

**HILLSBORO CITY COUNCIL MEETING  
and PUBLIC HEARING FOR 2017 TAX BUDGET  
Hillsboro Municipal Court – 130 Homestead Drive**

**July 11, 2016**

**PUBLIC HEARING FOR 2017 TAX BUDGET**

At 6:15 p.m., a public hearing was held to hear comments on the 2017 Tax Budget. Present for the hearing were Gary Lewis, Auditor; Lee Koogler, President of Council; and Council Members Bill Alexander, Tracy Aranyos, Dick Donley, Justin Harsha, Claudia Klein, and Ann Morris. With no comments made, the hearing adjourned at 6:30 p.m.

**CITY COUNCIL MEETING**

At 7:00 p.m., Council President 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, and Ann Morris were present.

**MOTION** Ms. Aranyos moved, seconded by Ms. Klein, to excuse the absence of Becki Wilkin. Vote: all yeas. Council excused Ms. Wilkin's absence.

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 the June 13, 2016 Regular Meeting. The minutes were approved as written.

**MONTHLY REPORTS**

There were no questions about the June 2016 monthly reports and the clerk read the reports by title only: Auditor, Income Tax Bureau, Police, Public Utilities (includes Street Department), Wastewater Treatment, Water Meter, Water/Sewer Maintenance, and Water Treatment.

**PUBLIC REQUESTS**

There were no public requests.

**COMMUNICATIONS**

- Hillsboro Dog Park Association – Rescind letter asking for separation from the city

Ms. Morris added that she was advised by the Hillsboro Dog Park Association that the organization disbanded and the funds given to the city should be used to forward the progress of the dog park.

## **CITIZENS' COMMENTS**

Avery Applegate, 311 Oak Street, thanked Council on behalf of the Highland County Historical Society for gifting the Colony Theatre murals (bas reliefs) to the Society. They will start removing the bas reliefs next week. The Society asked for Council's written approval of the donation of the murals. Ms. Applegate said the Society would also be interested in other items in the theatre.

Ms. Applegate spoke with people involved with the renovation of the Jackson, Ohio theatre, a Chakeres Theatre similar to the Colony, which was built two years after the Colony Theatre. The same type of murals are in that theatre and she described it as a pressed fiber board much like the material in a drop-ceiling panel. Jackson's theatre took twenty years to renovate at a cost of two million dollars. The spokesperson said that if she had known amount of time and expense it would take to renovate the theatre, she would not have done it.

As a representative of the Design Review Board, Ms. Applegate said the Board would like to see something besides a gaping hole when the Colony is demolished. She offered to be on a committee to design something in the empty space that pays homage to the theatre. People associate the city with the demolition of city icons such as the Hillsboro High School, Webster School, and the Washington School, even though the city had nothing to do with any of those demolitions. Ms. Applegate feels it would be nice if a tribute is made to the Colony through the design of the empty space using the murals in the design and constructing a marquee for public announcements.

President Koogler said the city is willing to donate anything, if the value is under \$1,000, and a vote of Council will give the Historical Society a written record of the approval.

**MOTION** Ms. Klein moved, seconded by Ms. Aranyos, to approve the gifting of Colony Theatre items to the Highland County Historical Society. Vote: Ms. Aranyos, yes; Mr. Donley, yes; Mr. Harsha, abstain; Ms. Klein, yes; Ms. Morris, yes; and Mr. Alexander, yes. Council approved gifting the Colony items to the Society. (Mr. Harsha abstained because he is a member of the Highland County Historical Society.)

Nick Beatty, owner of the DP Grill Food Truck, thanked Council for letting him operate while food truck legislation was written. He felt that his input at the committee meeting was minimal, that he was not asked many questions about the food truck business. He offered to make himself available to any member of Council for questions about his food truck business and how other cities regulate their food truck industry.

