and nearly every municipality has such an ordinance. Ms. Reed cited a court case of a property owner that sued a city and won. President Koogler told Ms. Reed that she has had numerous opportunities to present her case and council is not going to reconsider the property maintenance ordinance and her remedy is a judicial matter for the courts to decide. This council will not change its position.

Ms. Reed repeated points she raised at other council meetings questioning the government's right to control what she does in her yard. President Koogler reiterated that Council will not change its position on this matter and if Ms. Reed would like to move forward with it, she can litigate the matter and let the court decide. Mr. Donley said that the court case that Ms. Reed cited is the action she needs to take. When Ms. Reed asked if Council felt she was in violation of the ordinance, Mr. Alexander said that it is not Council that enforces the ordinances. Council enacts the ordinances. Ms. Reed was again repetitive with her complaints. President Koogler ended the discussion.

COMMUNICATIONS FROM THE MAYOR (Drew Hastings, Mayor)

Mayor Hastings invited Yuiko to join him for a picture presentation. He asked her to accept a picture of Uptown Hillsboro as a token of her visit and a reminder of her new friends and memories of her visit. He said he hoped that one day she could return to Hillsboro.

On July 24, Mayor Hastings and representatives from HURP and the Revolving Loan Fund Committee presented façade improvement checks to Lincoln Financial and Blossoms 'n Buds. The Mayor commended both businesses for their contribution to the improvement of Uptown Hillsboro.

The city received an award of nearly \$900,000 from the Small Cities Fund for improvements on Harry Sauner Road from Kibler Lumber to the intersection of US 62. The improvements include a center turn lane, curbs, gutters and sidewalks in the continuing effort to improve traffic flow in that area. The funds will be available in 2016.

The pedestrian bridge across from Walgreens on High Street will start in September and is scheduled for completion in October. The money for this project was given to the city as part of the 2014 State Capital Budget request for the overall sidewalk plan to connect the city from the center of town to Southern State Community College and Liberty Park. The city will request more money from the next State Capital Budget to help complete the project.

Another project, North East Street, will commence in the next few weeks and will run from Main Street to North Street, which includes new storm sewers, new curbs, gutters, and sidewalks and new asphalt. The project should be completed by October. The right-turn lane on US 62 at Pizza Hut will also start next month with an October completion date.

The most recent meeting with the newly formed CIC, known as the Hillsboro Area Economic Development Corporation, was a very positive meeting. The Mayor was encouraged by the sense of enthusiasm for undertaking economic development efforts in the city. The members expressed their support and interest in helping to complete the Plaza project. Their involvement may help reduce the cost of the project. There was positive discussion about the redevelopment of the front of the Colony Theatre. Request for Proposals were sent to architects and engineers to see if there is any interest in developing the Colony. After reviewing the YMCA project, the CIC voted to decline any involvement with the project at this time. Since the vote, the Mayor had discussion with some of the members and felt the CIC might need clarification on the project.

There were no questions for Mayor Hastings.

SAFETY AND SERVICE DIRECTOR'S REPORT

Mr. Wilkin announced Sherry Davis as the July Employee of the Month. Sherry was nominated for her outstanding work performance in July and throughout the year as well. She has been employed by the City of Hillsboro for 5-1/2 years in the Tax Office. Mr. Wilkin thanked her for her dedication to the city. Captain Ron Priest will retire from the Hillsboro Police Department after twenty-six years. Mr. Wilkin thanked Captain Priest for his dedication to the department and wished him well in retirement. He will retire on August 27, 2015.

Mr. Wilkin asked, on behalf of the Administration, to extend the moratorium on the scheduled increase for water and sewer rates. Council placed a moratorium on scheduled increases in 2014. Currently residents pay \$9.08 for water and \$28.02 for sewer for the first 133 cubic feet of usage. This is a minimum billing of \$37.10. If the rate increase takes place, the monthly minimum billing would be \$39.74, a 6-1/2% increase. Mr. Wilkin said he felt confident in recommending the extension of the moratorium for one more year and then review the finances.

A walk-through of the Colony Theatre is scheduled for August 13, 2015 at 2:00 p.m. for interested parties responding to the RFP for renovation. Council is welcome to attend the walk-through.

