

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

**February 8, 2016**

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; 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.

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

**MINUTES**

There were no additions or corrections to the meeting minutes from January 11, 2016. The minutes were approved as written.

**MONTHLY REPORTS**

There were no questions about the January 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. Council also received annual reports from Municipal Court, Hillsboro Police Department and the Water Treatment Plant.

**PUBLIC REQUESTS**

Noreen Gibson, Noreen School of Dance, wants to update her sign at her dance studio and learned that there will be a permit fee to replace the sign. After twenty years of business, she would like to upgrade the look of her building. She was not trying to avoid the permit but questioned for herself and for other small businesses in town, the need for a fee to upgrade an existing sign. Ms. Gibson agreed that a permit was needed to ensure the replacement sign is appropriate but she felt businesses should not pay another permit fee for improving the look of their business. She asked Council to consider amending the sign ordinance to require a permit for the replacement of an existing sign but not charge a fee. She expressed the need to help small businesses in this way.

President Koogler said that in eleven years on city council, the sign ordinance evolves with a change almost every year to handle concerns that arise. He placed the issue in the Property Maintenance and Restoration Committee. Ms. Morris, chair of the committee, said that she was not speaking for the committee but she saw the plan for the sign upgrade and it was very similar to the existing sign. She believed the committee would recommend that the fee be waived. Ms. Morris said that the sign ordinance was before council for passage to lower the sign fees. She will call a meeting later in the month to discuss amending the ordinance to cover the inspection fee for replacement signs and no fee for signs that do not require inspection. She recommended that the permit (approval) process remain in place.

## **COMMUNICATIONS**

Council members received a reminder from the Ethics Commission to file the 2015 Financial Disclosure Statement.

## **CITIZENS' COMMENTS**

Steve Williams, Hillsboro resident, addressed Council stating he asked Council in December to take action against Mayor Hastings for his Facebook posting, and asked again at the January 2016 meeting. He asked for Council to take a position on the matter. The group he represents wants to know if Council will take action or not. The comments addressed to Council in December have nothing to do with the current investigation of the Mayor and Mr. Williams said his group refuses to allow Council to piggy-back the Facebook issue on the investigation as a reason to refuse to take action. President Koogler said that he did not want to do anything to jeopardize the criminal investigation. He understands Mr. Williams' position that one has nothing to do with the other but the law director feels otherwise. President Koogler opened the floor to Council to comment on the matter.

Ms. Aranyos asked for clarification of Mr. Williams' request. Mr. Williams said that at the December meeting he asked for a review or censure for the comments the Mayor made on Facebook. Ms. Aranyos said she read the comments and did not feel that it was offensive and the Mayor was stating current problems in the country. She did not believe he intended to be offensive and would not recommend censure. Mr. Williams then referred to not just the one Facebook posting but all postings made by the Mayor in the past several years. President Koogler asked Mr. Williams to allow Council to speak. Ms. Aranyos said that taking comments out of context will only lead to more arguments and no one will ever agree on anything.

Ms. Morris said that she believed the Mayor's post referred to national and world affairs and nothing local. It never occurred to her that his comments were directed to local affairs.

Ms. Klein said that when you watch the news everyday it is frustrating and she believes Mayor Hastings comments referenced the national news and not the Hillsboro community. She does not believe that Hillsboro reflects what is projected on the news.

Mr. Harsha said he had conversations with President Koogler and agrees that there should be a meeting to address the comments but not until the criminal investigation is complete. He feels a decorum policy should be discussed for not just the Mayor but for all Council members as well.

Mr. Alexander said he does not use Facebook and hesitates to make a comment until he has read the posting. He asked Mr. Williams to provide him with a copy of the posting and then he will speak "on record." Mr. Williams will give a copy of the posting to Mr. Alexander. Mr. Alexander then commented that he read a reference to racial divide or racial warfare and he does not believe that it is typical of Hillsboro or our nation.