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

Mayor Hastings met with Chief Bradley George, Paint Creek Fire District, regarding the use of the Hillsboro Firehouse. He said he was not comfortable with Paint Creek's expanded use of the firehouse unless both the city and the Fire District were moving towards a permanent solution to occupy it. Both the Mayor and the Chief agreed to have an *Agreement in Principle* for the disposition of the firehouse by the end of 2016, giving both entities a year for planning and logistics before the contract ends in December 2017.

Administration received the final version of the hotel feasibility study and the Mayor feels very upbeat about it. A hotel would be a huge “win-win” for the community. The study is conservative, based on a four-million dollar development. Construction alone would create 31 jobs and a ten-year impact study predicts about \$55 million of additional income to the city and county. Payroll for a 50-room upper-level hotel, much like a Hampton Inn with a meeting space and indoor pool, would generate approximately \$1.2 million per year. Twenty to thirty jobs are expected to be created outside of the hotel as a result of increased visitor traffic. The lodging tax is expected to increase to \$63,000 over a ten-year period. Mayor Hastings said there is no down-side to having this type of hotel in the city, which is proposed for the Uptown area. He will spend the next few months reaching-out to the County Commissioners, the Chamber of Commerce, and others to obtain as much involvement as possible to get the project rolling. Mayor Hastings thanked the companies who contributed to the cost of the study.

The Mayor asked Council to increase the city’s contribution to the Highland County Visitors Bureau (HCVB). He said that for some time Commissioner Horst has wanted a much higher commitment from the City to the HCVB. A new director will be hired soon and increased funds could help insure getting the best director possible. Currently the city donates 12.5% of the lodging tax to the HCVB. There appears to be no legislation designating the amount to donate. Mayor Hastings asked that fifty-percent of the lodging tax be given to the HCVB, taking it from about \$4,000 to \$15,000 per year. This money is directly tied to having higher hopes and expectations with the Visitors Bureau in expanding their efforts which, in turn, helps the entire hotel project.

The City will have a member on the HCVB board to promote the City’s interest on the board. Ms. Aranyos asked who the representative will be on the Board. Kim Abbott will serve on the board and Mayor Hastings said that he could think of no one that was more of a champion for Highland County and Hillsboro. Commissioner Tom Horst named the Board members: Janet Shawhan, Debra Crago, Phil Clyburn, there is a vacancy for a member at large for Hillsboro, Sharon Hughes, Sharon Bernard, Joe Mahan, and Tim Keogh. All lodging tax collected in the county is paid to the HCVB. Ms. Aranyos said at one time there was talk about combining different agencies such as HCVB, Grow! Highland County, and the Chamber of Commerce. Mr. Horst explained that they are different programs. The HCVB is a stand-alone agency to promote tourism in Highland County in cooperation with the surrounding counties.

Mayor Hastings commented on the large crowds for the fireworks on July 3 and thanked Chris and Scott Lewis of Lewis Financial for finding last-minute sponsors for the event. There are plans for next year to have a bigger and better event with more activities. There were no questions for Mayor Hastings.

President Koogler asked the Finance Committee to study the proposal to give the HCVB fifty-percent of the lodging tax and asked Mayor Hastings to give the committee his proposal and what line item could be used to provide the funds from the 2016 budget.

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

Mr. Wilkin announced Brian Crum as the *Employee of the Month* for June. Brian has worked for the city in the Water Treatment Plant for sixteen years. He helps the city whenever and wherever possible. Mr. Wilkin thanked Brian for his service and years of dedication.

Council is presented with legislation to accept the bid of Miller Mason Paving for various street paving. The Commissioners received bids for two CDBG projects that the city applied for in 2015. One project is for Critical Infrastructure on South East Street and the other project is the Formula CDBG project to continue curbs and gutters on South High Street to Muntz Street.

Mr. Wilkin asked Council to note a typographical error in the FOP vs. City of Hillsboro Fact Finding Report they received. The error was corrected by the Fact Finder. Mr. Wilkin recommends that Council approves and adopts the Fact Finder's report.