The city is required to pay prevailing wage on work performed in the city that meets the required thresholds. The Administration would like Council to consider passing legislation that would limit the use of prevailing wage when a project is funded through the General Fund. This would ensure that tax payers' money is spent properly, effectively, and wisely. The cost of a project could be decreased by 25% if prevailing wage was not required. The savings could be used for more paving, critical sewer and water line repairs, and more return for the taxpayers' dollar.

President Koogler placed the matter in the Finance Committee. Mr. Wilkin said the water and sewer rates are scheduled to increase on September 1 and would like Council to review the matter. President Koogler asked Mr. Lewis if he shared the same optimism as Mr. Wilkin regarding the enterprise fund. Mr. Lewis said the city is "holding its own" in both the water and sewer funds. He also stated that although the minimum rates were quoted, the average water/sewer bill for a family of four is over \$100/month and it is a hardship on the working families of the city. He endorsed the moratorium and suggested reviewing the matter in one year. He also said that although the ordinance states the increase is 3% of the rate, in actuality the increase on an average bill is closer to 6%. President Koogler asked Ms. Wilkin if, as the chairperson of the Utilities Committee, did she support the moratorium. Ms. Wilkin answered "Absolutely." President Koogler opened the floor for discussion and debate.

MOTION Mr. Donley moved, seconded by Ms. Wilkin, to continue the moratorium for another year. There was no further discussion. Vote: all yeas. The moratorium was approved.

There were no questions for Mr. Wilkin.

AUDITOR'S REPORT (Gary Lewis, Auditor)

Mr. Lewis presented the year-to-date fund report and year-to-date bank report with a balance of \$6,100,911.35 in various bank accounts and in investments and cash-on-hand for operational purposes. Mr. Lewis asked for a motion from Council to accept the report. There were no questions for Mr. Lewis.

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

Mr. Lewis explained the legislation presented to Council:

A resolution to decrease appropriations in the 506 Water Improvement Fund to align the cost of the improvements in 2014 and 2015 with funds available in order to prevent overspending in that area.

PLANNING COMMISSION (Mayor Hastings, Chair)

The Planning Commission met at 5:30 p.m. on July 21, 2015 in the Hillsboro Firehouse Community Room. Present for the meeting were Buck Wilkin, Chair, Mayor Hastings,

Todd Wilkin, Safety and Service Director, Ruth Robbins, Tom Eichinger, and our newest member, Stephen Crouch.

The committee approved the minutes from the June meeting. The Commission is waiting for a deed from the Highland County Agricultural Society before giving final approval to the Society to construct a fence and plant trees at the end of Chariss Avenue. The deed is for enough property at the end of Chariss for a cul-de-sac to facilitate a turning area for emergency vehicles. NOTE: The recorded deed was received by Administration on August 7, 2015.

The Commission discussed the proposed commercial zoning of North High Street from just north of Wendy's to Alley 21. Some of the concerns were increased traffic in an already heavy traffic area, development of unwanted businesses, and development that might detract from the Uptown, or from the proposed Roberts Road extension. Development should be contingent upon the street being widened in that area. The Commission would like public input regarding the rezoning request.

Ann Morris and Tracy Aranyos were present for the meeting and Ms. Morris updated the Commission about the Uptown Plaza plans, stating the matter was placed in committee. After discussing the Plaza, the Planning Commission unanimously voted to endorse the implementation of the Uptown Plaza.

The Sidewalk program was discussed and Todd Wilkin said the city sent out RFQs and will create a list of approved contractors from the response. Options for funding were discussed as were plans for reducing the cost of sidewalks to the property owners. The Shade Tree Commission will be revived to help with any tree issues as they relate to sidewalks to assure nuisance trees are removed and new trees are conducive to growth near the sidewalk. Currently the Shade Tree Commission consists of Todd Wilkin, Safety and Service Director; Claudia Klein, Community Enhancement Committee; Buck Wilkin, Tom Eichinger, and Richard Cundiff, Arborist. One more member is needed and if anyone is interested, please contact the Mayor's Office.