Ms. Wilkin said she did not take offense to the posting but the matter warrants more discussion. Mr. Donley said that he has known Mr. Williams for a long time and has lived in the community for a long time and sometimes people say things they wish they could take back. He agrees that guidelines should be considered to outline that postings such as this are not acceptable.

Mr. Williams expressed his appreciation for the dialogue from Council. He felt it was a step in the right direction.

Joe Mahan, President of the Hillsboro Uptown Business Association (HUBA), asked Council for permission to hold the Christmas Parade on December 10, 2016 at 6:00 p.m. with a rain-date on December 17, 2016. The theme is “Dr. Seuss Christmas.” He hoped that the City would again cover the insurance for the event and HUBA will contract for the traffic control.

**MOTION** Mr. Donley moved, seconded by Ms. Klein, to grant permission for the Hillsboro Christmas Parade on December 10, 2016 with a rain date on December 16, 2016. There was no further discussion. Vote: all yea. Council approved the Christmas Parade dates.

Mr. Mahan presented Council with the 2016 list of HUBA events.

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

Mayor Hastings said that sometimes Donald Trump says things that make him want to cringe for Trump and wonders if he is a viable candidate for President. Then he read Trump’s campaign motto “Make America Great Again” and realized why Trump has so much support. The Mayor said that is why there has been so much support to revitalize Hillsboro. He said he has been elected twice because the citizens want a better Hillsboro. If Council will recall, they were elected because the citizens believed they were on the same path to make a better and revitalized Hillsboro.

There is legislation presented to Council to purchase two buildings. However, it is about much more than purchasing property. One of the buildings is a storage building behind the Police Department and the other is the “Armintrout” building on Governor Trimble which is a component of the proposed plaza. That is what is being voted on. Do we want a revitalized Hillsboro? The building is one component of a plaza that will be a community gathering spot for regularly planned events as Mr. Mahan showed with the ambitious HUBA schedule for 2016. The plaza lays the ground work for a designated Entertainment District which encourages Uptown residential living and attracts new businesses to the Uptown. This in turn shows to a developer, such as for the hotel, that the city is serious about Economic Development. Mayor Hastings stated his belief that if the Uptown is more attractive with more things to do for families and gives young people something to do – an event that is more appealing that particular night then trying heroin for the first time – then it is worth building the plaza. He asks all members of Council to do the right thing and vote “yes” for the legislation to purchase the property and vote “yes” for Hillsboro. A “no” vote, in this case, is a vote to accomplish nothing.

Mr. Harsha asked why the legislation was being presented as an emergency. He believes Council owes it to the city to give three readings of the legislation and allow the citizens to voice their opinions. Mayor Hastings said he did not request the legislation to be presented as an emergency and expected three readings on the legislation. Mr. Beery wrote it as an emergency and he did say that if it is presented as such and Council felt moved to vote for it, then it would go into effect immediately. Mayor Hastings said that he and Mr. Harsha have talked many times about how informed the public is regarding the project. He suggested that the present was a good time to discuss the plaza project and the building acquisitions or wait until time to vote, whichever President Koogler felt was best. President Koogler will open it for discussion or debate with the first reading. Mayor Hastings said he was ready to answer any questions. Mr. Harsha had no further questions or comments.

Mr. Donley said that he believes Council wants three readings on the legislation to purchase the property but as emergency legislation it will take effect immediately.

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

Mr. Wilkin announced Sergeant Steve Browder, Hillsboro Police Department, as the Employee of the Month. Sgt. Browder has been with the Police Department for over fifteen years and a sergeant for nine years. He was nominated for the work he performed in the month of January. Mr. Wilkin expressed his appreciation for Sgt. Browder's work in the department and thanked him for his dedication to the city.