A public meeting will be held at 6:00 p.m. on Thursday, July 14 at the Hillsboro Firehouse to hear public comment and suggestions for the Moberly Branch Bike and Walking Trail project. The city received a planning grant for the project. Phase I of the trail will begin at the corner of North High Street and Northview Drive, travel along Northview Drive and then will cut through the woods in front of Heartland of Hillsboro to Shaffer Park. Phase II is a bridge from Shaffer Park to Liberty Park to connect to the walking trails in the park. There were no questions for Mr. Wilkin.

President Koogler confirmed that Mr. Wilkin was recommending that Council approve the Fact Finder's report. Mr. Wilkin said that the consultant, Bob Cross, also recommends approval.

#### **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 \$6,917,549.82 in the various accounts. Mr. Lewis asked for a motion to accept the reports as submitted.

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

Mr. Lewis explained the legislation he presented to Council:

- Resolution to adopt the proposed 2017 Tax Budget, an annual resolution submitted to the County Budget Commission for review and is used as a framework for the coming year's appropriation budget
- Request to increase appropriations in the General Fund to accommodate a donation to the Police Department
- Resolution to re-bond existing bonds in Street Improvement and General Purpose bonds, which will result in a lower interest rate and an annual savings in debt

service

- Request an increase in appropriations in the 202 State Highway Fund to complete annual street paving
- Mr. Lewis received information from the Ohio Municipal League concerning the city's tax revenue. Local income tax is collected by the city and the tax office has been very effective with collections at a very affordable price. The state legislature, however, is continuing its never-ending efforts to obtain centralized collection of all municipal tax. The legislation is before the legislature now and other issues have been implemented by the state tax commission that appears to be an attempt to make local collection of municipal taxes as difficult as possible. After making it difficult, it is their intent to step-in and relieve municipalities of the burden by centralizing the collection of taxes by the state.

It is another attempt at attacking home rule and would be another local issue going to the state government when it should remain as a local issue. If anyone is concerned about local responsibilities and liberties slipping out of local control to big government, they should contact their State Representative Cliff Rosenberger and State Senator Bob Petersen.

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

The Planning Commission met on June 20, 2016 at 5:30 p.m. at the Firehouse. Present for the meeting were Tom Eichinger (Chair), Drew Hastings (Mayor), Bob Lambert, Ruth Robbins, Buck Wilkin, and Todd Wilkin, Safety and Service Director. Mr. Eichinger suggested, if the City had enough money, that the sidewalk program include assistance from the city (up to \$500). Mr. Todd Wilkin informed the committee that the city's pilot sidewalk program will begin soon and the property owners were notified.

The Commission made a recommendation to designate zoning as "Business C" for the former Brad's Garden Center property where the Hillsboro Christian Academy is now located. They also approved the use of modular buildings as classrooms subject to the conditions put forth by the City and upon successful annexation of the property into the city.

The Commission received and reviewed the zoning code diagnosis from the zoning consultant. The consultant will meet with the Commission at their July meeting to discuss the process for updating the code. The meeting adjourned at 6:30 p.m. There were no questions for Mayor Hastings.

#### **STANDING COMMITTEE REPORTS**

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

The Finance Committee met on July 6, 2016 at the Firehouse on North East Street at 6:00 p.m. Present for the meeting were committee members Ann Morris, Bill Alexander, and Dick Donley. Also present were Mayor Hastings, Council member Tracy Aranyos, Gary Abernathy (Times Gazette), Robin Morris, and Kenneth Bradford. The committee

discussed legislation affecting transient vendors operating within the City of Hillsboro. Business owners who had attended previous meetings shared their concerns about vendors that come into town and setup for short periods of time. The concerns heard were 1) locations of vendors; 2) safety of the public; 3) fees; and 4) questionable business practices.

The Committee considered public comments and is recommending to full council that fees be increased to \$200.00 per month and vendors would be restricted from setting up within 200 feet of a similar permanent business location. Also, the location must be safe for pedestrians and traffic. All other parts of the current ordinance should remain the same. The Committee will present legislation to Council for a first reading. Mr. Donley asked that the legislation have three readings and said that any necessary changes can be made to the legislation.