Chairman Wilkin announced the formation of the Hillsboro CIC, stating the non-profit status was approved and they are currently procuring insurance for the members. The CIC will enter into an agreement for each project it undertakes on behalf of the City.

There were no questions for Mayor Hastings.

STANDING COMMITTEE REPORTS

FINANCE COMMITTEE (Dick Donley, Chair)

No report

PROPERTY MAINTENANCE AND RESTORATION (Ann Morris, Chair)

The next meeting is scheduled for August 25, 2015 at 5:30 p.m. at the Hillsboro Firehouse to discuss the Plaza project and review the cost estimate. The Colony Theatre will also be discussed.

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

No report

STREET AND SAFETY COMMITTEE (Justin Harsha, Chair)

No report

UTILITIES COMMITTEE (Becki Wilkin, Chair)

No report

ZONING AND ANNEXATION COMMITTEE (Tracy Aranyos, Chair)

The meeting was called to order at 5:30 P.M. on July 30, 2015 at the Hillsboro Firehouse. In attendance were committee members Claudia Klein, Justin Harsha, and Tracy Aranyos. Council member Ann Morris was also present.

This was the first public meeting concerning the citizens request to change the zoning to commercial for the properties on the east side of North High Street between Wendy's north to the driveway of the Water/Sewer Maintenance building near Alley 21. No one from the public attended the meeting and there was no discussion but the committee waited until 5:45 P.M. to adjourn.

COMMUNITY ENHANCEMENT (Claudia Klein, Chair)

Amanda Knauff reported on the Community Enhancement meeting on July 20, 2015 at 6:00 p.m. at the Hillsboro Firehouse. Present for the meeting were committee members Claudia Klein, Becki Wilkin and Dick Donley. Also present were Joe Mahan, Amanda Knauff, Doug Farber, Sally Renk, Avery Applegate, Susan (unknown), and Stephen Crouch. Amanda Knauff is the leader of Brownie Troop No. 134 in Hillsboro and her daughter won a merit award scholarship for \$1,000. Her daughter asked the Brownie troop how they wanted to spend the money and they decided upon an Uptown mural of a 1930's scene. The plan is to paint a mural on Margaret VanFrank's building at Walnut and High Streets and Dwayne Richards, who did the mural in Port William and Sabina, will paint it for approximately \$10,000. An image of the Brownie troop selling Girl Scout cookies will be depicted within the mural.

The Elks pledged \$1,500 and Tissot's Home Center offered to provide the supplies at a discounted price. Doug Farber, Hillsboro Uptown Renaissance Program (HURP) offered to see what his committee could do in the way of fund raising and will discuss it at their August 19 meeting.

Council liked the idea and supported it. Mayor Hastings said the Revolving Loan Fund committee may be able to assist with the cost of the mural. The troop has approximately

\$2,500 and Mr. Wilkin said the city would figure out a way to get the mural done. Mayor Hastings asked if there was a time frame for completion and Ms. Knauff said they wanted to do it as soon as possible. Mr. Richards will work with the troop. Mr. Wilkin suggested Ms. Knauff get some cost estimates for the renderings and President Koogler asked her to supply the Administration with all of the information she has at this time.

There were no questions for Ms. Klein.

UNFINISHED BUSINESS

PASSAGE OF ORDINANCES AND RESOLUTIONS (THIRD READING)

None

SECOND READING OF ORDINANCES AND RESOLUTIONS

None

FIRST READING OF ORDINANCES & RESOLUTIONS

- **Resolution No. 15-28** A Resolution to Decrease Appropriations in the 506 Water Improvement Fund *Introduced by the Auditor* The resolution is appropriations in nature and does not require suspension of the Three Reading Rule.

MOTION Ms. Klein moved, seconded by Ms. Aranyos, to approve and adopt the resolution. There was no further discussion. Vote: all yeas. The resolution was approved and adopted.

NEW BUSINESS

None

ADJOURN

At 7:55 p.m., Ms. Wilkin moved, seconded by Ms. Klein, to adjourn. Vote: all yeas.

The next scheduled meeting of the Hillsboro City Council is September 14, 2015 at 7:00 p.m. in the Municipal Court.

Lee Koogler, President

Debbie Sansone, Clerk