Mr. Wilkin, Gary Lewis, Auditor, and Randy Barr, Water/Sewer Maintenance & Streets Manager, met with representatives of ODOT at the District 9 Offices in Chillicothe. Paving projects in Hillsboro in 2017, 2018, and 2019 were topics of discussion. In 2017, ODOT will pave US 62 from corporation line to corporation line. The city pays twenty percent of the cost and is responsible for the upgrade of all ADA ramps. In 2018, US Route 50 will be paved from corporation line to corporation line. Mr. Wilkin reminded Council that the money must be appropriated in the budget for those years. There was also discussion about the "Safe Routes to Schools" program, the sidewalk program, and the Roberts Lane/Fenner Road project.

The street sweeper will be used on a regular basis. The cost to hire a sweeper is approximately \$9,000 for one time. The purchase of a sweeper allows the city to create a routine maintenance program with a once or twice a month sweep, whatever is necessary. It will also help clean the small rocks left from using the Durapatcher.

The mediation with CH2M Hill for problems with the wastewater sewer plant project was cancelled and a CH2M Hill requested a 90-day extension for arbitration. They were awarded a two-week extension. Arbitration is scheduled in June 2016.

Mr. Wilkin informed Council that the Administration received applications for the Water/Sewer Streets Manager position to replace Randy Barr who is retiring. Mr. Wilkin expressed his happiness for Randy and his sadness for the city for losing a very valuable member of the team. The applications will be evaluated and he hopes to fill the position

soon. The deadline for applications for the Code Enforcement Officer is February 16, 2016.

Mr. Wilkin attended the Opiate Forum on January 28 and found the panel of experts to be very informative. A few of the panel members mentioned key components to the fight against heroin and he reiterated their points: we need prayer, we need the word of God, and acceptance of Christ to help combat this issue.

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 \$5,871,383.16 in various bank accounts and in investments and cash-on-hand for operational purposes. He noted that there is a negative balance on the bank report due to a late deposit that was not recorded when the report was generated. That particular account has a balance in excess of \$300,000. 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. Morris, to accept the Auditor's report. There was no discussion. Vote: all yeas. Council accepted the report.

Mr. Lewis explained the legislation he presented to Council:

- Reduce appropriations in 401 Tax Increment Fund to correct an error in the budget process
- Establish limits on blanket and super blanket purchase orders as recommended by the State Auditor and established by Council
- Increase appropriations in the 215 Law Enforcement Trust Fund for police operations

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

The Hillsboro Planning Commission met at 5:30 pm on January 19, 2016 in the Hillsboro Firehouse Community Room. Present for the meeting were: Kevin Barreras, Tom Eichinger, Drew Hastings and Todd Wilkin.

The January Planning Commission meeting is the Organizational meeting to nominate and elect officers. No other business is conducted by the Commission. The Commission elected Tom Eichinger as Chair. Mayor Hastings said Tom is the kind of person needed on the Planning Commission and was very pleased with the selection of him as Chair. Kevin Barreras was re-elected as Vice Chair. The meeting adjourned at 5:40 p.m. There were no questions for Mayor Hastings.

#### **STANDING COMMITTEE REPORTS**

##### **FINANCE COMMITTEE (Dick Donley, Chair)**

The Finance Committee met on January 28, 2016 at the Hillsboro Firehouse. Present for the meeting were Dick Donley, Ann Morris, and Bill Alexander. The Property and Maintenance Committee was also present: Ann Morris, Chair, Justin Harsha and Mr.

Donley. Council members Bill Alexander, Becki Wilkin, Claudia Klein, and Tracy Aranyos were also present as was Todd Wilkin, Safety and Service Director and Joe Mahan, President of HUBA. A few residents were also present for the meeting.

Peter Pence, Director of *Grow! Highland County*, addressed the committee to request participation and a donation from the City of Hillsboro. Mr. Pence explained how the organization works and the committee recommended that the Finance Committee review the budget and look at ear-marked funds for HUBA, Chamber of Commerce, and the Visitors Bureau and then have a follow-up meeting to determine if the committee recommends participation in *Grow!* and by what extent to participate.