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

The Property Maintenance and Restoration Committee met on July 11, 2016 at 6:30 p.m. in the Municipal Courtroom. Present for the meeting were Dick Donley, Justin Harsha, and Ann Morris, Chair. Also present were Council members Bill Alexander, Tracy Aranyos, Claudia Klein, and President Koogler; and Todd Wilkin, Safety and Service Director. The Committee discussed options for creating an ordinance concerning vacant or blighted residential properties similar to the existing ordinance for commercial properties. After some discussion, Mr. Donley suggested that the committee look further into this issue and Mr. Harsha agreed.

Mr. Wilkin said he spoke with the citizen who had concerns about some of the vacant properties, which prompted the consideration of a special ordinance for residential blighted and vacant buildings. Mr. Wilkin already has several properties identified that will be addressed because of blight or vacancy.

The Committee then discussed the demolition of the Colony Theatre. No paperwork was submitted to the committee but Mr. Wilkin reported a cost of \$51,000 for demolition of the back half of the Colony and another \$45,000 for demolition of the front. Another concern was the need to relocate the AEP pole, move the conduit, and provide a trench. These things will need to be done prior to tearing down the building. The meeting adjourned at 6:44 p.m.

#### **CIVIL SERVICE AND EMPLOYEE RELATIONS COMMITTEE (William**

**Alexander, Chair)** Mr. Alexander said there was no meeting and he is waiting for the consultant to provide a draft of the updated Civil Service Manual for the committee to review.

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

Mr. Harsha said the Festival of the Bells “went off without a hitch.” He thanked the city for the use of the street sweeper and thanked Chief Whited for obtaining the SkyWatch observation unit for use during the festival. There was no report.

#### **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**

No unfinished business

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

No legislation

**SECOND READING OF ORDINANCES AND RESOLUTIONS**

No legislation

**FIRST READING OF ORDINANCES & RESOLUTIONS**

- **Resolution No. 16-26** A Resolution to Increase Appropriations in the 202 State Highway Fund by \$2,700 *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** Ms. Klein moved, seconded by Ms. Aranyos, to approve and adopt Resolution No. 16-26. Vote: all yeas. Council approved the resolution.

- **Resolution No. 16-27** A Resolution to Re-Bond Existing Bonds for 2007 Street Improvement and 2010 General Purpose Bonds *Introduced by the Auditor*

Mr. Lewis noted that the General Purpose bond includes the firehouse and, after hearing the Mayor's report that Paint Creek Fire District may execute an agreement-in-principal for the building, he will talk with bond counsel. He would like to see the resolution adopted but he does not need to go forward with the General Purpose portion of the resolution. He needs to talk with bond counsel first but wanted Council to know the options.

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

**MOTION** Mr. Donley moved, seconded by Ms. Klein, to approve and adopt Resolution No. 16-27. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 16-28** A Resolution to Increase Appropriations in the Police Department "Donations" line by \$2,000. *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. Harsha moved, seconded by Mr. Alexander, to approve and adopt Resolution No. 16-28. Vote: all yeas. Council approved the resolution.

- **Resolution No. 16-29** A Resolution to Accept the Bid of Miller Mason Paving Company, Hillsboro, Ohio, for Asphalt Resurfacing of Various Streets in Hillsboro, Ohio *Introduced by the Safety and Service Director*

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

**MOTION** Ms. Klein moved, seconded by Mr. Harsha, to approve and adopt Resolution No. 16-29. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 16-30** A Resolution Authorizing Increased Compensation for Civil Service Commission Members *Requested by the Auditor*

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

**MOTION** Ms. Aranyos moved, seconded by Ms. Klein, to approve and adopt Resolution No. 16-30. Vote: all yeas. Council approved and adopted the resolution.

