

HILLSBORO CITY COUNCIL MEETING
Hillsboro Municipal Court – 130 Homestead Drive

November 9, 2015

CITY COUNCIL

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

ROLL CALL

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

President 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 October 13, 2015. Council approved the minutes.

MONTHLY REPORTS

There were no questions about the October 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

- Anchor Sign – Request sign variance on behalf of Hibbett Sports (extra sign)
- Lowell's Landscapes LLC – Request sign variance (extra sign)
- ODOT – Consent Legislation for FY2018 Resurfacing (SR 138 - Danville Pike)

CITIZENS' COMMENTS

Ron Ludwig, Sherwood Auto & Campers, asked Council to grant a variance for an additional sign on the existing pylon sign at his business on North High Street. Mr. Wilkin explained that he approved one sign and the request before Council was to change the "skin" on an existing sign. Mr. Donley clarified the sign change and commented that the sign was already installed. President Koogler explained that only the aesthetics changed and not the sign structure or location and asked for a motion to approve the request.

MOTION Ms. Aranyos moved, seconded by Mr. Harsha, to approve the sign variance for Sherwood Auto & Campers. Vote: all yeas. Council approved the variance.

COMMUNICATIONS FROM THE MAYOR (Drew Hastings, Mayor)

Mayor Hastings stated that the past month was uneventful but then corrected himself to say “No it wasn’t - I was re-elected! Son of a gun.” He told Council he was happy, honored and grateful to be in front of Council for another four years to serve the city.

“If City Council or anyone else were unsure of what your constituents and residents want for this city, this last election should make it very clear. What our city wants, and our citizens and our voters, is action. They want progress, they want improvements, and they want this administration to keep doing what it has been doing and for the most part, for voters, it can’t happen fast enough. What meant little to the voters of this last Mayoral election was how many years you lived here, what your last name is, and negativity - negativity in any form that gets in the way of moving Hillsboro forward.

Uptown Hillsboro. The center of our city, the county seat. When I was out talking to voters in every one of your wards almost everyone agreed, amongst other things, that Uptown revitalization was a priority. I’ve obviously thought it was – I bought property uptown at a time - five, eight years ago - when you couldn’t give it away. Four of the five buildings that I purchased were vacant or uninhabitable and, frankly, I was the only bidder on any of them. And that was long before I ever thought of running for this office.

I think there is a tendency among some that think that a mayor who owns Uptown property has a built-in agenda of sorts to focus city efforts towards Uptown. My answer to that is: I believed in Hillsboro’s Uptown as a private sector developer and I continue to believe in it as a public sector developer as Mayor. I own six out of approximately 100 buildings uptown. Do all of us property owners hope someday our investments will become more valuable? Of course we do – but it will be because the city itself becomes more valuable.

But we obviously have more to tackle than just our Uptown and the upcoming budget reflects that. The budget that we put forth to pass next month reflects residents’ concerns and our efforts towards fighting blight, the drug problem, sidewalk repair program, paving, and a number of other pertinent issues. I’m excited, I’m re-inspired, and I think the voters have made our jobs easier by eliminating much of the guesswork about the direction they want our city to go.

I look forward to working with all of you in the upcoming four years. We have big plans and big challenges ahead but it will be an exciting time to be in public service in Hillsboro, Ohio.”

Mayor Hastings then distributed a draft of the Hillsboro Uptown District Plan to all Council members asking for their review and input. He asked that they review the plan before they review the 2016 budget because it will help to focus on how the budget

pertains to the Uptown Plan. He will ask for the Planning Commission's review and approval and hopefully adopt it as a formal working document.

There were no questions for Mayor Hastings.

SAFETY AND SERVICE DIRECTOR'S REPORT

The employee of the month is Aaron Milburn, Street Department, who has been with the city for fourteen years. He was nominated by his supervisor for the work he performed in October and for stepping-up in leading the Public Works Department. Mr. Wilkin expressed his appreciation for Mr. Milburn's dedication to the city.

The 2016 budget is nearly ready and Mr. Wilkin asked President Koogler to place it into the Finance Committee for review in order to approve the budget at the December meeting.

The pedestrian bridge on North High Street is complete. To explain the incomplete sidewalk leading to and from the bridge, Mr. Wilkin reminded Council that the request made for funds from the State Capital Budget for 2014 was \$400,000 but only \$100,000 was awarded. The original plan included sidewalks and the bridge. However, the biggest concern was safety for pedestrians at the location of the bridge where they were walking on the highway to cross the creek. A crosswalk on North High Street is planned at the Northview intersection to allow access to the bridge. The hospital agreed to install sidewalks on their property once the bridge was installed. The Administration will work with the state, local businesses and residents to implement the sidewalk program. The plan allows for sidewalks from the center of town to Liberty Park.