At 6:00 p.m. the committee met in joint session with the Property Maintenance and Restoration Committee to discuss the purchase of 120 Governor Trimble Place (Armintrout Building) and the storage building behind the Police Department on West Walnut Street. The Finance Committee was assigned to review the structure of the acquisition before preparing legislation. The committee discussed the purchase or lease of the properties. The property at 120 Governor Trimble Place was offered to the city for \$65,000 and the storage building for \$50,000. The owner also offered to lease the properties for 10 years at 4.5% interest. Leasing the Governor Trimble property over ten years would cost \$80,838. By purchasing the property the city would save \$15,808 in interest. The storage building leased under the same terms would cost ~~\$62,183~~ \$77,183. The savings in interest by purchasing the building would be \$12,183. The owner of both properties, John Wilkin, also offered to reduce the total cost by \$5,000 if both properties were purchased and not leased.

Mr. Wilkin advised that funds were appropriated in the 2015 budget to lease the Governor Trimble property and encumbered in the 2016 budget. Money is encumbered for the demolition of the building and paving the resulting lot for parking. The city has been renting the West Walnut property and invested money into the building for use by the Police Department. The building has been a great asset for the department. Mr. Wilkin advised that \$160,000 in match funds was encumbered in the 2016 budget for a project on North East Street in anticipation of receiving a grant. The grant was not awarded to the city making the match funds available in the general budget. Prior to the meeting, Mr. Lewis confirmed that money had been appropriated in the budget for the purchases.

Mr. Alexander was in favor of purchasing the West Walnut Street property but was reluctant to purchase the Governor Trimble property. He questioned the need for the building in relation to construction of the proposed plaza and parking. Ms. Morris and Mr. Donley feel that parking has been a problem for Uptown businesses and offices. The parking area could be utilized for the spaces vacated due to the creation of the plaza and could possibly be rented during business hours and available after hours and on weekends. Mr. Donley believes it would improve the access to the plaza and improve traffic flow through the area by improving the alley. He feels the need to invest in the future of Hillsboro and make it attractive for investors and entrepreneurs. The access and attractiveness of the plaza would be a focal point for Uptown. Others have said that the city has other parks; however, in order to get to those locations requires transportation.

There are many residences within walking distance of Uptown and many of them he feels would visit the park, especially during events or to just enjoy the outdoors.

Ms. Wilkin and Mr. Harsha questioned the need to purchase the building on Governor Trimble for parking spaces and did not feel it would be of benefit to the plaza. Ms. Klein and Ms. Aranyos are in favor of the purchases. Mr. Mahan stated that most of the Uptown business Association members are in favor of the plaza.

Mr. Wilkin said he recently attended a meeting in Cincinnati that focused on attracting Millennials and younger adults who are important for the future of small towns and cities. The way to attract those individuals is to provide attractions and a place to enjoy activities.

After a very informative discussion, the proposed purchases were brought forward for a vote. Mr. Alexander wanted to separate the two properties for a vote. Mr. Donley moved to purchase the property on Governor Trimble and Ms. Morris seconded the motion. Mr. Alexander voted no and Mr. Donley and Ms. Morris voted yes. The motion carried. Mr. Alexander moved to purchase the property on West Walnut, seconded by Ms. Morris. All committee members voted yes. The motion carried.

Since the committee meeting, the property owner, John Wilkin, clarified that the offered he made was for the purchase of both properties. Even though the committee discussed the properties separately, it is Mr. Donley's understanding that the only way Mr. Wilkin will sell his properties at the offered price is if it is a combined purchase. The meeting adjourned at 7:00 p.m.

Mr. Wilkin clarified that the money available in the budget was for a lease and not a purchase of the properties. There were no questions for Mr. Donley.

#### **PROPERTY MAINTENANCE AND RESTORATION (Ann Morris, Chair)**

Ms. Morris said there was no meeting but she will schedule a meeting to address the amendment to the sign ordinance.

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

No report

#### **STREET AND SAFETY COMMITTEE (Justin Harsha, Chair)**

Mr. Justin said there was no meeting but he will attend the Festival of the Bells meeting on Monday, February 15 at 6:30 p.m.