- **Resolution No. 16-31** A Resolution to Approve the Fact Finding Report for the Police Department Labor Agreement *Introduced by the Safety and Service Director*

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

**MOTION** Ms. Klein moved, seconded by Ms. Aranyos, to approve and adopt Resolution No. 16-31. Vote: all yeas. Council approved and adopted the resolution.

- **Ordinance No. 2016-08** An Ordinance to Amend Hillsboro Code Section 144.03 to Provide for Mobile Food Vehicles and to Amend the Fee Schedule for Applications for Permits *Introduced by the Finance Committee*

**MOTION** Mr. Donley moved, seconded by Ms. Klein, to read the ordinance by Title Only. Vote: all yeas. The Clerk gave the ordinance a First Reading by Title Only.

Mr. Donley said the ordinance applies to not only food trucks but all transient vendors. The only change from the original ordinance is the addition to the section that applies to food trucks:

- (a) mobile food vehicles shall not open for business within 200 feet of an established restaurant or similar food service provider.
- (b) all signage shall conform with the requirements of City Code of Ordinances Chapter 153, and with any traffic regulation concerning the maximum time a vehicle may be parked upon the public streets.
- (c) mobile food vehicles, especially sidewalk carts permitted for that purpose, shall not be so situated as to cause congestion that impedes pedestrian or vehicular traffic, or interfere with city or public use of rights-of-way, including the operations associated with the mobile food vehicle such as signage, customer queues or accessories that restricts access to parking or pedestrian or vehicular travel.

The remainder of the ordinance is unchanged except for the increase of the fee to \$200.00.

***Resolution No. 16-32*** A Resolution to Approve the 2017 Tax Budget *Introduced by the Auditor*

**MOTION** Ms. Klein moved, seconded by Mr. Harsha, to approve the 2017 Tax Budget. Vote: all yeas. Council approved the 2017 Tax Budget.

**NEW BUSINESS**

No New Business

Ms. Morris acknowledged several members of the Hillsboro Dog Park Association in the audience and said they worked very, very hard to raise money for the dog park. Everyone applauded their efforts and President Koogler expressed the city's appreciation.

Ms. Aranyos asked Mayor Hastings if he could include Council more in the renderings that are being created for the Colony Theatre. The Mayor said he believed the reason for the Colony issue being in committee was to address the Hillsboro Area Economic Development Corporation's (HAEDC's) request to demolish the entire building and not just the back portion as previously approved by Council. President Koogler said the issue was placed in Committee after he received a letter from the CIC (HAEDC) stating their belief that the front portion of the building should be demolished as opposed to saving the front façade and demolishing the back portion. He wanted the committee to look at the issue and several council members inspected the building and saw the overall condition of the building. It was deplorable, especially the front portion. It is in committee to make a recommendation on the demolition and he is in favor of finding a way to move forward with a solution. Mayor Hastings said the renderings expected for the committee meeting were not ready. Ms. Morris asked why the committee did not know anything about the renderings. Mayor Hastings said he wanted to give the committee an idea of what the space could look like after the building came down. Ms. Morris said that her committee should come up with the ideas for the space before the rendering is done. Ms. Aranyos said the committee should come up with the ideas first before the rendering.

She said that there were rumors that the building was <inaudible> and a lot of people want the front replaced. President Koogler said the Administration and the CIC have the right to collect information that they wish to present to the committee. If it is a rendering, they can do that. The committee can in turn give input as to what the committee wants to see. Mayor Hastings said he would be happy to have a workshop and meet with a rendering artist and have something sketched-out. It is easier to see something on paper than trying to visualize it. Ms. Aranyos said she just wanted to be included.

**ADJOURN**

**MOTION** At 8:07 p.m., Mr. Donley moved, seconded by Ms. Klein, to adjourn.  
Vote: all yeas.

The next scheduled meeting of the Hillsboro City Council is August 8, 2016 at 7:00 p.m. in the Hillsboro Municipal Court.

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Lee Koogler, President

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Debbie Sansone, Clerk