The North East Street project is causing a lot of traffic congestion throughout town. North East Street will now be open each evening from 6:00 p.m. to 6:00 a.m. and on the weekends. It will be shut down on work days. Police officers will help with traffic congestion from 3:00 p.m. to 5:00 p.m. Paving and striping are scheduled for the following week and the project will be completed soon.

The city received a \$49,000 grant from ODNR (NatureWorks) to build a new pavilion and create a dog park, both in Liberty Park.

Mr. Wilkin announced the retirement of Randy Barr, Public Utilities Manager, effective February 29, 2016. Mr. Barr has been employed by the City of Hillsboro for twenty-six years and his experience and knowledge will never be replaced. He expressed appreciation for Mr. Barr's hard work, blood, sweat, and tears given to the city. He will be sorely missed. The City will send out a notice concerning the job vacancy and he hopes to have the position filled before Mr. Barr leaves in February.

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 \$6,289,840.42 in various bank accounts and in investments and cash-on-hand for operational purposes. He asked for a motion from Council to accept the report. There were no questions for Mr. Lewis.

MOTION Ms. Morris moved, seconded by Ms. Klein, to accept the Auditor's report. There was no discussion. Vote: all yeas. Council accepted the report.

Mr. Lewis explained the resolutions before Council:

- The Police chief requested an increase in appropriations in 213 Enforcement & Education Fund. The funds are designated for police activities.
- The transfer request from the General Fund to the General Bond Retirement Fund adjusts the transfer projection made at the beginning of the year.

PLANNING COMMISSION (Mayor Hastings)

The Planning Commission met at 5:30 p.m. on October 20, 2015 in the Hillsboro Firehouse Community Room. Present for the meeting were Kevin Barreras, Stephen Crouch, Tom Eichinger, Drew Hastings (Mayor), Ruth Robbins, and Buck Wilkin, Chair. The committee approved the minutes from the September meeting.

The Planning Commission discussed hiring an expert consultant to review and assess the zoning and zoning rules in the City. Mr. Wilkin is contacting companies for quotes and will budget for a consultant in 2016. It was agreed that the zoning ordinances must be updated before the zoning map is reviewed for changes.

The Commission discussed Uptown residential units and agreed that first floor residential units should not be allowed in the Uptown Historic District. Mayor Hastings offered a draft of the Hillsboro Uptown District Plan for the Commission's review and comments. There is a lot of interest in Uptown residential living.

City code states that sidewalks are the responsibility of the property owner. A recommendation was made to ask the business owners on the west side of North High Street to install sidewalks where needed.

Mr. Crouch invited the Commission to participate in a Webinar at the Highland County Health Department to learn about land banks. He also shared the information he learned at a land bank conference, which covered how to create a land bank, how to fund it and how it could be used for economic development.

The meeting adjourned at 6:50 p.m. The next regular meeting is November 17, 2015 at 5:30 p.m. in the Firehouse Community Room.

Mayor Hastings noted that the zoning issue is a priority to make it standardized and coherent. It could help the city obtain more grants, clean-up zoning problems, and allow for better planning. The Commission will schedule a public hearing for the change to

residential requirements in the Uptown District. He explained that Land Banks are used to acquire and dispose of blighted properties.

There were no questions for Mayor Hastings.

STANDING COMMITTEE REPORTS

FINANCE COMMITTEE (Dick Donley, Chair)

Mr. Donley explained that the meeting with Grow! Highland County was postponed until after the 2016 budget was approved. President Koogler placed the 2016 Budget in the Finance Committee.

PROPERTY MAINTENANCE AND RESTORATION (Ann Morris, Chair)

The Property Maintenance and Restoration Committee met at 5:45 p.m. prior to the Council meeting on November 9, 2015. All committee members were present: Justin Harsha, Dick Donley and Ann Morris, Chair. The agenda included requests from Hibbett Sporting Goods and Lowell's Landscapes for sign variances.

Hibbett asked for two additional signs in addition to the pylon sign in front of the business. Both signs requested are to be secured to the front of the building, one on either side of the entrance. They both have the same wording of "Hibbett Sports". The committee recommends to council to allow one additional sign on the right side of the building (as facing the building), but not grant a variance for the sign on the left side of the entrance. Because both signs have the same wording, the Committee did not see the advantage of having two additional signs. A motion was made by Mr. Donley to recommend that Council approve a variance for one sign and Mr. Harsha seconded the motion.