#### **UTILITIES COMMITTEE (Becki Wilkin, Chair)**

The Utilities Committee met on February 13, 2016 at 6:00 p.m. Present for the meeting were committee members Becki Wilkin, Tracy Aranyos and Bill Alexander. Also present were Justin Harsha, Ann Morris (Council Members), Mayor Hastings, and Todd Wilkin, Safety and Service Director. The committee discussed options to lower the above-minimum rate or adding more cubic feet to the water/sewer minimum and

charging the minimum rate per rental unit as opposed to one minimum rate per meter. For example, a four-unit property with one meter would be charged four minimum billing fees. Mr. Wilkin will create a spreadsheet to project the effect on the budget. The meeting adjourned at 6:52 p.m. There were no questions for Ms. Wilkin.

### **ZONING AND ANNEXATION COMMITTEE (Tracy Aranyos, Chair)**

The Zoning and Annexation Committee met on February 8, 2016 at 6:00 p.m. in the Municipal Courtroom. Present for the meeting were committee members Justin Harsha, Claudia Klein, and Tracy Aranyos, Chair. Also present were council members Becky Wilkin, Ann Morris, Lee Koogler, President; Mayor Hastings and Todd Wilkin, Safety and Service Director.

The committee met to discuss Historic G District zoning and the recommendation from the Planning Commission to amend the current ordinance to allow residential space above ground level only. President Koogler and Mr. Wilkin clarified the current ordinance and made suggestions. Mr. Harsha mentioned that people would like to allow the Flagway gas station to be able to sell to another gas company and allow business owners that currently are buying businesses and buildings Uptown to be able to sell them (residential) to another party and not revert back to commercial.

Ms. Klein and Ms. Aranyos want to consider allowing residential on the first floor in the back of the building but not at the storefront. Mr. Wilkin will schedule a meeting with Liz Fields of McBride-Dale-Clarion to talk to the Planning Commission and the Zoning Committee and the public may attend to discuss concerns about the zoning change. Ms. Aranyos will schedule another committee meeting after the Planning Commission meeting to discuss the recommendation they will make to the Council.

The County Commissioners office asked that Zoning Committee discuss the County Engineer property, the former District 9 ODOT building, to be annexed and it will be discussed at the next meeting. The meeting adjourned at 6:25 p.m. Mr. Wilkin clarified that the Engineer's building is the former ODOT 9 building. There were no questions for Ms. Aranyos.

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

No report.

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **PASSAGE OF ORDINANCES AND RESOLUTIONS (THIRD READING)**

- **Ordinance 2015-09** An Ordinance to Amend the Sign Ordinance to Provide for Fee Changes and Additional Sign Options Introduced by the Property Maintenance and Restoration Committee

**MOTION** Mr. Harsha moved, seconded by Ms. Morris, to approve and adopt Ordinance 2015-09. There was no discussion. Vote: all yea. Council approved and adopted the ordinance.

Mr. Wilkin said it would be wise to, instead of pass the legislation, for the committee to take into account the comments by Noreen Gibson earlier in the meeting to update the sign ordinance and pass it with the proper information as she presented. President Koogler said that Council has already approved the legislation and Ms. Gibson's request will be considered in committee for another amendment. President Koogler referred to the sign ordinance as "organic legislation" that is always evolving and will continue to do such.

## **SECOND READING OF ORDINANCES AND RESOLUTIONS**

- **Ordinance No. 2016-01** An Ordinance to Amend Hillsboro Codified Ordinance 155.042 Historic and Business "G" District Zoning and to Declare an Emergency

President Koogler said that despite the legislation being presented for a second reading, in light of the two committee meetings on the matter it is more appropriate to remove it from the agenda and place it back into committee.

**MOTION** Ms. Aranyos moved, seconded by Ms. Klein, to remove Ordinance No. 2016-01 from the agenda and place it back into the Zoning and Annexation Committee. Vote: Mr. Harsha, yea; Ms. Klein, yea; Ms. Morris, abstain; Ms. Wilkin, yea; Mr. Alexander, yea; Ms. Aranyos, yea; and Mr. Donley, yea. Council removed Ordinance No. 2016-01 from the agenda and placed it into committee.

## **FIRST READING OF ORDINANCES & RESOLUTIONS**

- **Resolution No. 16-02** A Resolution to Reduce Appropriations in the 401 Tax Increment Fund *Introduced by the Auditor* The resolution is appropriation in nature and does not require the suspension of the Three Reading Rule and the necessity of the legislation was explained by the Auditor. There was no discussion.

**MOTION** Ms. Aranyos moved, seconded by Mr. Donley, to approve and adopt Resolution No. 16-02. Vote: all yea. Council approved and adopted the resolution.

- **Resolution No. 16-03** A Resolution to Establish Limits on Blanket Purchase Orders *Introduced by the Auditor*

Mr. Lewis said he did not require the policy to be in place immediately but would need to be passed before the next audit in April or May. President Koogler said the resolution is a policy and would be beneficial to be in place sooner than later.

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

**MOTION** Ms. Klein moved, seconded by Mr. Donley, to approve and adopt Resolution No. 16-03. Vote: all yea. Council approved and adopted the resolution.

- **Resolution No. 16-04** A Resolution to Increase Appropriations in the 215 Law Enforcement Trust Fund *Introduced by the Auditor* The resolution is appropriation in nature and does not require suspension of the Three Reading Rule and the necessity of the legislation was explained by the Auditor.

**MOTION** Mr. Donley moved, seconded by Mr. Harsha, to approve and adopt Resolution No. 16-04. Vote: all yea. Council approved and adopted the resolution.

- **Resolution No. 16-05** ODOT Preliminary Participatory Legislation for Resurfacing a Portion of SR 138 Within the Hillsboro Corporation Limits FY 19 (PID No. 91998) *Introduced by the Safety and Service Director*

**MOTION** Ms. Klein moved, seconded by Ms. Wilkin, to read Resolution No. 16-05 in Title Only. Vote: all yea. The Clerk read the resolution by Title Only.

Ms. Wilkin asked if the ODOT projects require a twenty percent match by the City. Mr. Wilkin explained that paving done on a road where the corporation line split the highway (“Split Corp”) was paid 100% by ODOT, otherwise the city pays approximately 20%.

Mr. Alexander asked about the actual cost to the city. Mr. Wilkin offered to obtain the exact amounts for him but said the US 62 project and the US 50 project will cost the city approximately \$230,000 each. It will take most of the paving budget but they are critical portions of the city. The SR 138 projects were in the \$20,000 range. Mr. Lewis added that it is possible to reduce the city’s cost by installing the handicap access ramps rather than include it in the ODOT cost of the budget. He also reminded Council that it has been a long time since ODOT paved through the city because there were no matching funds available.

**MOTION** Ms. Wilkin moved, seconded by Ms. Aranyos, to suspend the Three Reading Rule. Vote: all yea. Council suspended the Three Reading Rule.

**MOTION** Ms. Wilkin moved, seconded by Mr. Alexander, to approve and adopt Resolution No. 16-05. Vote: all yea. Council approved and adopted the resolution.

- **Resolution No. 16-06** ODOT Preliminary Participatory Legislation for Resurfacing a Portion of US Route 50 Within the Hillsboro Corporation Limits FY 19 (PID No. 95563) *Introduced by the Safety and Service Director*

Mr. Wilkin explained that ODOT’s fiscal year is different from the city’s, running from July to July. The US 50 project for FY19 will start in July of 2018. The US 62 project approved by Council in 2015 was listed as an FY17 project but will be completed in July of 2016. Mr. Wilkin confirmed that the city will be in a position to budget for the match each year.

**MOTION** Ms. Aranyos moved, seconded by Ms. Morris, to read Resolution No. 16-06 in Title Only. Vote: all yea. The Clerk read the resolution by Title Only.