Next on the agenda was the sign variance request from Lowell's Landscapes for an additional sign on the south side of their building. Their current lighted sign faces North West Street but there is a need for a more visible sign facing south. Mr. Harsha moved to recommend that Council approves the variance and Mr. Donley seconded the motion.

Ms. Morris asked that the Plaza Report and Colony Theatre be removed from her committee. President Koogler removed the items.

MOTION Mr. Donley moved, seconded by Ms. Wilkin, to grant the variance to Hibbett Sports for one sign only on the front of the building. Vote: all yeas.
Council approved the variance.

MOTION Mr. Donley moved, seconded by Ms. Klein, to grant a variance to Lowell's Landscape for an additional sign on their building. Vote: all yeas.
Council approved the variance.

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

No report

STREET AND SAFETY COMMITTEE (Justin Harsha, Chair)

The Street and Safety Committee met at 6:00 p.m. on November 9, 2015 to discuss the Festival of the Bells. Mr. Harsha and Ms. Morris were present at the start of the meeting and Ms. Aranyos was present later in the meeting. Many people were present for the meeting. The Committee discussed how to open lines of communication with the Festival of the Bells (FOB) committee. The City would like to be more involved with the Festival. The FOB Committee raised many issues, as did Council and Administration. All parties will work towards a better relationship. It will be a work in progress. (End of report)

Mayor Hastings asked if anything specific was discussed regarding what should be accomplished. Mr. Harsha said possible relocation was mentioned by the city-side as a long-term plan. Mr. Wilkin said at least the city is talking with the FOB about the future. President Koogler said it could be more of a partnership. Mr. Harsha said that the FOB will notify the city of the date of their next meeting. The city will need a representative to attend.

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

PASSAGE OF ORDINANCES AND RESOLUTIONS (THIRD READING)

None

SECOND READING OF ORDINANCES AND RESOLUTIONS

None

FIRST READING OF ORDINANCES & RESOLUTIONS

- **Resolution No. 15-38** A Resolution to Increase Appropriations in the 210 Enforcement & Education Fund *Introduced by the Auditor* The resolution is appropriations in nature and does not require a suspension of the Three Reading Rule.

MOTION Mr. Donley moved, seconded by Ms. Klein, to approve and adopt Resolution No. 15-38. There was no further discussion. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 15-39** A Resolution to Increase Transfers from General Fund 101 to General Bond Retirement Fund 301 *Introduced by the Auditor* The resolution is appropriations in nature and does not require a suspension of the Three Reading Rule.

MOTION Ms. Klein moved, seconded by Ms. Aranyos, to approve and adopt Resolution 15-39. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 15-40** A Resolution for Consent Legislation for ODOT FY18 to Resurface a Portion of SR 138 (PID 98151) *Introduced by the Safety and Service Director*

MOTION Ms. Wilkin moved, seconded by Ms. Klein, to read Resolution 15-40 by Title Only. Vote: all yeas. The Clerk read the resolution by Title Only.

MOTION Mr. Donley moved, seconded by Ms. Morris, to suspend the Three Reading Rule. Vote: all yeas. Council suspended the Three Reading Rule.

MOTION Ms. Wilkin moved, seconded by Ms. Aranyos, to approve and adopt Resolution No. 15-40. Vote: all yeas. Council approved and adopted the resolution.

NEW BUSINESS

President Koogler informed Council that the Ohio Revised Code allows for an increase in liquor permits in the city if an Entertainment District formed. He said that there used to be restaurants downtown where a drink and dinner were available. As businesses closed, the liquor licenses went elsewhere and there are none at this time. Creating an Entertainment District is a way to increase the licenses through the Ohio Department of Commerce – Liquor Control Division. Council can enact legislation to allow the district after defining the area and it will increase liquor permits in that area. President Koogler believes it is a great economic development tool to help revitalize downtown. It could also be used on Harry Sauner Road to try to facilitate the development in that area especially with the completion of the Hobart-Carl Smith Drive extension. President Koogler placed the matter in the Finance Committee and the Community Enhancement Committee. He added that he is not looking to restore Hillsboro to the days of Eliza Jane Thompson when there was a saloon on every corner. The idea is to move the city forward by providing more choices.

ADJOURN

MOTION At 7:40 p.m., Ms. Aranyos moved, seconded by Ms. Klein, to adjourn. Vote: all yeas.

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

Lee Koogler, President

Debbie Sansone, Clerk