**MOTION** Ms. Morris moved, seconded by Ms. Klein, to suspend the Three Reading Rule. Vote: all yea. Council suspended the Three Reading Rule.

**MOTION** Ms. Klein moved, seconded by Ms. Morris, to approve and adopt Resolution No 16-06. Vote: all yea. Council approved and adopted the resolution.

- **Resolution No. 16-07** ODOT Preliminary Participatory Legislation for Resurfacing a Portion of SR 138 Within the Hillsboro Corporation Limits FY 19 (PID No. 98151) *Introduced by the Safety and Service Director*

**MOTION** Ms. Klein moved, seconded by Mr. Harsha, to read Resolution No. 16-07 in Title Only. Vote: all yea. The Clerk read the resolution by Title Only.

**MOTION** Ms. Morris moved, seconded by Ms. Aranyos, to suspend the Three Reading Rule. Vote: all yea. Council suspended the Three Reading Rule.

**MOTION** Ms. Aranyos moved, seconded by Ms. Klein, to approve and adopt Resolution No 16-07. Vote: all yea. Council approved and adopted the resolution.

- **Ordinance No. 2016-02** An Ordinance to Enter Into a Purchase Agreement for the Acquisition of Two Parcels of Real Property From John C. Wilkin and to Transfer One Parcel to the Hillsboro Area Economic Development Corporation and to Declare an Emergency *Introduced by the Hillsboro Planning Commission.*

**MOTION** Ms. Klein moved, seconded by Ms. Morris, to read Ordinance No. 2016-02 by Title Only. Vote: all yea. The Clerk read the ordinance by Title Only.

Ms. Wilkin said she did not agree with purchasing the Armintrout building to tear it down for parking for the proposed plaza. Ms. Aranyos said that the plaza is the type of thing that attracts people to move to a town and attract businesses. It adds green space, brings in events and money, and is a plan for the future. She feels that the area on Governor Trimble would be used more for events if it was closed and designed as an event space. Ms. Wilkin cited an example of a park space created in Mason, Ohio that did not bring in any more people or events and was not used as planned. Ms. Aranyos said many people have approached her in favor of the plaza space and would use it as a place to congregate. Ms. Klein said there are people walking in Hillsboro at all times when the weather is nice. There is no place for them to sit in the Uptown area.

Mr. Alexander said that Council is discussing two different issues. The plaza will be voted on later but the immediate concern is the expenditure of money for the two properties. He asked for confirmation that the Armintrout building is \$60,000 and the

demolition and parking lot is another \$40,000. Mayor Hastings thought it was closer to \$25,000 for demolition and the parking lot. Mr. Alexander asked if the city would be encumbering themselves for any possible problems resulting in the demo, referring to the building next to it (Times-Gazette). Mayor Hastings said that is not the case. When the building is acquired it will go to the CIC which removes liability from the city. The CIC would be responsible. He talked with the CIC and they agree that insurance and liability would be required by the contractor and ongoing liability and maintenance would be funded by the city. Mr. Alexander was concerned that if anything happens to the building adjacent to the demolished property, such as a wall collapsing because of the co-dependence of the two buildings, if the cost of that repair would be covered. Mayor Hastings, who owns the adjacent building, did not believe there was a co-dependence between the two buildings but could not answer Mr. Alexander's question. He does not want to be involved with any discussions concerning the contractor's responsibility. He can, however, choose to accept it or not accept it. Mr. Alexander asked if an engineer has looked at the issue of the two buildings and co-dependence. Mayor Hastings deferred to Mr. Wilkin who said there has been no engineer at the site but a large demolition firm provided a proposal for the demolition of the building. The original proposal for demolition was \$26,000 and a total of \$40,000 is encumbered for the demolition and the parking lot. When Mr. Wilkin met with the contractor, the contractor had no major reservations about the two buildings being connected. The scope of work includes the CIC hiring the contractor and over-sees the project.

President Koogler said the acquisition of the Police Department building makes sense because the city has been using the building for many years. He paraphrased Ms. Wilkins' concerns that the city acquires the Armintrout building and demolishes the building but the plaza does not go forward. Ms. Wilkin affirmed that this was her concern. Mr. Alexander said Council would be approving the acquisition before they voted to create the plaza. President Koogler said council voted to move forward with the Plaza concept but nothing is finalized until all the pieces are put into place. He said that the acquisition of the building is the first Domino requested to be put into place. It makes sense to acquire the building if Council is confident in moving forward with the Plaza but if there are reservations then that is an issue. Ms. Aranyos said that some people look at the acquisition of the Armintrout building as money spent for a 6-10 space parking lot. She said council members are elected to make tough decisions to plan for the future of Hillsboro. This is one hard decision. The money is not being spent just for a parking lot but is part of a plan to bring future events, money, people, and more businesses such as a bigger hotel, to town which is a Domino effect in itself to attract people to Hillsboro. Council should be moving the city forward and making changes. If no changes are made, Hillsboro could become a ghost town. The citizens are offered nothing and the city has no opportunity to grow. She described two views of the issue: plan for the future or envision a parking lot.

Mayor Hastings commented on Ms. Wilkin's statement about the plaza in Mason, Ohio not being utilized. He has not seen it but Mason is a very affluent area and has a lot of choices for growth and improvement. Hillsboro does not have those choices. That in itself speaks to a higher degree of success for the Plaza because there are not as many options. The Mayor offered to answer any questions because as the Plaza project goes

on, he does not want lingering questions to go unanswered. President Koogler suggested a first reading of the legislation and said there should be time for questions and concerns to be raised so that everyone is comfortable making a decision. Ms. Wilkin said she had issues with the requirement that the properties be sold together. If the Plaza is done, there will be about 15-20 parking spots displaced and approximately \$100,000 is spent to purchase a building that will provide nine parking spaces. It is not clear to her if the acquisition of the building is tied to the plaza or not.

Ms. Morris said that Council needs to take one step at a time to get to the goal. She thinks Council owes it to the citizens of Hillsboro to move forward and not be stagnant. Mason is one city that does not use a plaza but there are ten cities that do use their plaza space. Ms. Morris said that Council has spent two years talking about the plaza and it is time to get moving on it. The cost for the plaza will only go up the longer Council waits. She does not see a “down-side” to improving the city. Ms. Wilkin cannot envision the plaza as a space that is created and suddenly people will flock to the Uptown. Ms. Morris said there is a very active Uptown business association that does bring people Uptown and is trying to bring new business to the city. There is no other way to do it unless the city looks like it is growing and the city cares about itself.

President Koogler said it is obvious that more time is needed to answer more questions for some members of Council. Ms. Klein said it seemed more efficient to purchase the properties rather than lease them to ensure the city has equity in the properties. Mayor Hastings said that he agrees with Ms. Wilkin’s comment that if the Plaza is built it does not insure that people will use it. It is the City’s job to encourage the use of the Plaza with events, enforcement, and security and it will be an effort on the part of the city.

Ordinance No. 2016-02 received a first reading.

### **NEW BUSINESS**

Due to scheduling constraints, President Koogler announced his resignation from the Paint Creek Joint EMS/Fire District board after serving for two years. He asked for a nomination to the board. Mr. Donley said that the contract the City has with the fire district is a success and it is important to continue a partnership with them. He offered to attend the fire district board meetings to give the City of Hillsboro a voice on the board.

**MOTION** Ms. Aranyos moved, seconded by Ms. Klein, to appoint Richard Donley to the Paint Creek Joint EMS/Fire District board. Vote: all yea.

President Koogler will contact the Fire District and inform them of Mr. Donley’s appointment.

**ADJOURN**

At 8:44 p.m., Ms. Klein moved, seconded by Ms. Wilkin, to adjourn. Vote: all yeas.

The next scheduled meeting of the Hillsboro City Council is March 14, 2016 at 7:00 p.m. in the Hillsboro Municipal Court.

---

Lee Koogler, President

---

Debbie Sansone, Clerk